

**FOR LEASE**

# Retail or Office on Elston Avenue Available

**2525 NORTH ELSTON AVENUE**

Chicago, IL 60647

**PRESENTED BY:**

**STEVEN HIRSCH**

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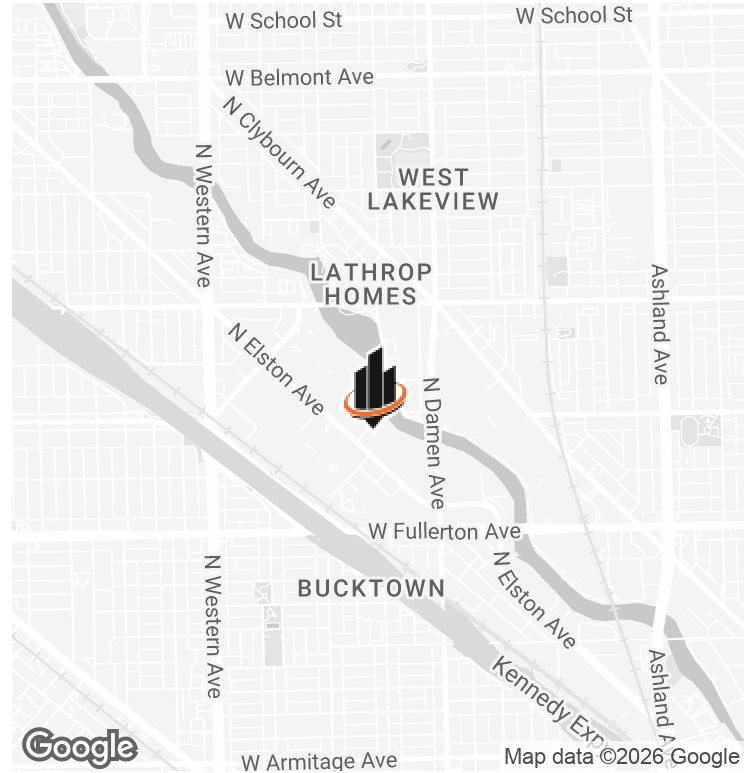
**JOHN JOYCE, CCIM SIOR**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24 - 26 SF/yr (MG)
<b>BUILDING SIZE:</b>	81,694 SF
<b>AVAILABLE SF:</b>	2,784 - 8,960 SF
<b>LOT SIZE:</b>	1.67 Acres
<b>ZONING:</b>	C3-3
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	West Lakeview
<b>APN:</b>	14-30-301-020-0000

## PROPERTY OVERVIEW

Elevated first-floor units with separate street entrances for lease. Private dedicated parking in an off-street lot. Accessible entry from parking lot. Fully sprinklered. Units can be combined.

## PROPERTY HIGHLIGHTS

- Street entry off Elston
- Handicap accessible entry off parking lot
- Dedicated private parking
- Large open floor plan with studio spaces and offices in B100
- Built out offices with conference rooms in A100
- Building/blade signage with electric

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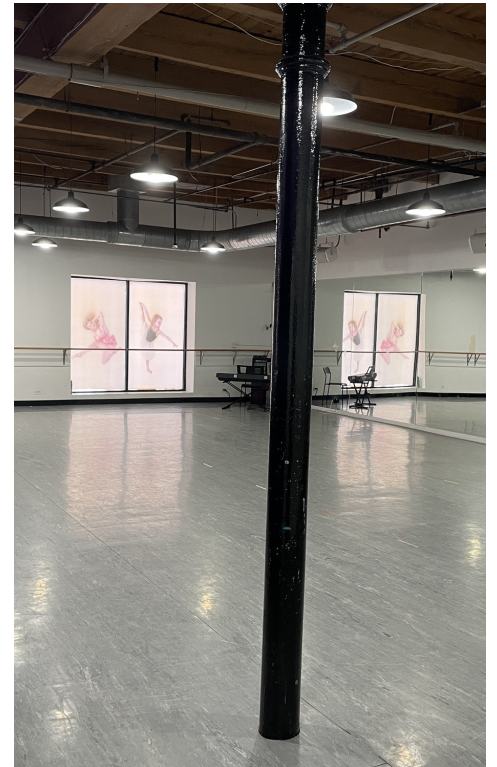
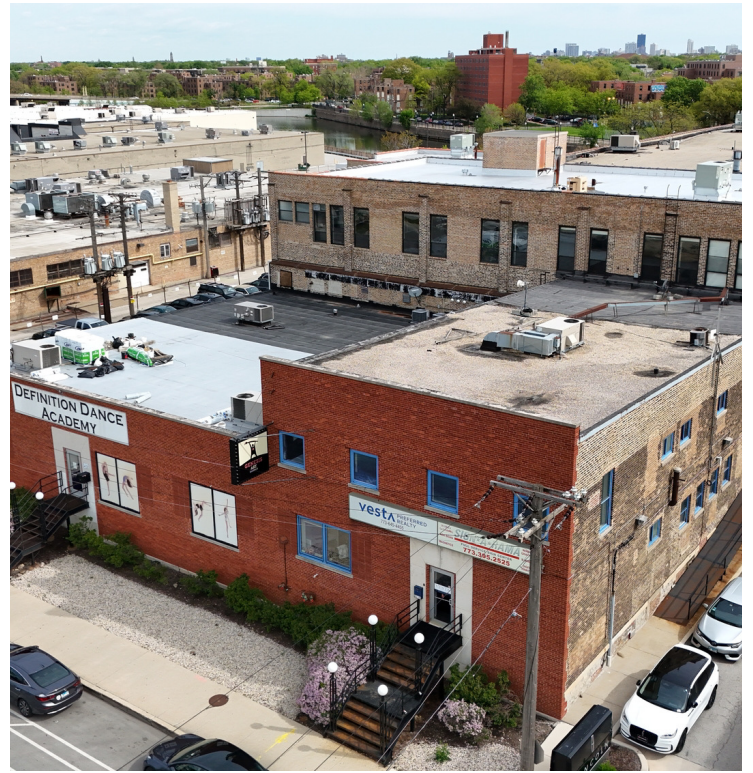
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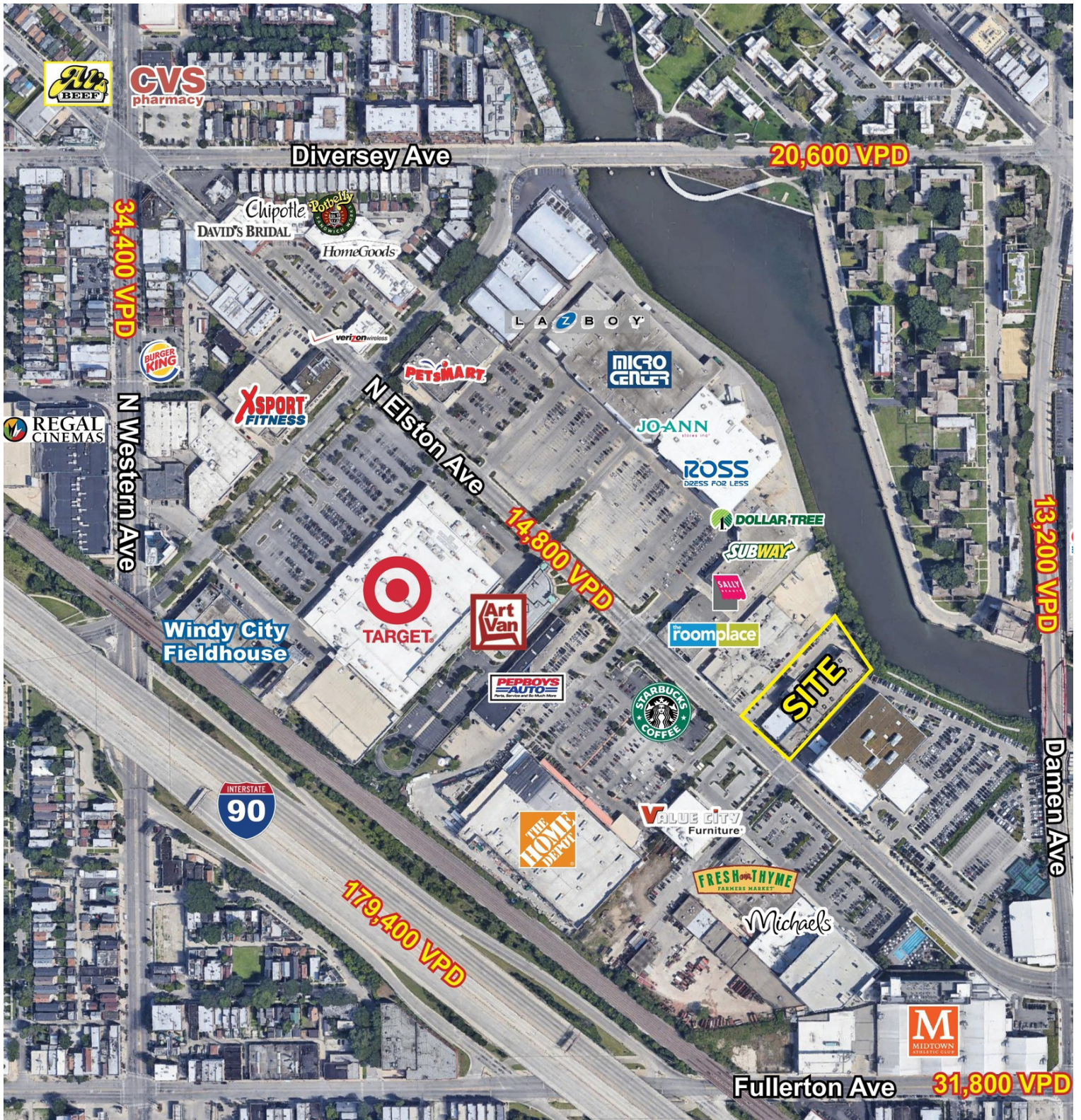
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## ADDITIONAL PHOTOS



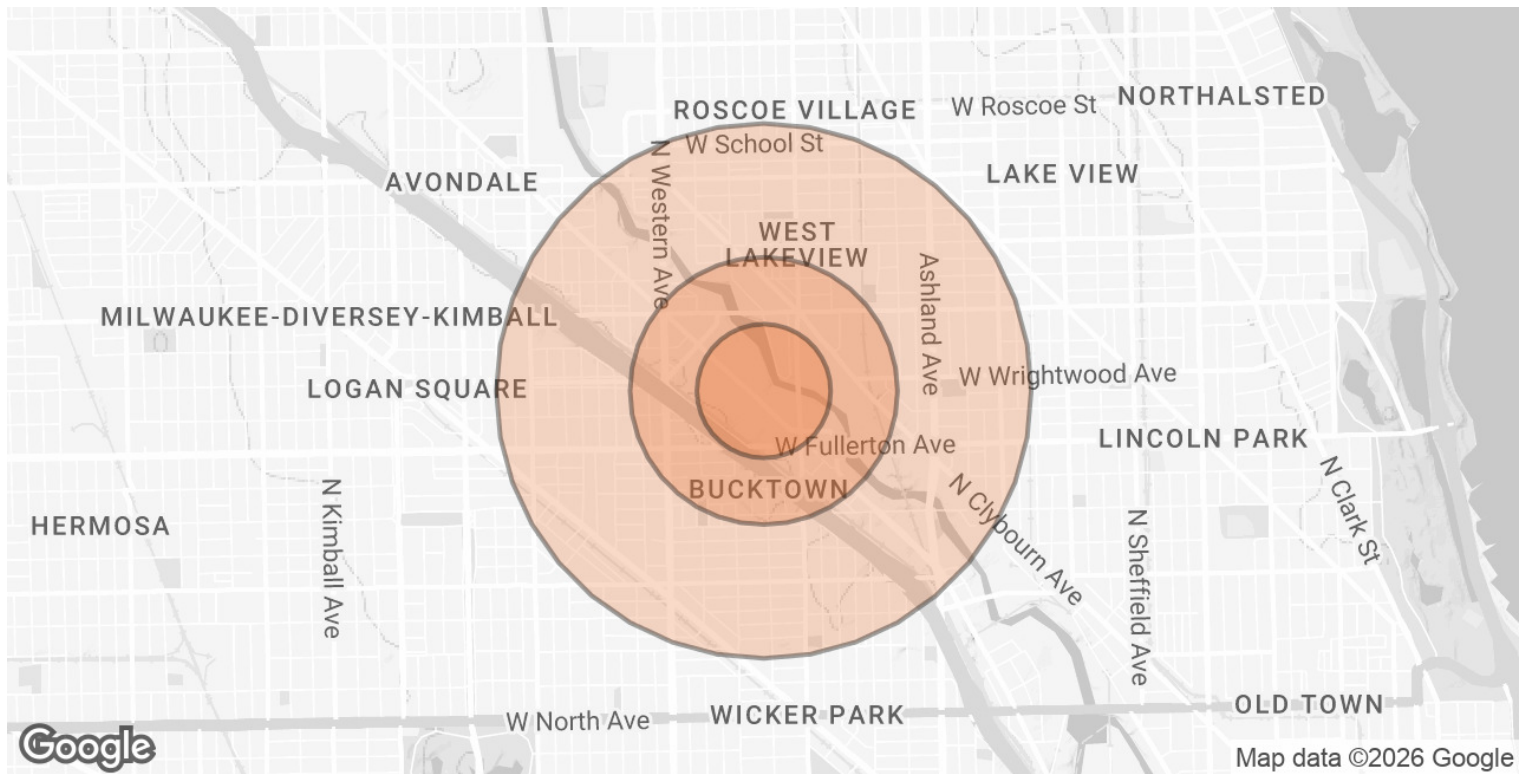
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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,219	9,161	52,803
<b>AVERAGE AGE</b>	33.1	32.6	33.3
<b>AVERAGE AGE (MALE)</b>	33.1	33.1	33.6
<b>AVERAGE AGE (FEMALE)</b>	34.2	32.8	33.7

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	675	4,286	23,879
<b># OF PERSONS PER HH</b>	1.8	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$168,850	\$196,841	\$208,068
<b>AVERAGE HOUSE VALUE</b>	\$539,554	\$680,794	\$769,482

2023 American Community Survey (ACS)

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## ADVISOR BIOS



### Steven Hirsch

Senior Advisor  
SVN | Chicago Commercial

"It's not about getting clients; it's about cultivating relationships that last beyond the closing of a deal."

Steven Hirsch is a senior advisor with SVN. With an extensive background in business, Steven brings a hands-on understanding of the manufacturing business world to commercial real estate. With over a decade of experience in commercial real estate brokerage, Steven works with clients involved in tenant representation for industrial, development, and special-use projects—assisting buyers, sellers, and landlords; Steven excels in bringing together buyers and sellers of commercial holdings for successful and mutually beneficial transactions. Steven's area of concentration is Northern Cook County and the city of Chicago.

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Having owned a highly successful manufacturing company, Steven has been immersed in all functions of small business manufacturing operations, including the development of national accounts, market research, trend and market analytics, cost accounting, process manufacturing, and business management. Steven's business experience has provided a working knowledge base for the detailed and numerous aspects of commercial and real estate transactions.

-Zoning Board Commissioner, Village of Northfield (current)  
-Architectural Commission Commissioner, Village of Northfield (2000-2012)  
-Vice President ex-Officio of the Winnetka-Northfield Chamber of Commerce (current)



### John Joyce, CCIM SIOR

Managing Director  
SVN | Chicago Commercial

John Joyce, CCIM SIOR serves as Managing Director at SVN Chicago Industrial. Joyce delivers professional commercial real estate services through practical, integrated solutions. With strong competency and diligence, he provides clients with a competitive advantage. His expertise includes financial analysis, market analysis, and strategic decision support for commercial real estate users and owners, enabling confident and informed real estate decisions.

Joyce approaches real estate decisions within the framework of each client's broader strategic objectives, seeking to understand their productivity and profitability drivers. By aligning short-term real estate needs with long-term growth strategies, he ensures every plan implemented supports both immediate performance and sustained success.

He specializes in delivering real estate and supply chain solutions to distribution and warehouse companies throughout the Midwest and beyond. His services include relocations, consolidations, site selection analysis, build-to-suit strategies, incentive negotiation, acquisitions, dispositions, and leasing representation.

#### CAREER HIGHLIGHTS

As Top Producer at SVN | Chicago Commercial 2022, John was awarded the prestigious "Top Dog Award", received SVN's Partners Circle Award, and was recognized for the "Million Dollar Club" distinguished achievement award. Joyce received SVN's Midwest Achiever Award in 2024 and 2025.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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