

# MUST SEE! For Lease

## Two-Level Retail/Office Space with Parking

2521 N. Halsted St.  
Chicago, IL 60614



Experience an exceptional retail/office space in one of Chicago's most coveted locations. Surrounded by renowned restaurants, boutique shopping, and vibrant neighborhood energy, this property offers unmatched visibility and convenience along lively Halsted Street.

This stunning **±2,500 SF space on two levels** features:

- ◆ A beautifully built out kitchen with high-end name brand appliances, plus a full bath and half bath.
- ◆ Refined modern design with high ceilings and elegant finishes.
- ◆ Flexible open layout over two levels, ideal for boutique retail, office, or gallery use.
- ◆ 2 interior garage spaces and 3 exterior parking spaces.

A rare opportunity to elevate your brand in a premier Lincoln Park setting where style meets accessibility.

<b>SIZE:</b>	2,430 SF (Across two levels)
<b>LEASE PRICE:</b>	\$5,000 per Month
<b>LEASE TYPE:</b>	NNN
<b>PASS-THRU:</b>	\$1,250 per Month (Approx.)
<b>ZONING:</b>	B1-2
<b>BATHROOMS:</b>	1 Full 1 Half
<b>PARKING:</b>	2 Interior Garage 3 Exterior

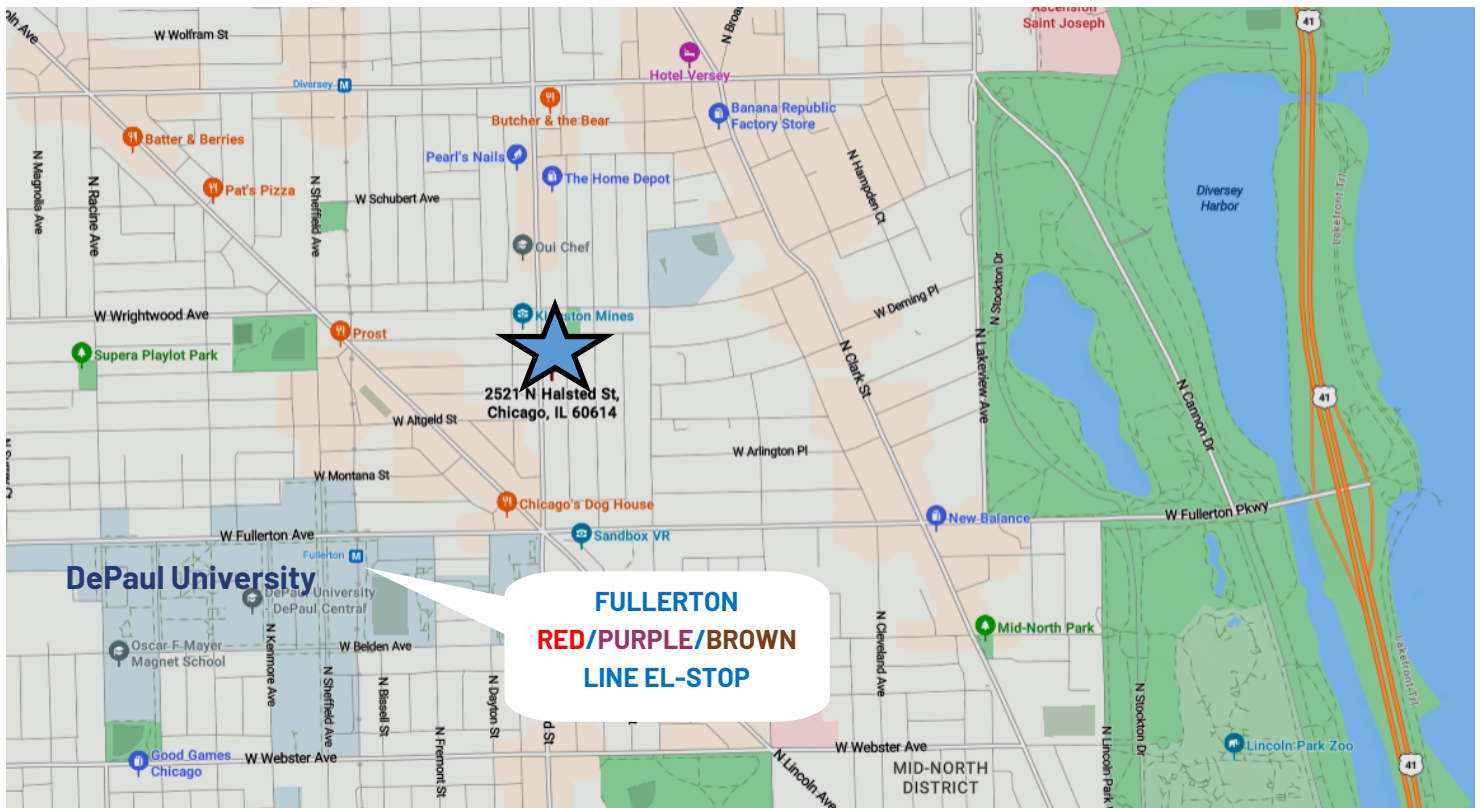
### CONTACT

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# LOCATION

2521 N. Halsted St. Chicago, IL



- High foot traffic along Halsted Street.
- Located in the strong Fullerton/Lincoln/Halsted retail corridor.
- Walking distance to Red/Brown/Purple Lines at Fullerton L-stop.
- Nearby prestigious DePaul University with 21,000 students.
- Nearby businesses include Butcher and the Bear, Home Depot, Kingston Mines, Paula's Thai Kitchen, Parson's Chicken & Fish, City Dental, Noodles in the Pot, Chengdu Impression.
- Densely populated area with high-income consumer base.

## DEMOGRAPHICS (2024)



POPULATION

<b>1 Mile:</b>	98,621
<b>2 Miles:</b>	248,454
<b>3 Miles:</b>	494,127



HOUSEHOLDS

<b>1 Mile:</b>	53,111
<b>2 Miles:</b>	133,485
<b>3 Miles:</b>	265,262



AVG HH INCOME

<b>1 Mile:</b>	\$142,039
<b>2 Miles:</b>	\$142,756
<b>3 Miles:</b>	\$141,320

## CONTACT

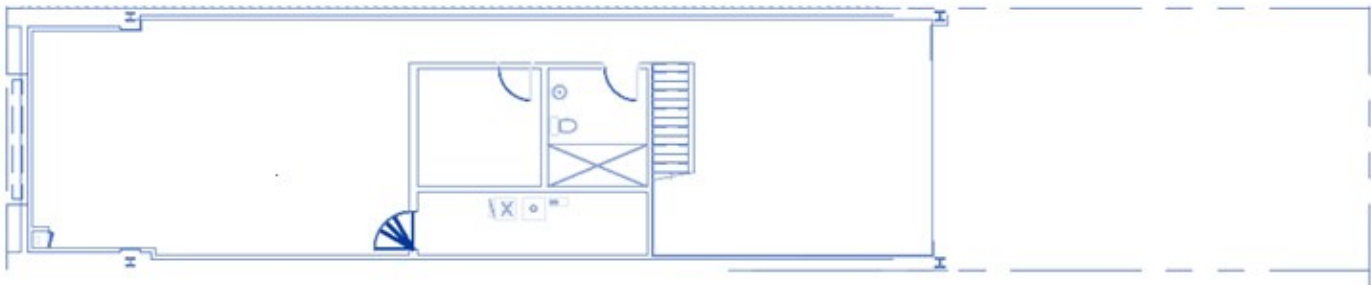
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## FIRST FLOOR



## LOWER LEVEL



2,430 SF across two levels.

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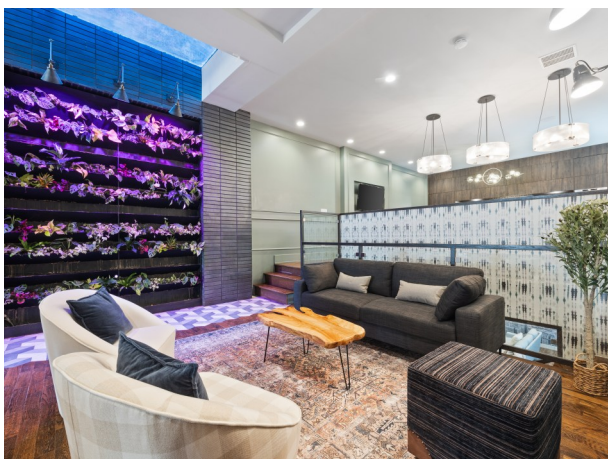
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# INTERIOR

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