

2750 N. ELSTON AVENUE

CHICAGO, ILLINOIS 60647



Prime Retail & Outlet Opportunity

in Chicago's High-Traffic Elston Corridor

\$29.00 /SF/YR | 1,000 – 3,300 SF AVAILABLE | BUILT 2020 | 18,606 SF GLA

EXCLUSIVELY PRESENTED BY

ARIEL MARINI

SENIOR BROKER • COMMERCIAL DIVISION

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 COMMERCIAL DIVISION™

PROPERTY OVERVIEW

A Rare Opportunity at the Heart of Chicago's Northwest Corridor



THE OPPORTUNITY

2750 N Elston Ave offers a rare opportunity to secure a high-visibility, new construction retail space in one of Chicago's most active corridors. Situated at the crossroads of Logan Square, Bucktown, Lincoln Park, and Avondale, this property is surrounded by dense residential neighborhoods, a robust daytime workforce, and major retail anchors including Target, Micro Center, Home Depot, and XSport Fitness.

Flexible spaces from 1,000 to 3,300 SF make it ideal for athletic/outdoor outlets, fast-fashion brands, footwear retailers, service businesses, or food and beverage concepts.

PROPERTY FACTS

RENTAL RATE	\$29.00 /SF/YR (\$2.42 /SF/MO)
PROPERTY TYPE	Retail / Storefront Retail-Office
GROSS LEASABLE AREA	18,606 SF
YEAR BUILT	2020 (New Construction)
WALK SCORE®	88 — Very Walkable
TRANSIT SCORE®	64 — Good Transit
TAXES	\$0.83 USD/SF/MO
OPERATING EXPENSES	\$0.33 USD/SF/MO

PROPERTY HIGHLIGHTS

- New construction with high visibility & signage
- Ideal for apparel, footwear & lifestyle brands
- Separate HVAC, ADA restrooms & water fountains
- Perfect for salons, cafés & food service tenants
- High-traffic crossroads of four neighborhoods
- Convenient Kennedy Expressway access

IDEAL TENANTS & BRANDING OPPORTUNITIES

APPAREL & FOOTWEAR

National & regional brands

ATHLETIC / LIFESTYLE

Fast-fashion / outlet concepts

FOOD & BEVERAGE

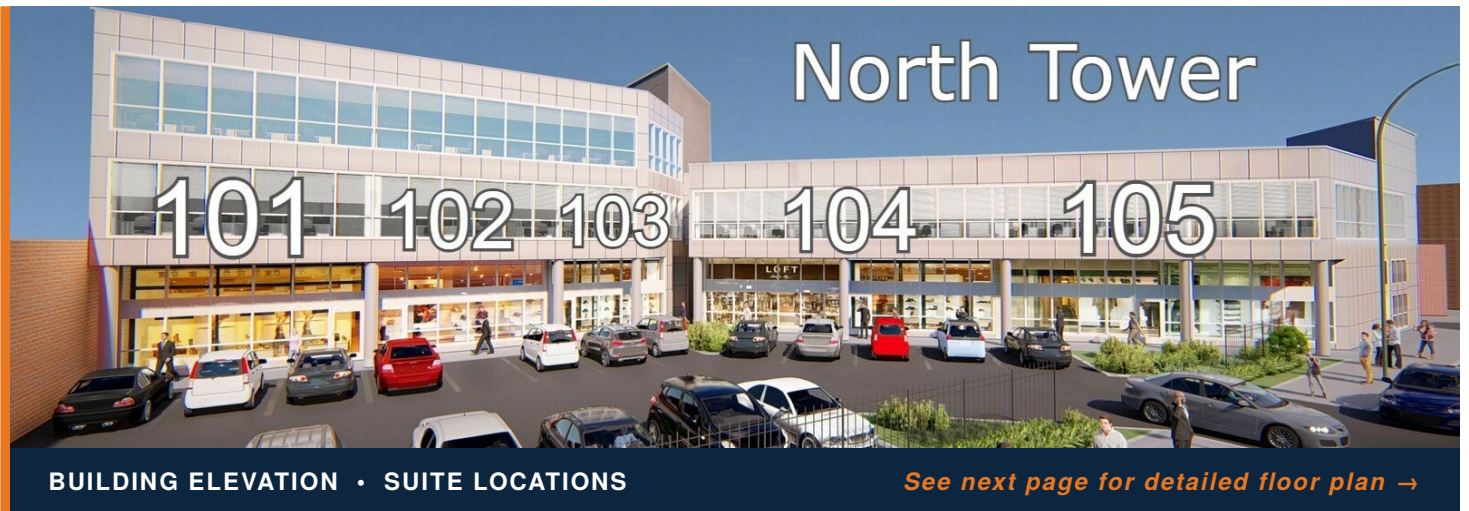
Cafés, restaurants, coffee

SERVICE BUSINESSES

Salons, spas, personal care

AVAILABLE SPACES

Flexible Vanilla-Box Layouts • Combinable up to 3,300 SF



BUILDING ELEVATION • SUITE LOCATIONS

See next page for detailed floor plan →

STE 101	STE 102	STE 103	STE 104	STE 105
1,000 SF ENDCAP	1,200 SF INLINE	1,100 SF ENDCAP	LEASED 850 SF • NORTH TOWER	LEASED 1,200 SF • ENDCAP

RATE	\$29/SF
TERM	Negotiable
AVAIL.	Now
USE	Office/ Retail
BUILD	Vanilla Box
RESTROOM	Private ADA

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AVAIL.	Now
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TENANT IN PLACE

No longer available

TENANT IN PLACE

No longer available

ALL SPACES FEATURE:

Open floor plan • Exposed ceiling • Polished concrete • Separate HVAC • Eco LED lighting • Private ADA bathroom

COMBINATION SCENARIOS

101 + 102

2,200 SF

Endcap + inline retail run with corner exposure

102 + 103

2,300 SF

Inline + endcap with deeper showroom footprint

101 + 102 + 103

3,300 SF

Full available South Tower endcap-to-endcap

FLOOR PLAN

First Floor Retail • Available: Suites 101–103 (South Tower) • 3,300 SF Combinable

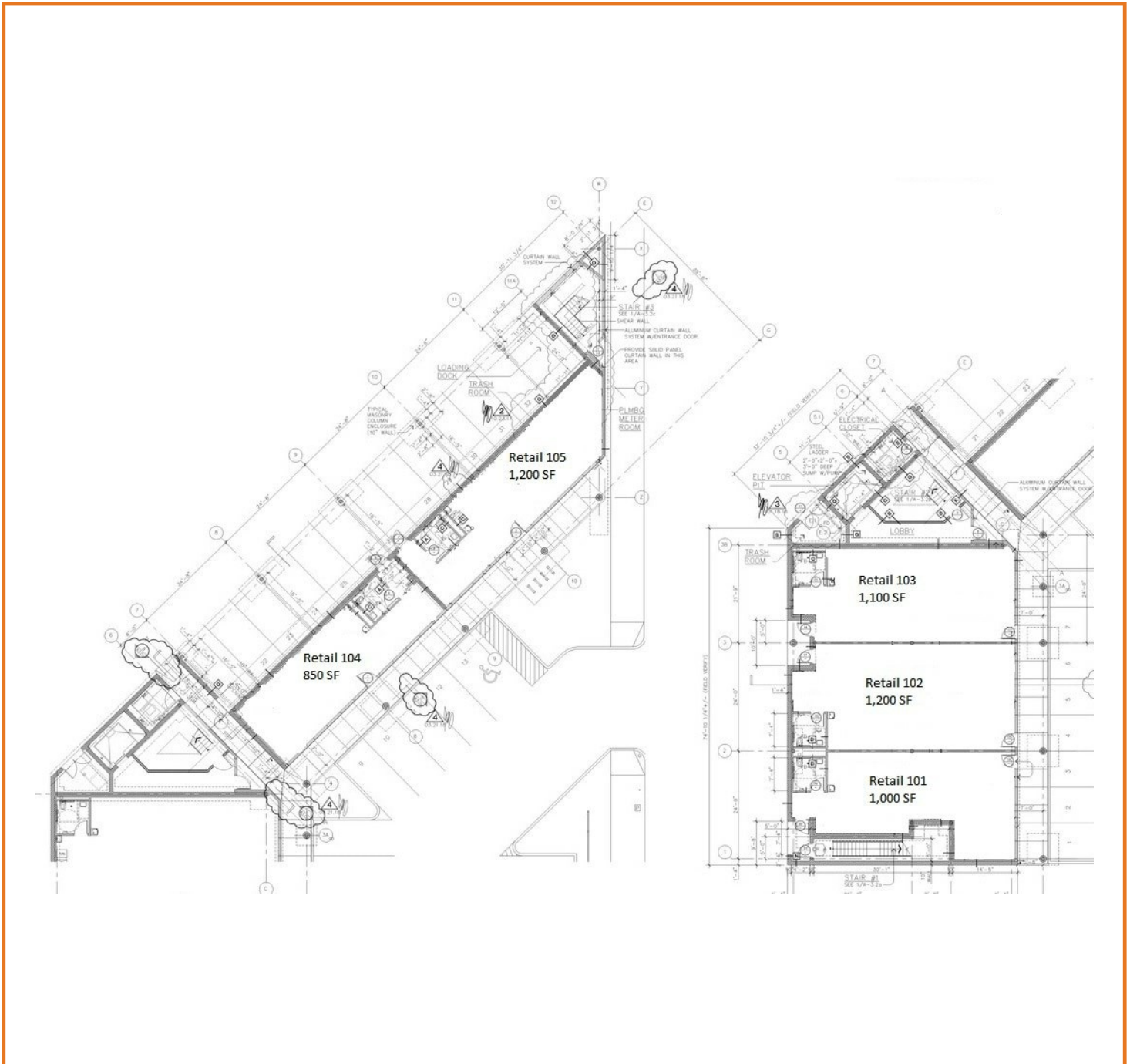
STE 101
1,000 SF
ENDCAP

STE 102
1,200 SF
INLINE

STE 103
1,100 SF
ENDCAP

STE 104
LEASED
850 SF • N. TOWER

STE 105
LEASED
1,200 SF • ENDCAP



AVAILABLE FIRST-FLOOR RETAIL: 3,300 SF (101 + 102 + 103) • COMBINABLE TO SUIT Drawings not to scale • Final dimensions subject to verification

LOCATION INTELLIGENCE

At the Juncture of Logan Square • Bucktown • Lincoln Park • Avondale



84,749

POPULATION
ZIP 60647

\$107,060

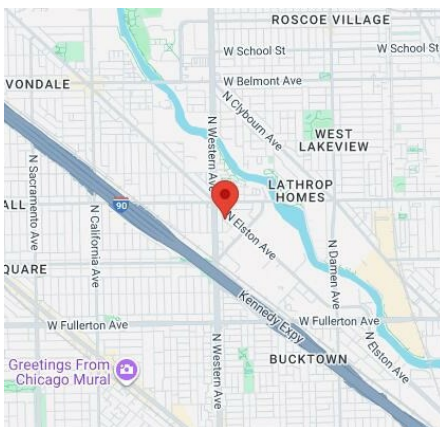
MEDIAN HHI
+32% vs CHICAGO

62.5%

BACHELOR'S+
DEGREE OR HIGHER

32.9

MEDIAN AGE
PEAK SPENDING YEARS



MAJOR RETAIL NEIGHBORS

- **TARGET** Big-box anchor across Elston
- **MICRO CENTER** Regional electronics destination
- **HOME DEPOT** Home improvement traffic driver
- **XSPORT FITNESS** High-frequency daily visitors
- **DAVID'S BRIDAL** Adjacent retail node
- **T-MOBILE** National brand presence

20,000 – 35,000 VEHICLES DAILY ON ELSTON AVE

PROPERTY GALLERY

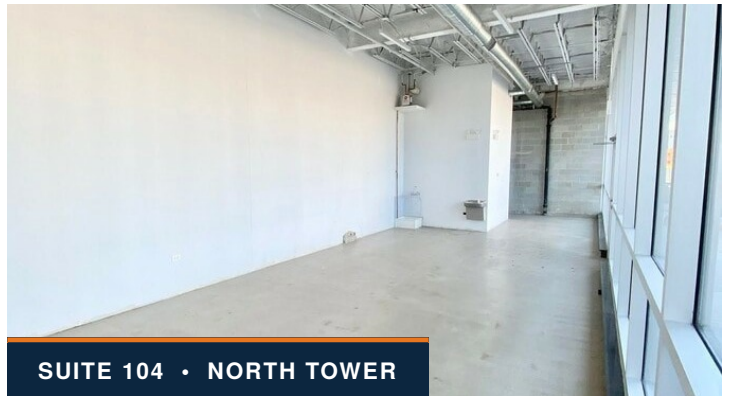
Interior, Exterior & Site Imagery



AERIAL VIEW • 2750 N. ELSTON AVE



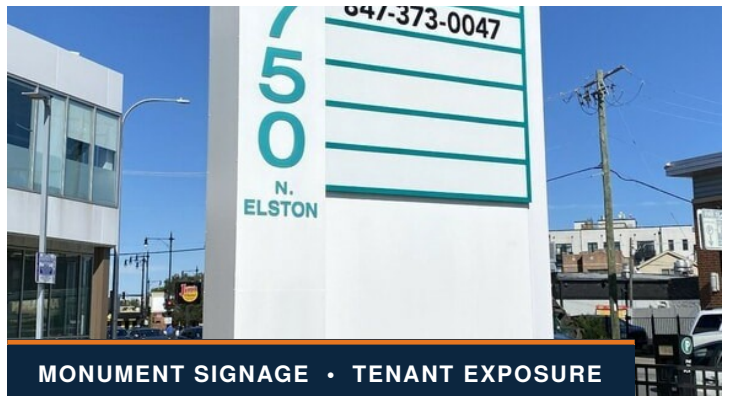
INTERIOR • SUITES 101-102-103



SUITE 104 • NORTH TOWER



SUITE 105 • FLOOR-TO-CEILING GLASS



MONUMENT SIGNAGE • TENANT EXPOSURE

SCHEDULE YOUR TOUR

Position your brand at Chicago's most active retail crossroads

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CONTACT TODAY TO SCHEDULE A PRIVATE TOUR

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