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# **Sample Bucktown Retail Survey**

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# 1669-1681 N Milwaukee Ave - Edison Place



Location: **Edison Place**  
**North Chicago Office Cluster**  
**Northwest City Submarket**  
**Cook County**  
**Chicago, IL 60647**

Center Type: **Retail/Storefront Retail/Residential**  
 Bldg Status: **Built 2000**

Center Size: **10,450 SF**  
 Typical Floor Size: **10,450 SF**  
 Stories: **3**  
 Land Area: **0.37 AC**

Developer: -  
 Management: -  
 Recorded Owner: **1669-81 N. Milwaukee, LLC**  
 Parcel Number: **14-31-332-057-0000**

Total Avail: **7,804 SF**  
 % Leased: **25.3%**  
 Total Spaces Avail: **2**  
 Smallest Space: **3,648 SF**  
 Bldg Vacant: **10450**

Anchor Tenant(s): **Prime Financial Mortgage**  
 Amenities: **Corner Lot**  
 Street Frontage: **212 feet on N Milwaukee Ave**  
**140 feet on Wabansia Ave**

Parking: -

| Floor  | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|--|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st  | 4,156    | 4,156        | 4,156       | \$25.00N/n       | Vacant    | Negotiable | Direct |
| 4,158 & 3,648 Square Feet at street level retail on The Hottest Retail Street Immediately North of the Damen/North/Milwaukee Intersection and EI Stop Available IMMEDIATELY in Vanilla Box Condition |          |              |             |                  |           |            |        |
| P 2nd / Suite 1681   | 3,648    | 3,648        | 3,648       | \$25.00N/n       | Vacant    | Negotiable | Direct |
| 4,158 & 3,648 Square Feet at street level retail on The Hottest Retail Street Immediately North of the Damen/North/Milwaukee Intersection and EI Stop Available IMMEDIATELY in Vanilla Box Condition |          |              |             |                  |           |            |        |

## Building Notes

## 1669-1681 N Milwaukee Ave - Edison Place(cont'd)



First floor is meant for office/retail use. Floors 2-3 are residential condos.

1669-81 N. Milwaukee Avenue is a 10,450 square foot fee simple commercial space at street level. There is a joint easement agreement which calls for a sharing of the common expenses. Situated in Chicago's appreciating Bucktown neighborhood, the offering represents a unique opportunity to acquire a stabilized asset with excellent tenancy on long-term net leases.

The immediate area around the subject property is surrounded by many national, regional and local tenants. There is a new Chicago Public Library and 10,000 SF high-end clothing boutique opening soon across the street. Shoppers can now visit the Milwaukee Avenue corridor and discover a satisfying and complete shopping experience served by high-end national retailers.