

# Medtail

2649 N Central Ave Chicago, IL

FOR LEASE

Free-standing brick building in a high-visibility Chicago corridor offering versatile space for healthcare, retail, or professional office use. Features include ample private parking, a lighted monument sign, and flexible floor plans designed for modern tenant needs.

The property is undergoing a full renovation with new facades, storefronts, lighting, upgraded parking, and landscaping—creating a fresh, contemporary presence.

Directly across from the \$7M Onward House CARES Center redevelopment, this location benefits from growing community investment, strong visibility, and steady foot traffic—making it ideal for service-oriented and destination tenants.



Lease Rate:  
\$28 SF/yr (NNN)

Building Size:  
6,000 SF

Parking Spaces:  
20

Min Divisible:  
993 SF

Lease Term:  
Negotiable

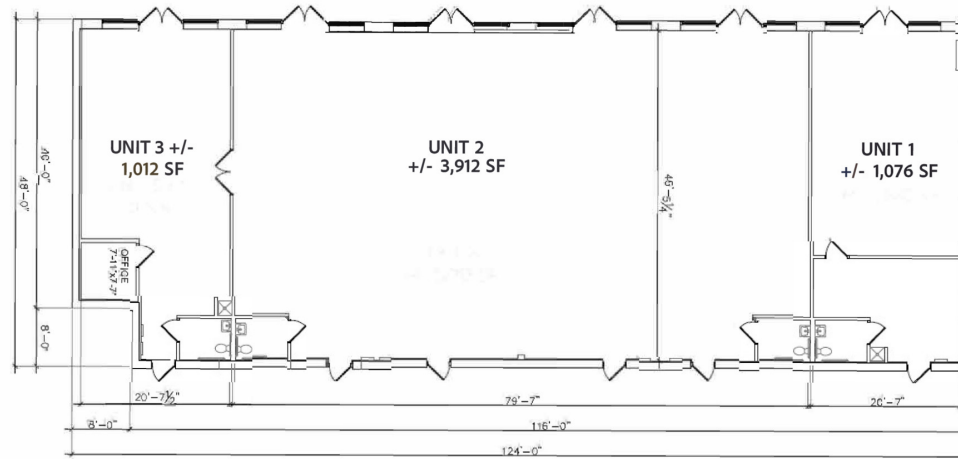
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### SITE PLAN (EXISTING)



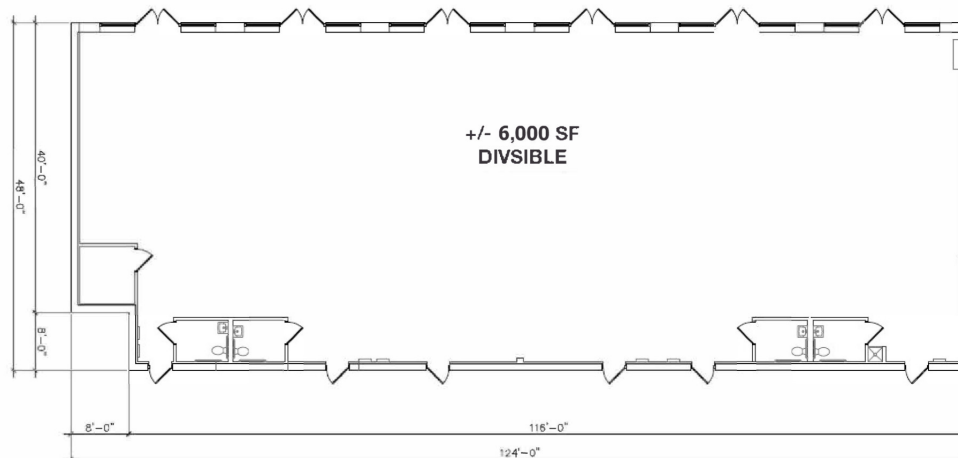
PARKING LOT  
20 PARKING SPACES



### SITE PLAN (SHELL)



PARKING LOT  
20 PARKING SPACES



# 2649 N Central Ave

Chicago, IL

## ADDITIONAL PHOTOS



# 2649 N Central Ave

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# DEMOGRAPHICS MAP AND REPORT

## Population

1 MILE

**64,567**

**TOTAL POPULATION**

412,882 | 967,289  
3 MILES | 5 MILES

**37**

**AVERAGE AGE**

39 | 39  
3 MILES | 5 MILES

## Households and Income

1 MILE

**19,640**

**TOTAL HOUSEHOLDS**

151,215 | 383,160  
3 MILES | 5 MILES

**3.3**

**# OF PERSONS PER HH**

2.7 | 2.5  
3 MILES | 5 MILES

1 Mile

**37**

**AVERAGE AGE (MALE)**

38 | 38  
3 MILES | 5 MILES

**38**

**AVERAGE AGE (FEMALE)**

40 | 40  
3 MILES | 5 MILES

1 Mile

**\$86,595**

**AVERAGE HH INCOME**

\$98,987 | \$113,423  
3 MILES | 5 MILES

**\$331,496**

**AVERAGE HOUSE VALUE**

\$392,963 | \$462,855  
3 MILES | 5 MILES



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## RETAILER MAP

