

FOR SALE
1,850 New Construction Retail/Flex/Office

2078 Western Ave.
Chicago, IL 60647



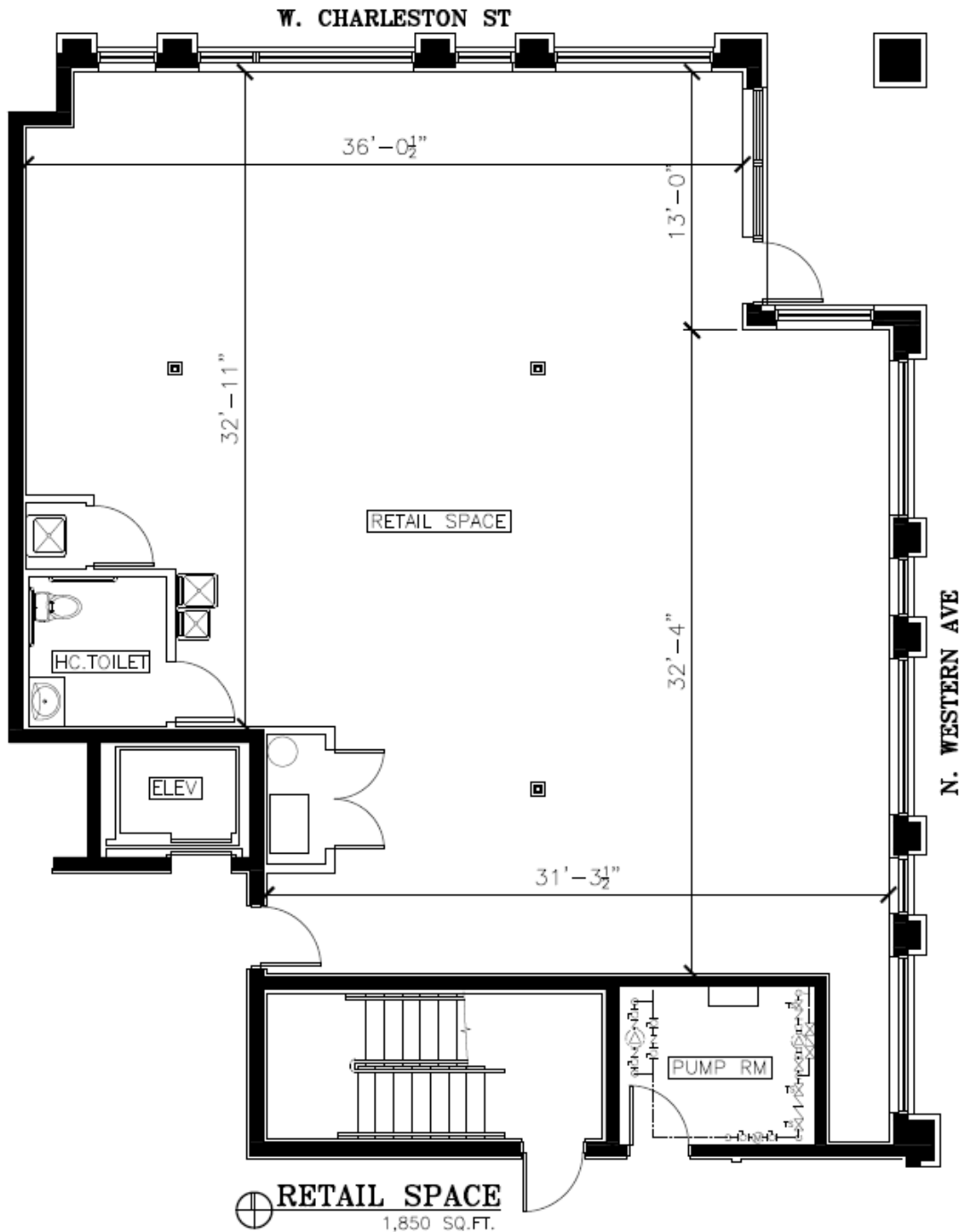
Prime new construction 1,850 SF retail/flex/office space available at 2078 N. Western Ave in the heart of Bucktown. Delivered as a vanilla box, the space features floor-to-ceiling storefront windows, abundant natural light, a finished restroom, and an in-unit fire sprinkler system. Ideal for retail, showroom, fitness, wellness, medical, or office users. High-visibility location on Western Avenue with strong vehicle and pedestrian traffic. Conveniently located near the CTA Blue Line and surrounded by popular restaurants, boutiques, and national retailers in one of Chicago's most sought-after commercial corridors.

SALE PRICE: \$400,000
TYPE: Office/Flex/
Retail
SIZE: 1,850 SF
ZONING: B3-2
WARD: 1
ALDERMAN: Daniel La Spata

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STRAUSS
REALTY, LTD.

Floor Plan



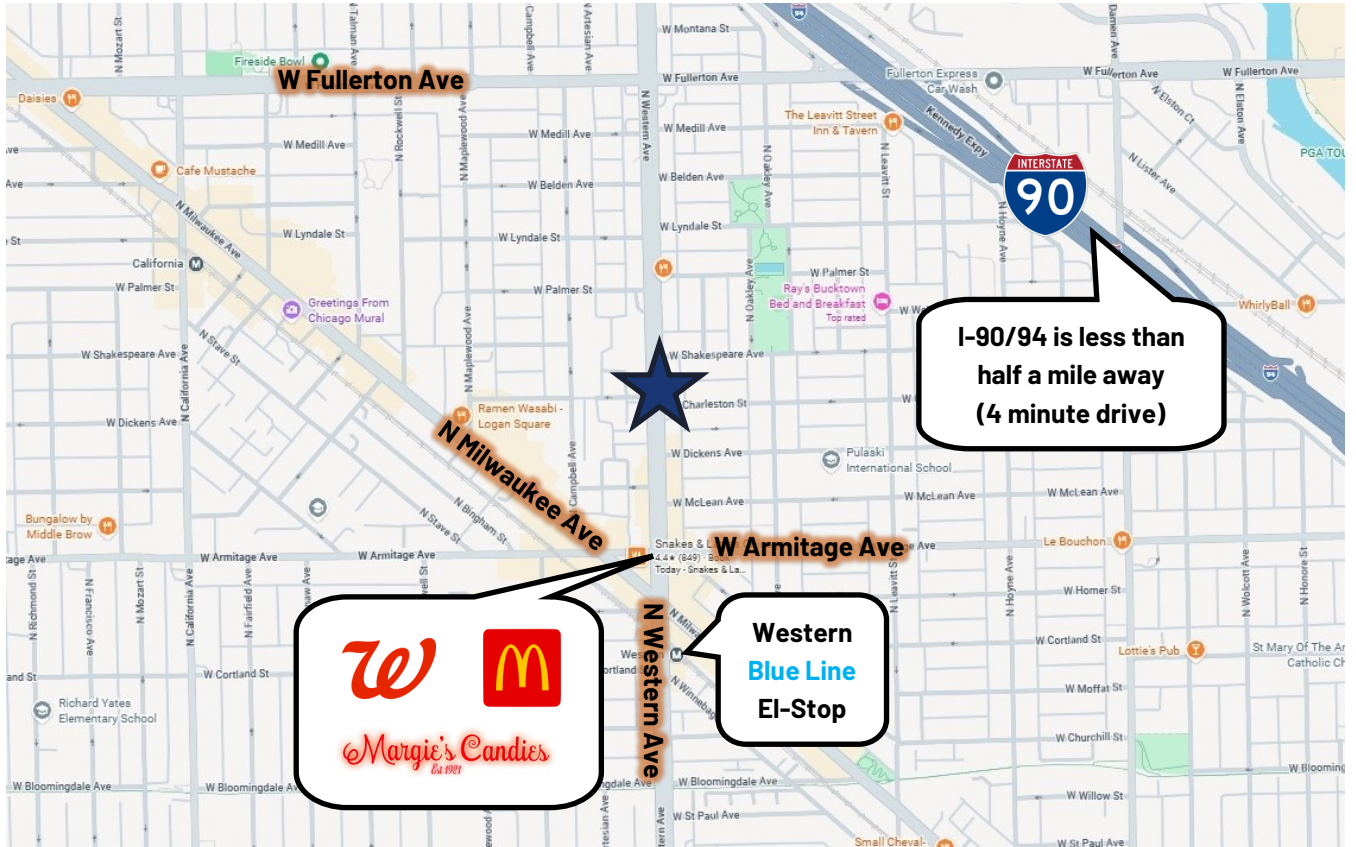
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Map



Demographics

POPULATION	1 MILE	3 Miles	5 Miles
Total Population	57,851	522,614	1,222,940
Median Age	35	36	37

HOUSEHOLDS	1 MILE	3 Miles	5 Miles
Total Households	26,698	241,900	564,364
# of Persons per HH	2.10	2.10	2.10
Median HH Income	\$123,903	\$107,464	\$95,176

*Demographic data derived from 2025 Estimates by Costar Research

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