



3182 N ELSTON AVE, CHICAGO, IL 60618

FOR LEASE

PRIME STOREFRONT AT SIX CORNER INTERSECTION OF ELSTON/CALIFORNIA/BELMONT

FOR LEASE

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PROPERTY DESCRIPTION

Excellent opportunity to lease a 2,350 SF ground-floor retail storefront at the highly visible six corner intersection of Elston Ave., California Ave., and Belmont Ave. Available November/Late 2026. Open floor plan with 12-foot ceilings offers flexibility for a variety of retail uses. Prime corner location with strong visibility and excellent signage potential provides maximum exposure for your business.

Currently a record shop. Operating business. Do not disturb employees or management.

Property Data

Lease Rate:	\$25 PSF (\$4,895 per Month)
Lease Type:	Modified Gross
Availability Date:	November/ Late 2026
Unit SF:	2,350 SF
Property Type:	Commercial Lease
Property Subtype:	Storefront
Ceiling Height:	12'
Zoning:	B3-1



Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

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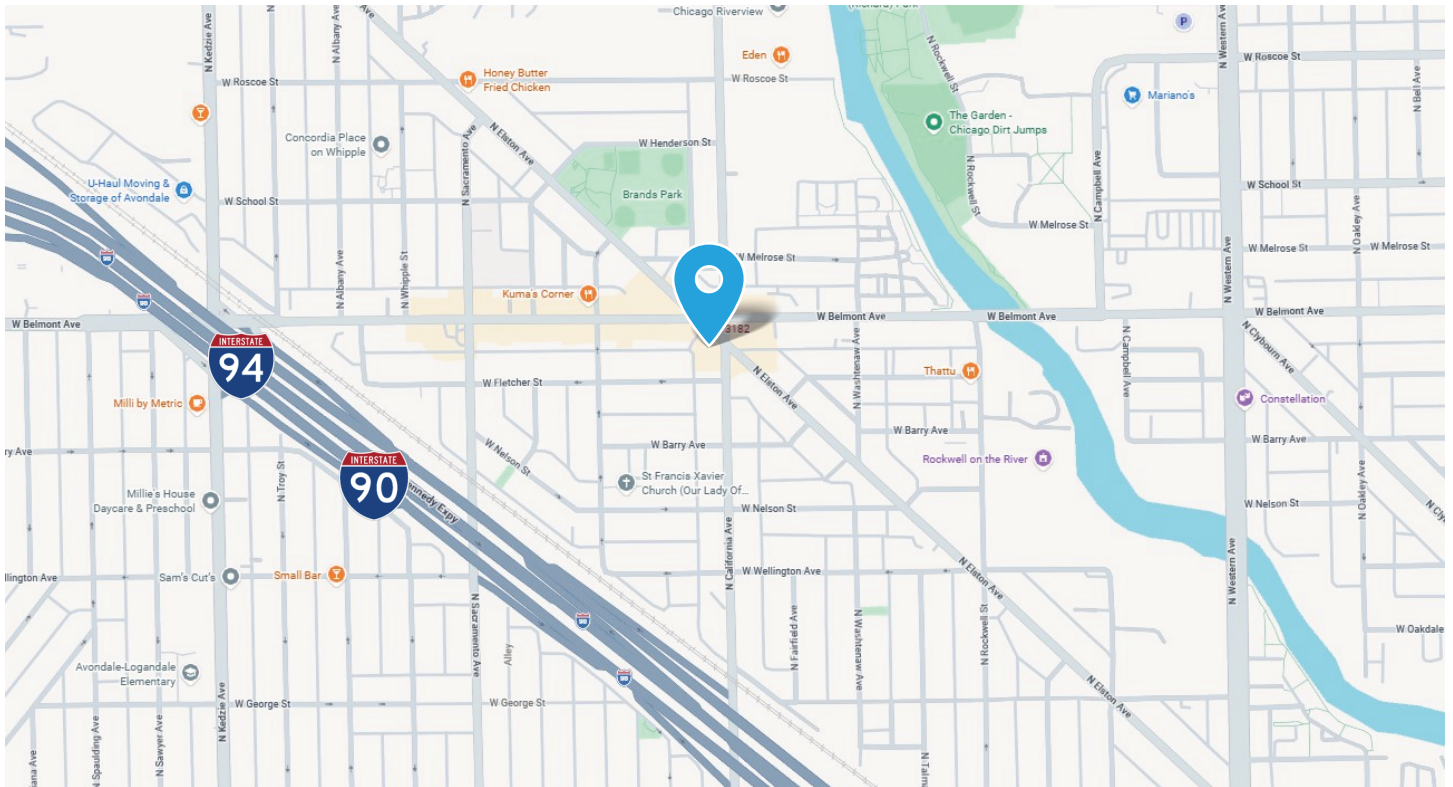
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LOCATION

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LOCATION HIGHLIGHTS

- Six corner intersection of California, Belmont and Elston
- Share the corner with Traspasada Restaurant, Wolfhound Bar & Grill, Jaiyen Sushi, Circle K, Michelle's Ballroom, Avondale Coffee Club
- I-90/94 is half a mile away (only 3 minute drive)

DEMOGRAPHICS



POPULATION

1 Mile:	43,528
2 Miles:	224,317
3 Miles:	562,997



HOUSEHOLDS

1 Mile:	18,456
2 Miles:	95,509
3 Miles:	251,158



AVG HH INCOME

1 Mile:	\$137,651
2 Miles:	\$141,231
3 Miles:	\$130,019