

Medical Office

2400 N Ashland Ave Chicago, IL FOR LEASE

Introducing a prime leasing opportunity at 2400 N Ashland Ave in the heart of Chicago's vibrant Lincoln Park neighborhood. This contemporary property features a fully built-out, turn-key Med Spa space in exceptional condition—ideal for medical, wellness, retail, or office use. Boasting an expansive storefront, high ceilings, and abundant natural light, the space offers a bright, inviting environment designed to enhance client experience and business visibility. The location combines strong foot traffic with excellent accessibility via public transit and major roadways. Tenants benefit from close proximity to boutique shops, popular restaurants, and nearby healthcare providers, creating a dynamic setting that blends urban energy with neighborhood charm. Don't miss this opportunity to establish or expand your business in one of Chicago's most sought-after corridors.



Lease Rate:
\$35.00 SF/yr (NNN)

Available SF:
2,268 SF

Parking Spaces:
18

Building Size:
6,613 SF

Lease Term:
60 to 120 months

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REAL ESTATE &
PRACTICE ADVISORY

2400 N Ashland Ave

Chicago, IL

DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

55,208

TOTAL POPULATION

547,111	1,052,095
3 MILES	5 MILES

34

AVERAGE AGE

37	38
3 MILES	5 MILES

Households and Income

1 MILE

24,112

TOTAL HOUSEHOLDS

280,477	507,889
3 MILES	5 MILES

2.3

OF PERSONS PER HH

2	2.1
3 MILES	5 MILES

1 Mile

34

AVERAGE AGE (MALE)

37	38
3 MILES	5 MILES

34

AVERAGE AGE (FEMALE)

37	38
3 MILES	5 MILES

1 Mile

\$230,590

AVERAGE HH INCOME

\$161,196	\$137,314
3 MILES	5 MILES

\$998,182

AVERAGE HOUSE VALUE

\$726,496	\$599,857
3 MILES	5 MILES

* Demographic data derived from 2020 ACS - US Census



2400 N Ashland Ave

Chicago, IL

ADDITIONAL PHOTOS



2400 N Ashland Ave
Chicago, IL

ADDITIONAL PHOTOS





2400 N Ashland Ave

Chicago, IL

RETAILER MAP

