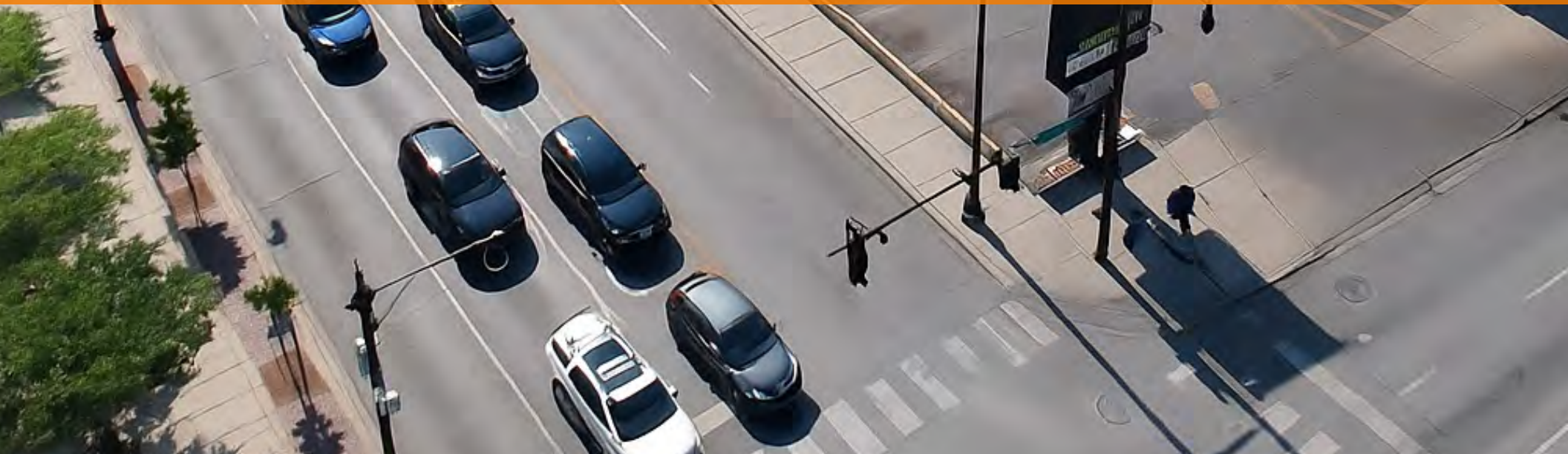




Corner Retail For Lease

7,134 SF | \$17 PSF

2341 W Howard | Chicago





For Lease

Western - Howard Plaza

2341 W Howard St, Chicago, IL 60645



SUMMARY

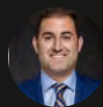
7,134 SF retail space in a highly visible strip center located at the signalized intersection of Western Avenue & Howard Street. This prominent storefront features a grand entrance, high ceilings, and ample building signage—ideal for retailers seeking a bold street presence in a densely populated trade area.

The center offers parking for 25 vehicles and is co-anchored by strong-performing tenants including Subway, La Michoacana Ice Cream, and Tapia's Pizza.

Lease Rate	\$17.00 SF/yr (NNN)	Parking Spaces	25
Unit Size	7,134 SF	Lighted Intersection	Yes
Building Size	11,974 SF	Taxes	\$5.27 PSF
# of Floors	1	CAM	\$2.50 PSF
Year Built	1986	Zoning	B3-3
		Market	Chicago



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For Lease

Western - Howard Plaza

2341 W Howard St, Chicago, IL 60645

PROPERTY DESCRIPTION

Opportunity to lease a 7,134 SF retail space in a highly visible neighborhood strip center located at the signalized intersection of Western Avenue & Howard Street. This prominent storefront features a grand entrance, high ceilings, and ample building signage—ideal for retailers seeking a bold street presence in a densely populated trade area. The center offers parking for 25 vehicles and is co-anchored by strong-performing tenants including Subway, La Michoacana Ice Cream, and Tapia's Pizza. The available space is positioned to benefit from consistent foot and vehicle traffic along Western Avenue, one of Chicago's major north-south corridors.

Surrounding area tenants include CVS, Ross Dress for Less, Discovery Clothing, Walgreens, Dunkin' Donuts, Baskin Robbins, and McDonald's, among many others—creating strong synergy and daily customer flow. The site is easily accessible from Evanston, Lincolnwood, and nearby expressways, with excellent public transportation options in close proximity.

LOCATION DESCRIPTION

Located at the lighted intersection of Western Avenue and Howard Street, this prime retail strip center sits at a key gateway connecting Chicago to Evanston and Lincolnwood. The property benefits from excellent visibility and high traffic counts along Western Avenue, a major north-south artery that provides seamless access to Peterson Avenue, Devon Avenue, and Interstate 94 (Edens Expressway) just minutes away.

The site is well-served by public transportation, including multiple CTA bus routes and nearby access to the Howard CTA Station, which serves the Red, Purple, and Yellow lines—offering direct transit options throughout the North Side and into Downtown Chicago.



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PROPERTY HIGHLIGHTS

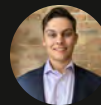
- Prime Lighted Intersection
- High Ceilings
- On-Site Parking
- Great Area Co-Tenants
- Excellent Signage Opportunity
- 7,134 SF



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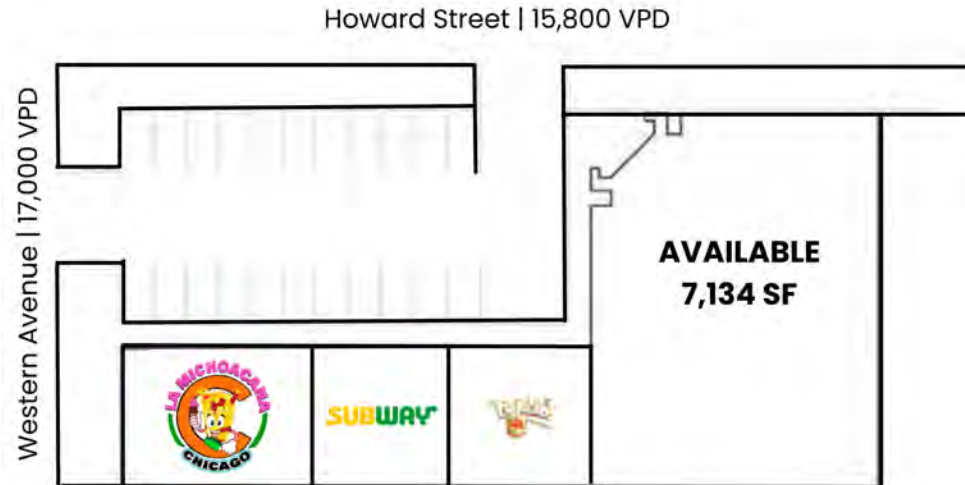




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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	7,134 SF	LEASE RATE:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2341 W Howard	Available	7,134 SF	NNN	\$17.00 SF/yr	-



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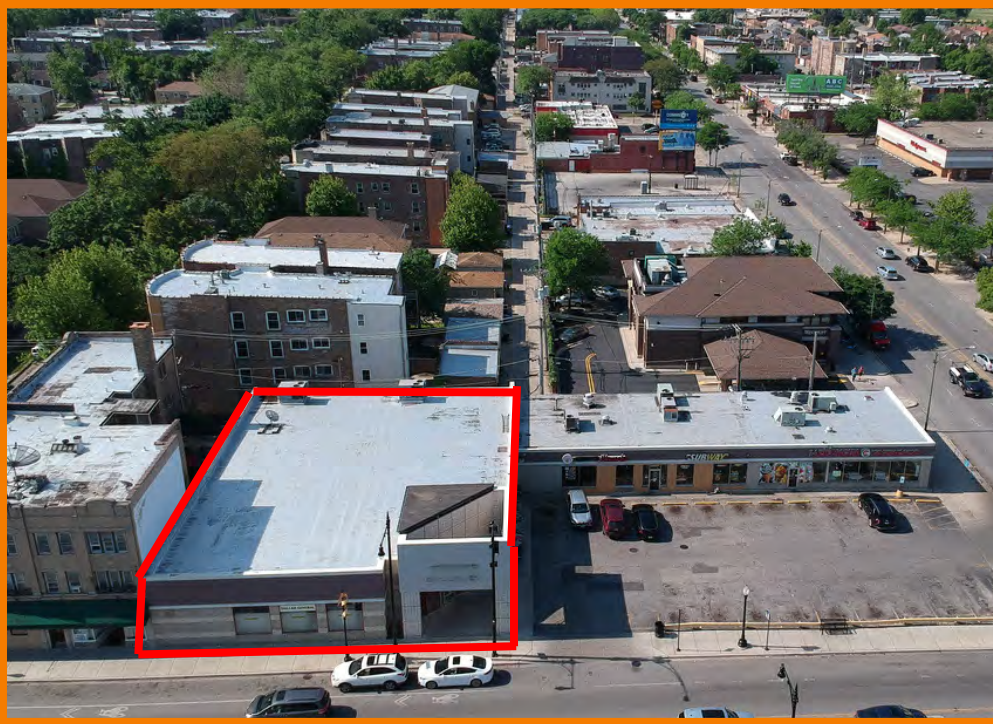


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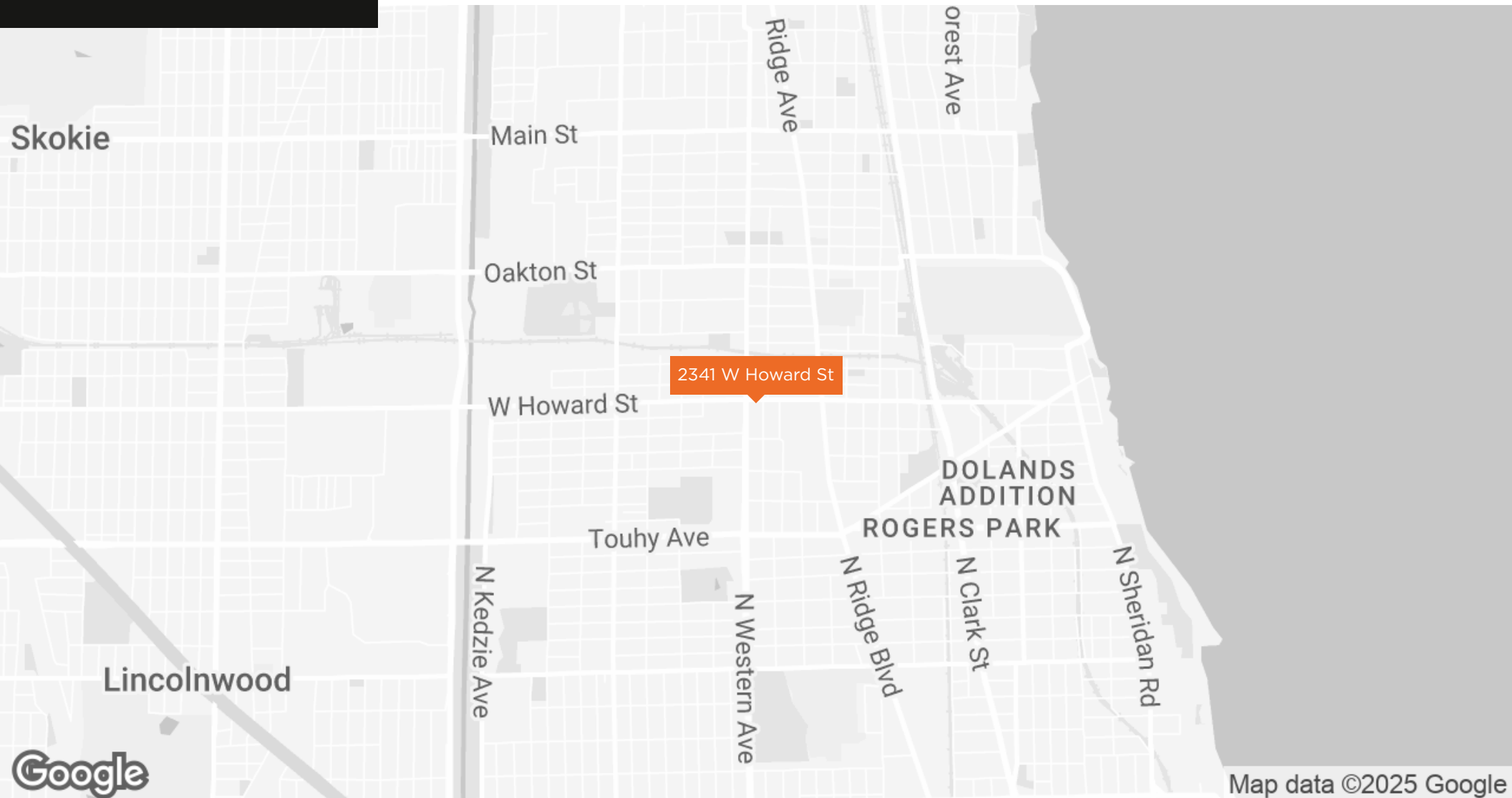




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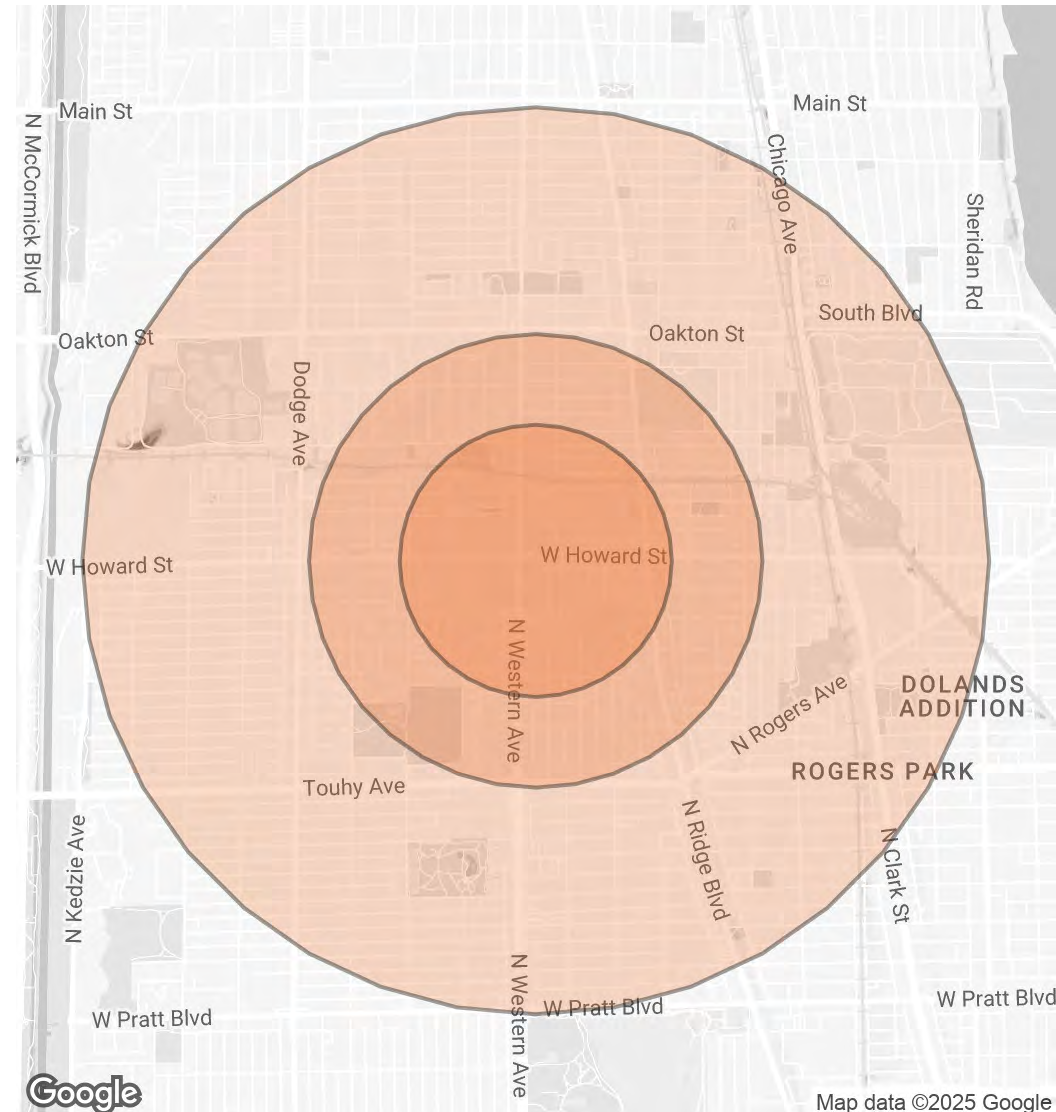
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,257	13,738	50,848
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	42	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,987	5,392	20,068
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$106,389	\$96,419	\$107,882
AVERAGE HOUSE VALUE	\$389,278	\$359,148	\$421,070

Demographics data derived from AlphaMap



Map data ©2025 Google



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