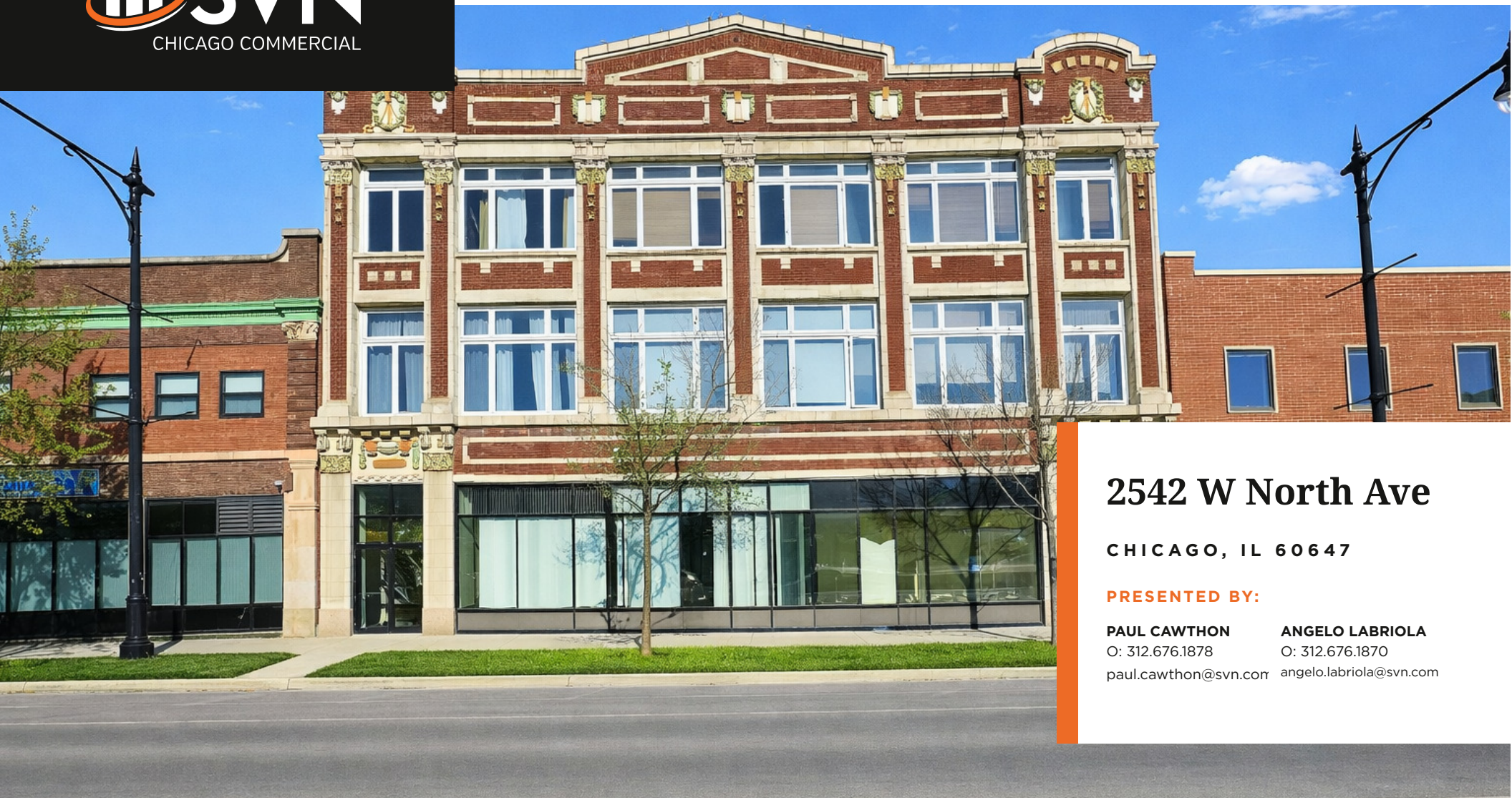




For Sale | Lease



2542 W North Ave

CHICAGO, IL 60647

PRESENTED BY:

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PROPERTY SUMMARY

2542 W NORTH AVE

CHICAGO, IL 60647

OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LEASE RATE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	8,000 SF
AVAILABLE SF:	4,000 - 8,000 SF
PRICE / SF:	\$150.00

PROPERTY SUMMARY

This loft-style, street-level retail space offers a highly versatile opportunity for both owner-users and investors, available for lease or sale. The space features approximately 60 feet of prominent street frontage along North Avenue, delivering exceptional visibility, signage presence, and strong branding exposure in a high-traffic corridor. Floor-to-ceiling storefront windows flood the interior with natural light, highlighting the authentic loft character defined by exposed brick walls and dramatic high wood-beam ceilings. The layout is well-suited for a range of retail, showroom, creative, or service-oriented uses and can be efficiently subdivided to accommodate multiple users or phased occupancy. In addition to the main retail floor, the property includes valuable basement storage, providing functional back-of-house space rarely available in comparable offerings. A common rooftop outdoor area further enhances the space, offering unique flexibility for tenant or owner use, events, or experiential programming. Two dedicated parking spaces add a meaningful amenity for ownership, staff, or select customer access—an increasingly scarce feature in this submarket.



PROPERTY DETAILS

SALE PRICE	\$1,200,000
LEASE RATE	\$15.00 SF/YR
LOCATION INFORMATION	
STREET ADDRESS	2542 W North Ave
CITY, STATE, ZIP	Chicago, IL 60647
COUNTY	Cook
SUB-MARKET	Wicker Park
BUILDING INFORMATION	
BUILDING SIZE	8,000 SF
CEILING HEIGHT	14 ft
YEAR BUILT	1920
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION	
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	B3-1
LOT SIZE	12,445 SF
APN #	13-36-429-029-1011
LOT FRONTAGE	67 ft
LOT DEPTH	117 ft
CORNER PROPERTY	No
PARKING & TRANSPORTATION	
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	2
TAXES & VALUATION	
TAXES (2024)	\$50,779.23
PSF	\$5.96

PROPERTY HIGHLIGHTS

- 67' Frontage on North Avenue
- Divisible to 4,000 SF
- Common Rooftop Deck
- Basement Storage Available
- High Lofted Ceilings
- Exposed Brick Walls
- Parking Available
- Floor To Ceiling Windows



Roof Top Deck



Basement Storage

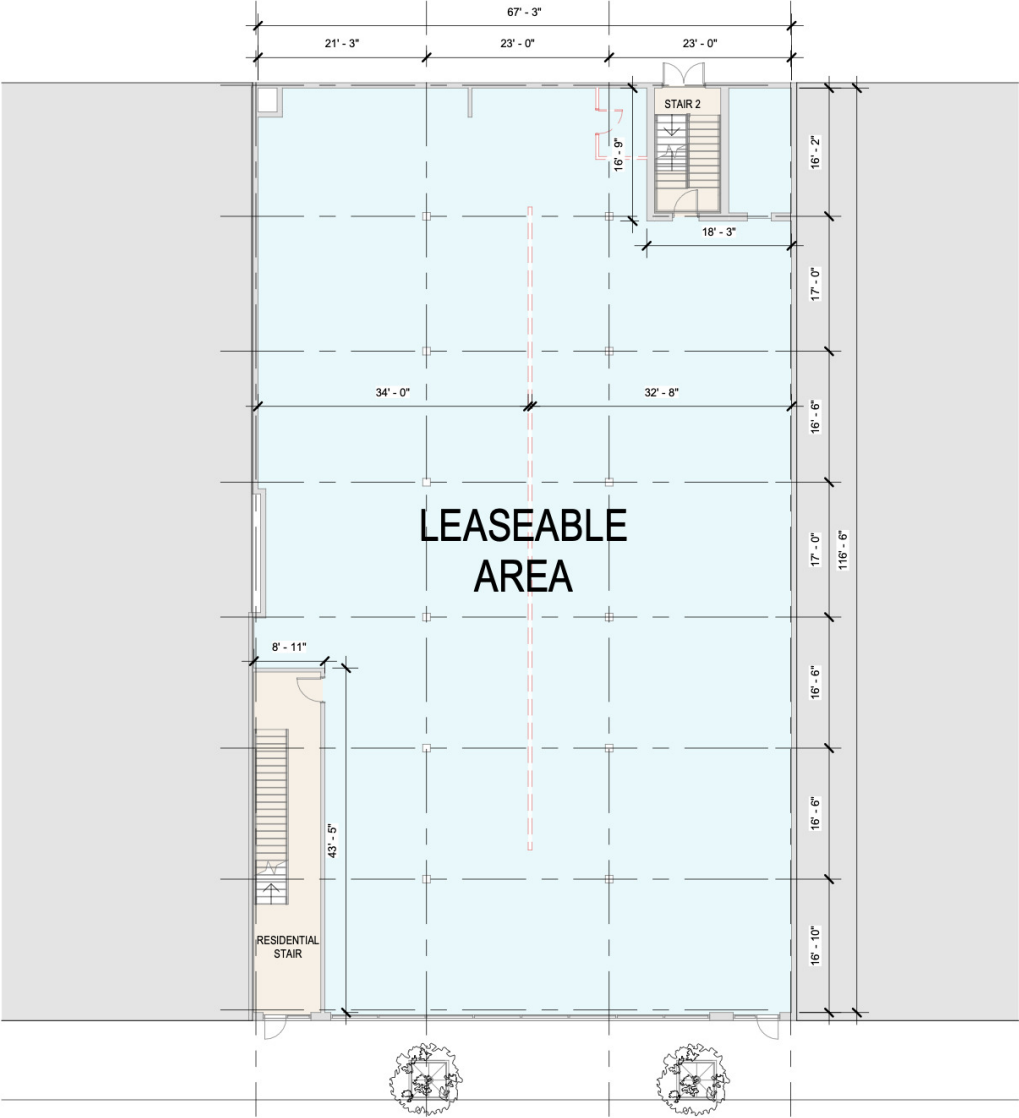


Parking Included

PROPERTY PHOTOS



FLOOR PLANS



WEST NORTH AVE

ADDITIONAL PHOTOS



67" of Frontage



Conceptual

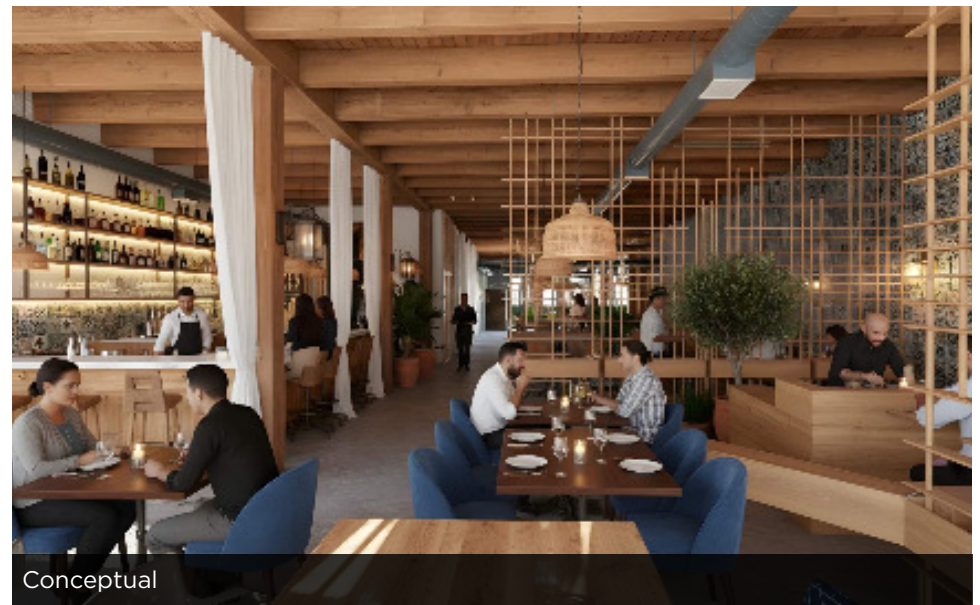
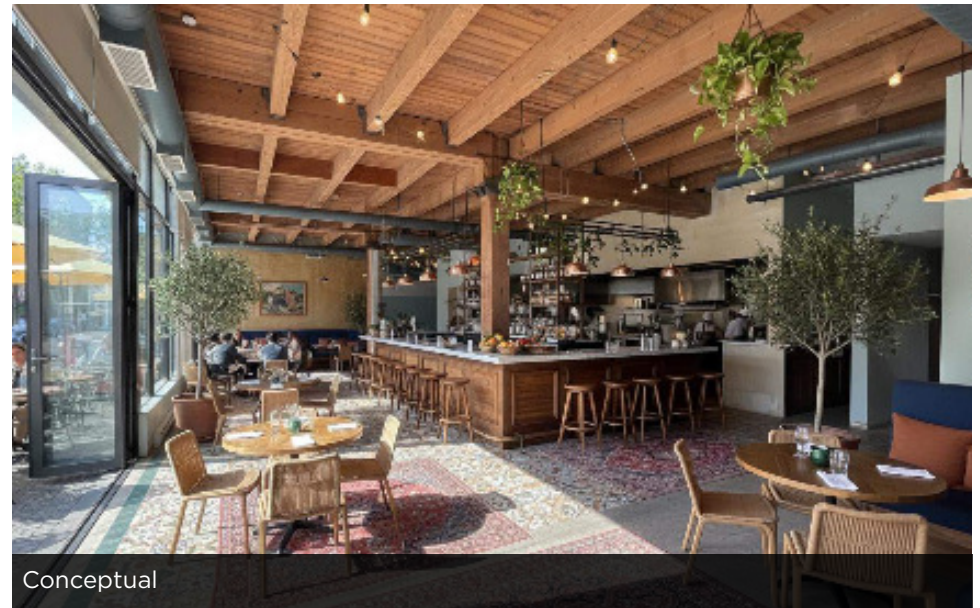
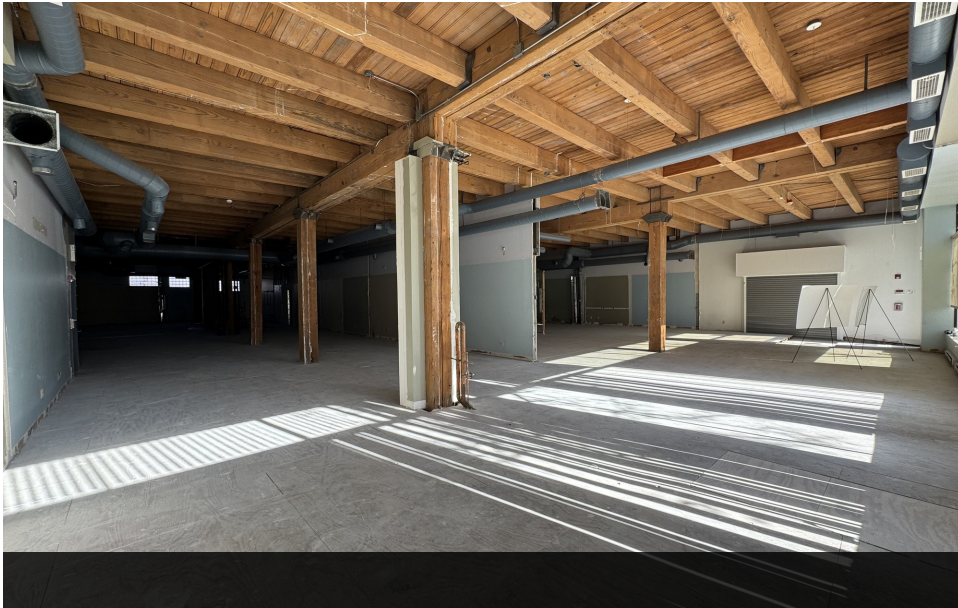


Rooftop Deck



2 Car Parking

ADDITIONAL PHOTOS

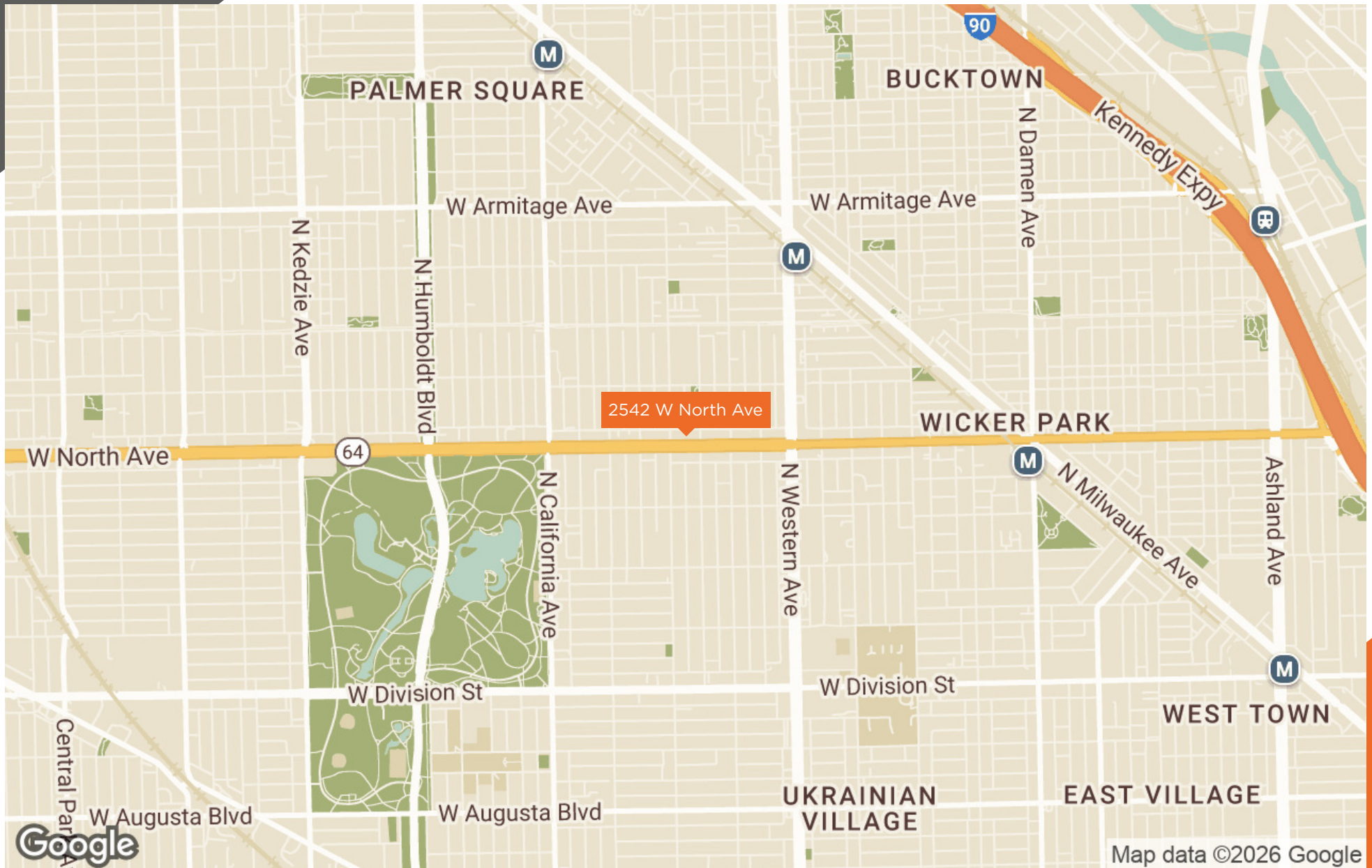


LOCATION DESCRIPTION

2542 W North Avenue is strategically positioned within one of Chicago's most active and desirable retail and lifestyle corridors, located at the western edge of the West Bucktown/Wicker Park commercial district in the broader West Town neighborhood. The property benefits from immediate proximity to the highly trafficked Bucktown and Wicker Park retail corridor, which features a diverse mix of independent boutiques, national retailers, specialty grocers, artisanal cafés, acclaimed restaurants, galleries, and nightlife destinations that attract both local residents and destination-driven consumers. Just one block from The 606 Trail, the location enjoys enhanced pedestrian activity from this popular elevated linear park and multi-use path that seamlessly connects multiple neighborhoods and drives consistent foot traffic. Connectivity is a key strength of the site. The property is located within blocks of multiple CTA Blue Line stations, including Western and Milwaukee, providing direct access to Chicago's Central Business District, O'Hare International Airport, and surrounding neighborhoods. In addition, several CTA bus routes along North Avenue offer convenient east-west service, further supporting accessibility for customers and employees. Surrounded by a dense and affluent residential base, strong daytime population, and continued commercial investment, this location offers an exceptional environment for retail, service, or experiential users seeking visibility, accessibility, and sustained customer engagement.



REGIONAL MAP

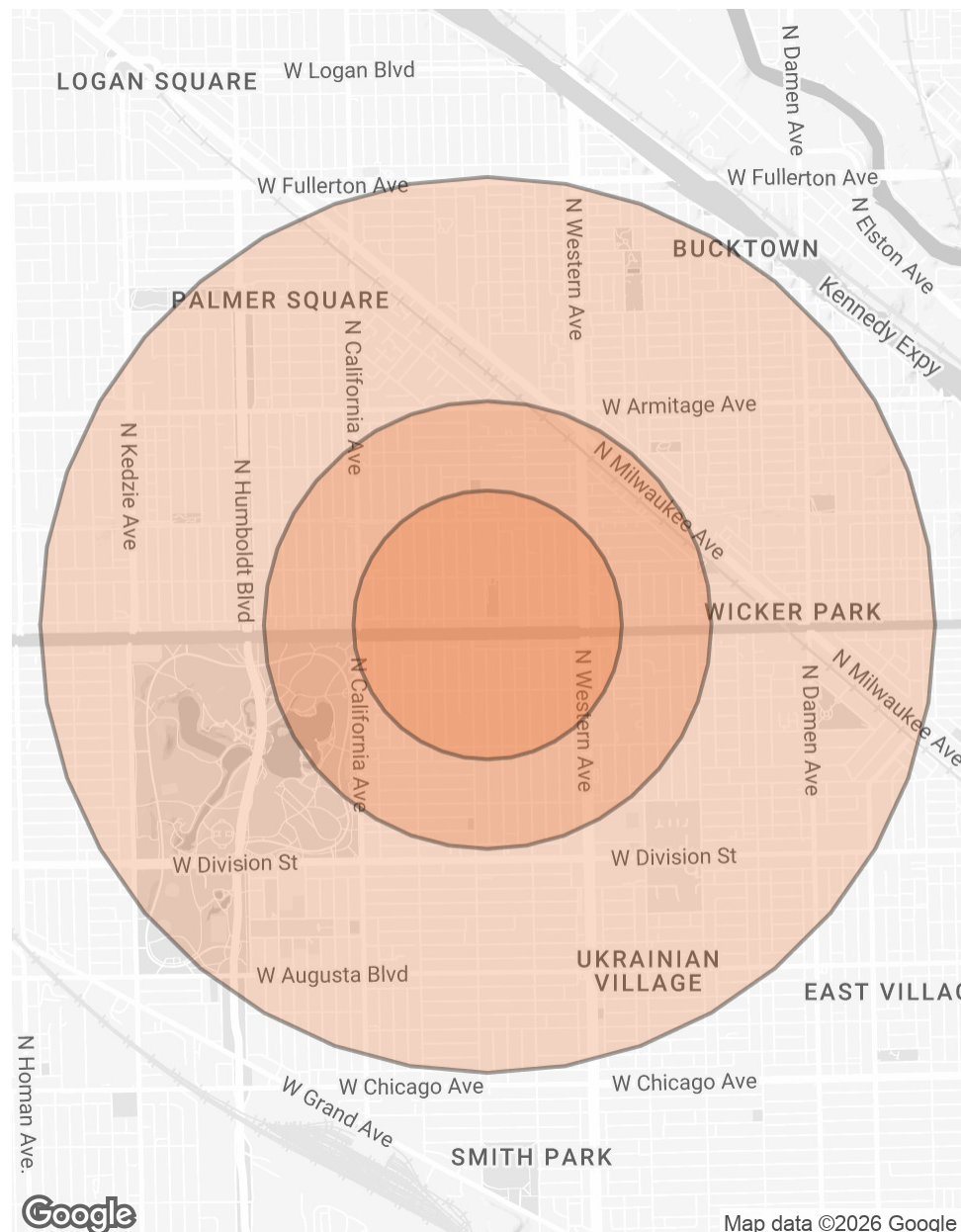


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,559	19,154	70,915
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,402	8,768	33,522
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$157,634	\$159,353	\$154,419
AVERAGE HOUSE VALUE	\$674,763	\$666,842	\$718,921

Demographics data derived from AlphaMap



MEET THE TEAM



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