

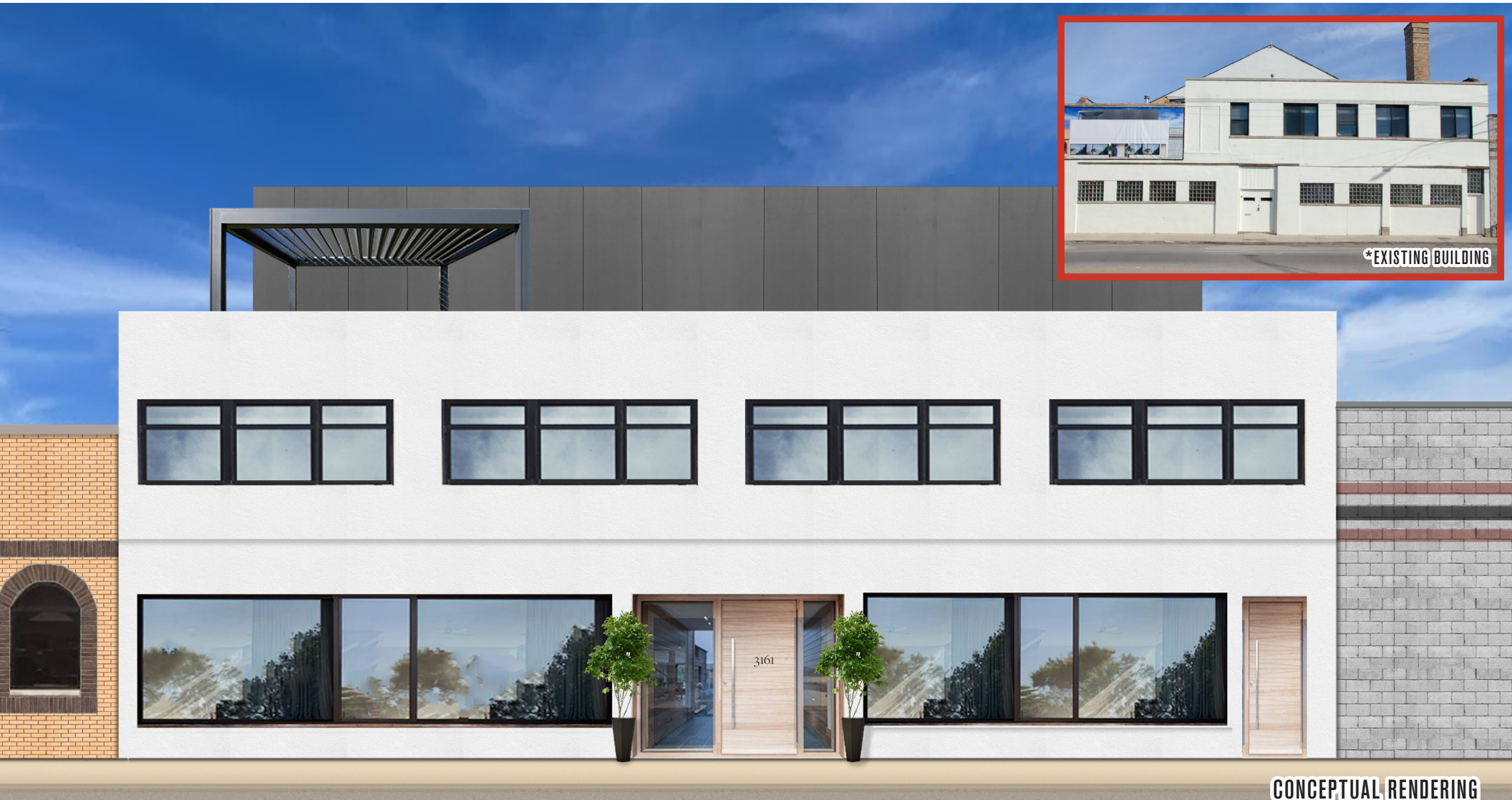
3161 N ELSTON AVENUE

avondale / chicago, il



MID-AMERICA[®] URBAN

AVAILABLE NOW



CONCEPTUAL RENDERING

3161 N ELSTON AVENUE

avondale / chicago, il

ADDRESS

3161 N Elston Avenue
Chicago, Illinois

AVAILABILITY

Ground Floor: $\pm 7,621$ SF

Second Floor : $\pm 2,886$ SF

NEIGHBORING RETAILERS



eden



thattu SOUL & SMOKE

SARABANDE

FEATURES

Barrel Truss building offering a column free floor plan

Potential to demise Ground Floor from Second Floor

Dramatic 26'+ clear heights

Drive-in door for convenient loading

± 15 Surface parking spaces available

Multiple uses allowed with favorable M1-1 zoning

Site trades to Avondale, Logan Square, Roscoe Village, and West Lakeview

Ability to add outdoor space on the 2nd floor

Surrounded by a multitude of event spaces including Rockwell on the River, Sarabande, Greenhouse Loft el VENUE, Trigger, Stan Mansion, and more

DEMOGRAPHICS

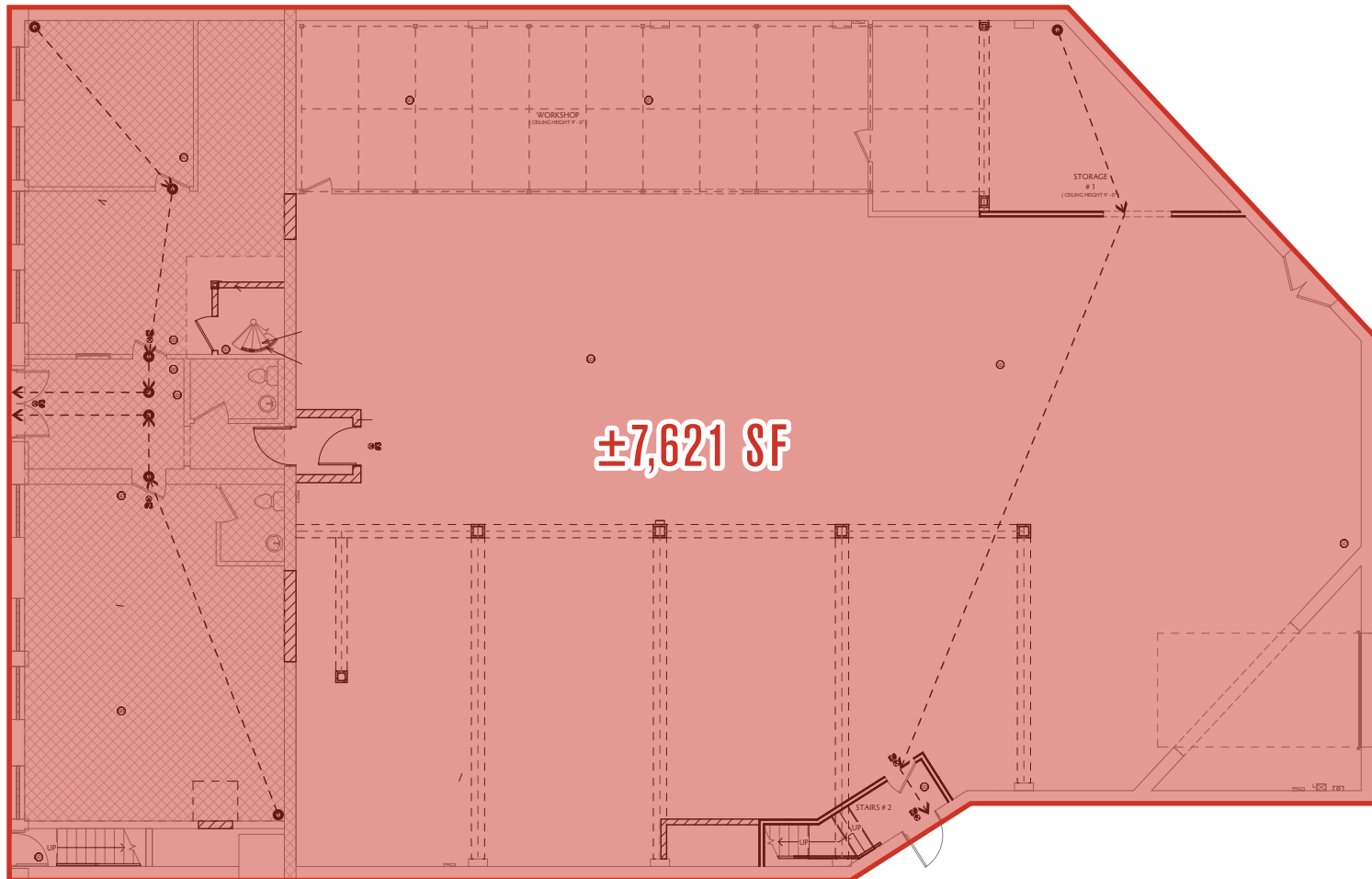
	.5M	1M	1.5M
POPULATION	8,500	47,048	126,536
HOUSEHOLDS	3,704	20,947	56,061
AVG HOUSEHOLD INCOME	\$144,190	\$157,282	\$161,138
DAYTIME POPULATION	8,507	38,962	95,359

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GROUND FLOOR PLAN

NORTH ELSTON AVENUE (VPD - 15,900)



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NORTH ELSTON AVENUE (VPD - 15,900)



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TRADE AREA MAP





let's talk. **BIG IDEAS?**

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