

7,493 SF Commercial Space For Lease  
Restaurant, Commercial/Catering Kitchen,  
Flex, Industrial, Office, or Retail

3310 N. Elston Ave.  
Chicago, IL 60618



Fully renovated bow-truss commercial space with fully built-out commercial kitchen located in the heart of Avondale. The property features a wide-open layout with a high ceiling and onsite parking adjacent. Recent upgrades include all-new HVAC, electrical, and plumbing systems. The commercial kitchen includes multiple exhaust hoods, walk-in coolers, and restaurant-grade infrastructure throughout. A true turn-key opportunity for an event venue, catering operation, or commissary kitchen seeking a modern, high-capacity facility.

<b>SIZE:</b>	7,493 SF
<b>PRICE:</b>	\$25 PSF, NNN
<b>CAM &amp; TAX:</b>	±\$7.75 PSF
<b>ZONING:</b>	C1-1
<b>PARKING:</b>	7 Spaces
<b>WARD:</b>	33
<b>ALDERMAN:</b>	Rossana Rodriguez Sanchez

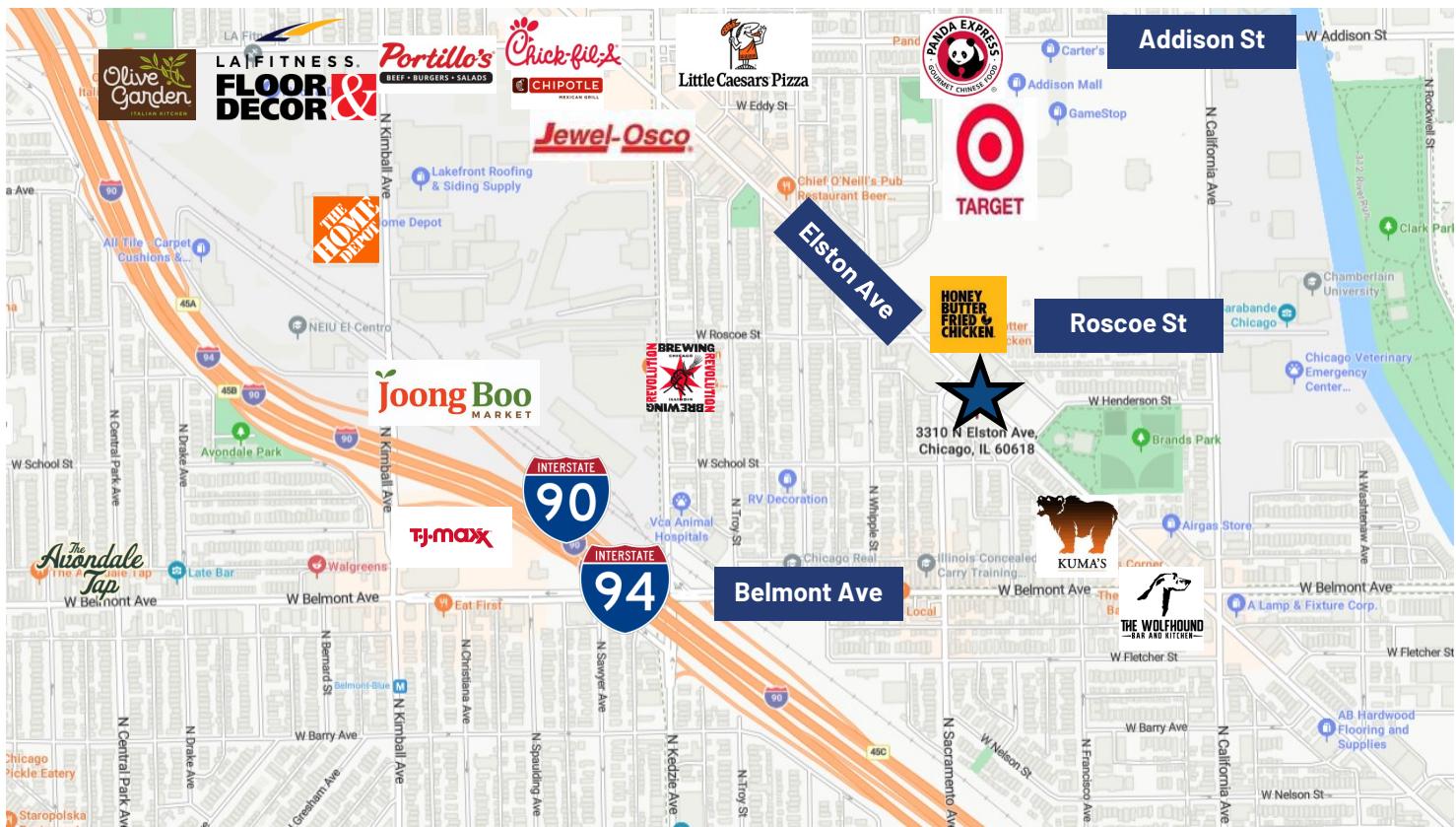
**CONTACT** Adam Schneiderman, SIOR  
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David Kaplan  
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# LOCATION

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Chicago, IL 60618



- Convenient access to downtown Chicago and surrounding suburbs via nearby I-90/94
- Great frontage along North Elston Avenue in busy Avondale corridor
- Located among established businesses, breweries and ongoing development

## Demographics

(2024) Costar

	1 Mile	2 Miles	3 Miles
<b>Population</b>	42,967	217,793	516,730
<b>Median Age</b>	36.3	35.7	35.2
<b>Households</b>	17,797	91,501	221,666
<b>Average Household Income</b>	\$116,090	\$125,183	\$121,124

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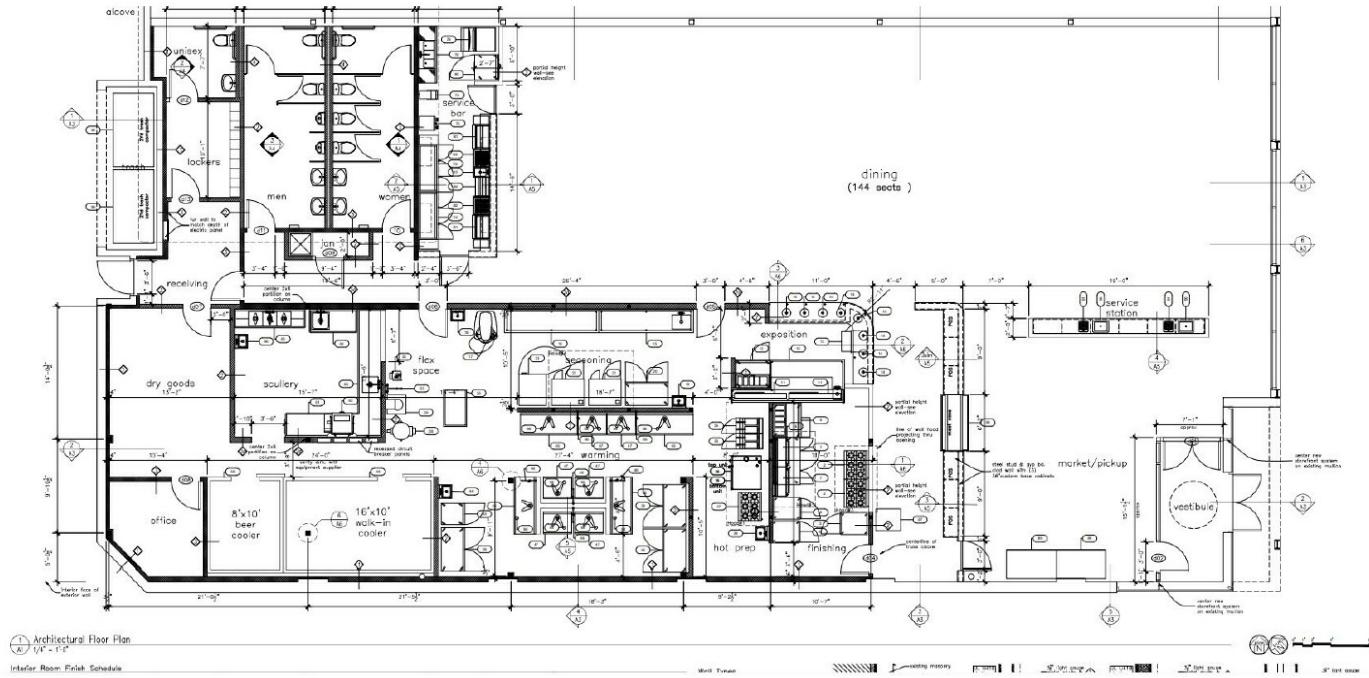
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Aerial



Floor Plan



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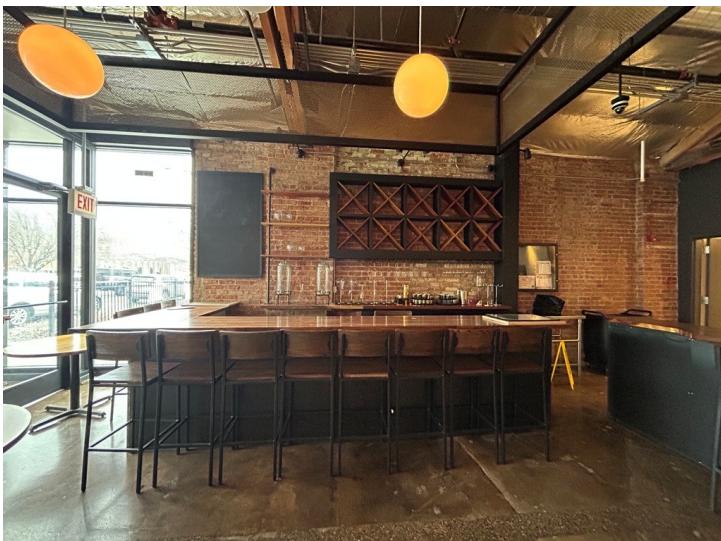
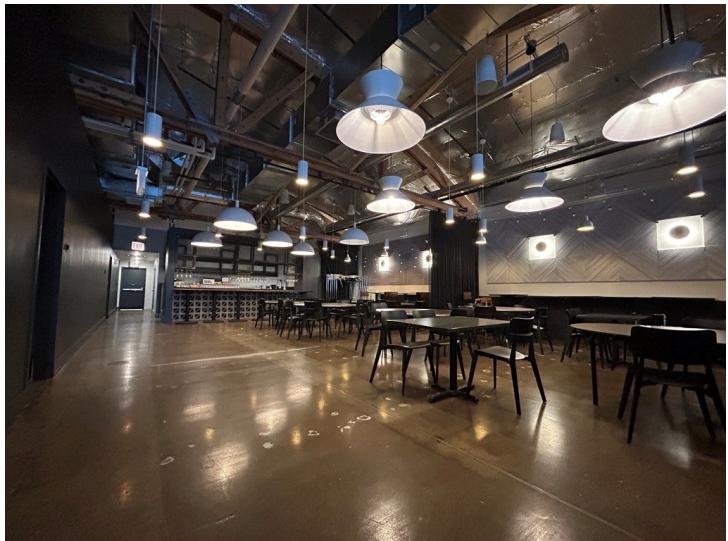
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# INTERIOR

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