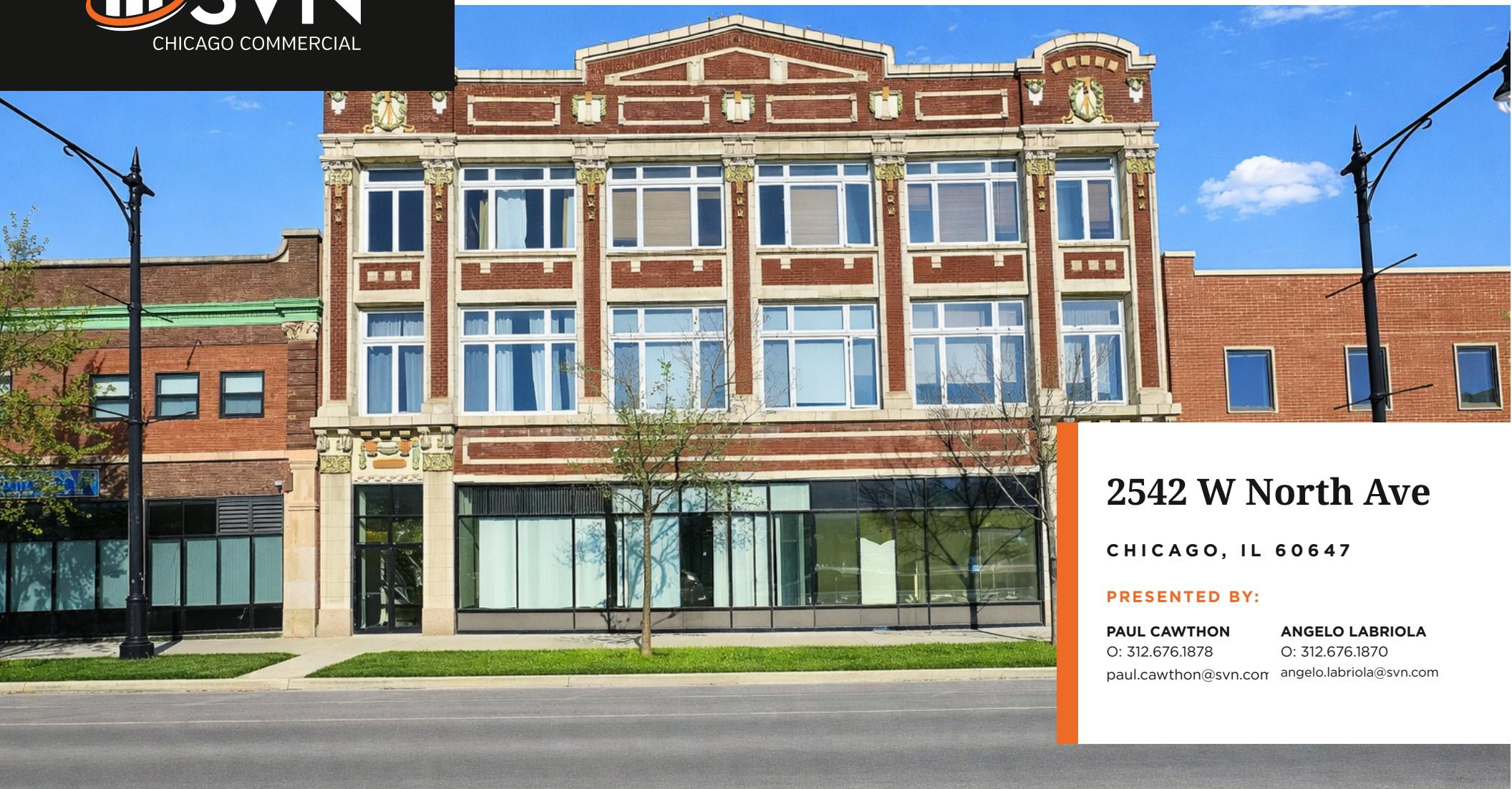




For Sale | Lease



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	PROPERTY INFORMATION
LEASE RATE	\$15.00 SF/YR	PROPERTY TYPE Retail
LOCATION INFORMATION		PROPERTY SUBTYPE Street Retail
STREET ADDRESS	2542 W North Ave	ZONING B3-1
CITY, STATE, ZIP	Chicago, IL 60647	LOT SIZE 12,445 SF
COUNTY	Cook	APN # 13-36-429-029-1011
SUB-MARKET	Wicker Park	LOT FRONTAGE 67 ft
BUILDING INFORMATION		LOT DEPTH 117 ft
BUILDING SIZE	8,000 SF	CORNER PROPERTY No
CEILING HEIGHT	14 ft	PARKING & TRANSPORTATION
YEAR BUILT	1920	PARKING TYPE Surface
NUMBER OF BUILDINGS	1	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

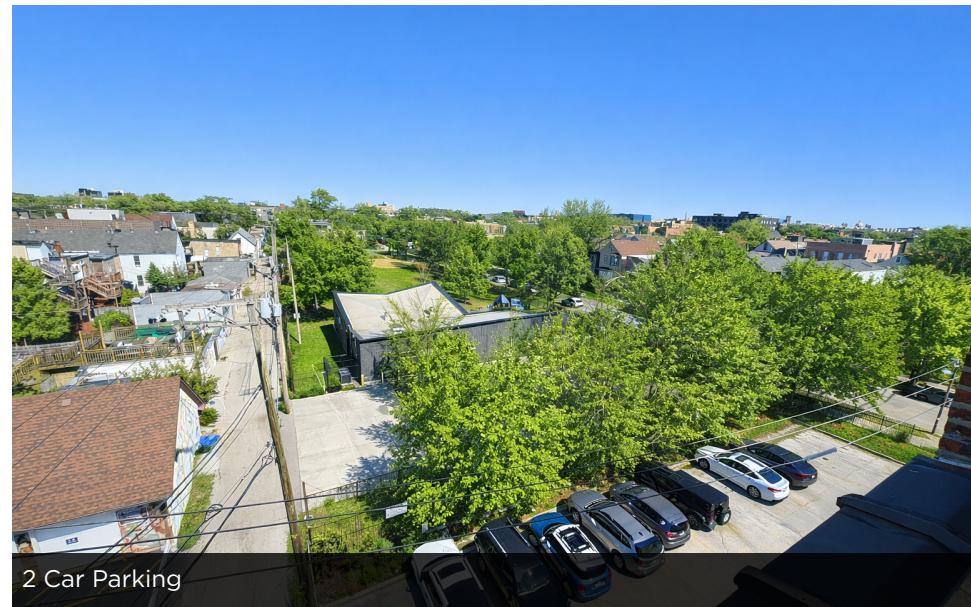
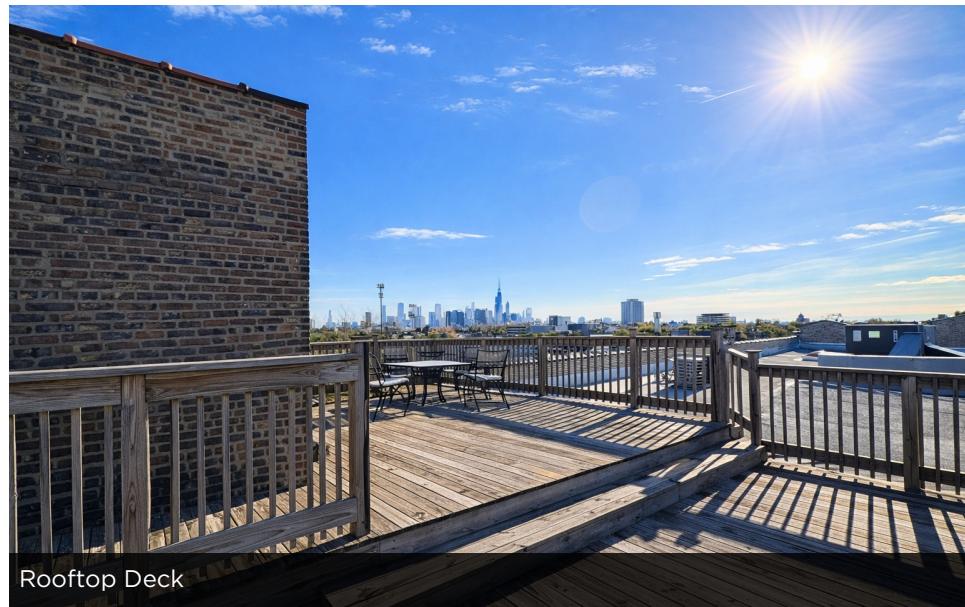


FLOOR PLANS

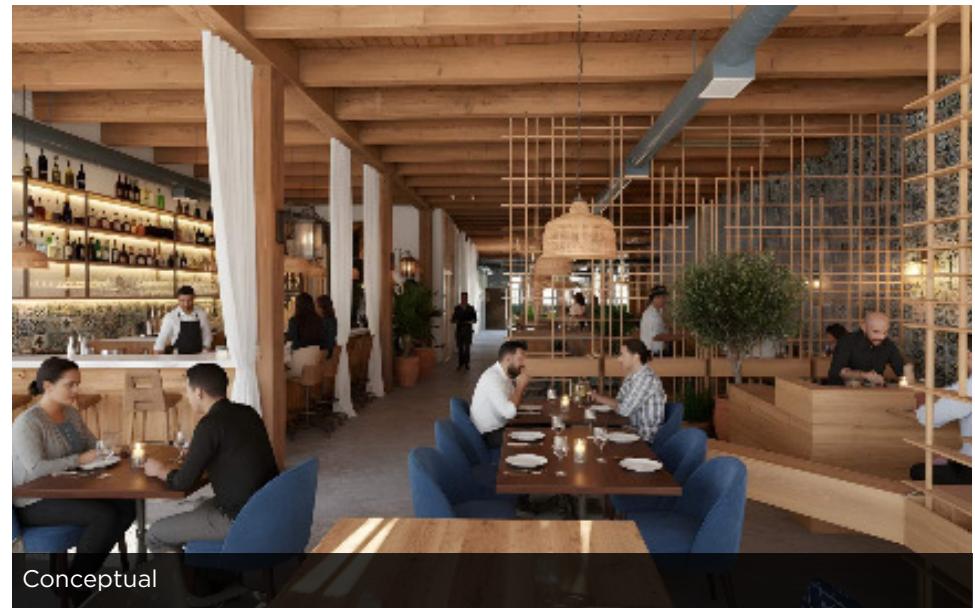
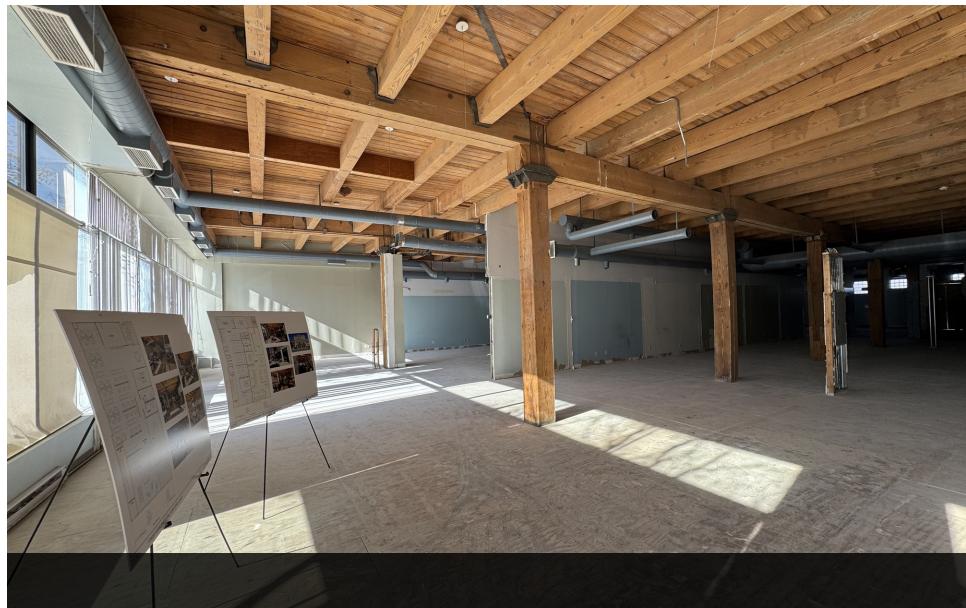
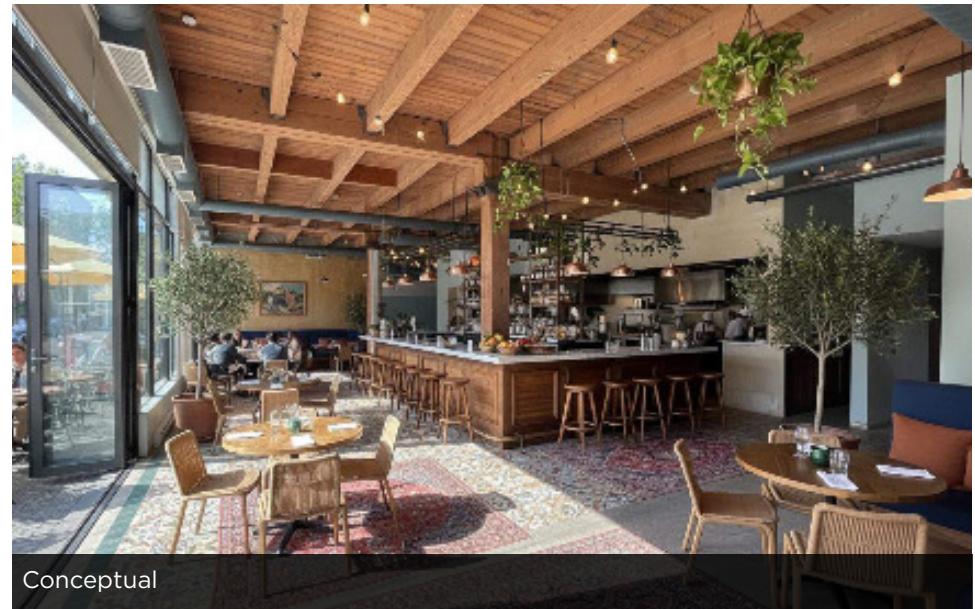
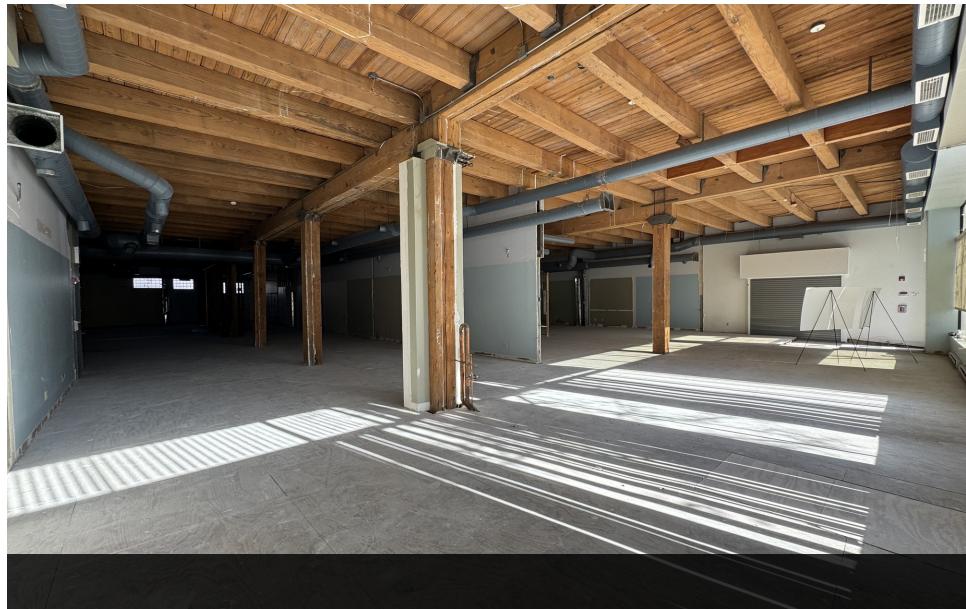


WEST NORTH AVE

ADDITIONAL PHOTOS

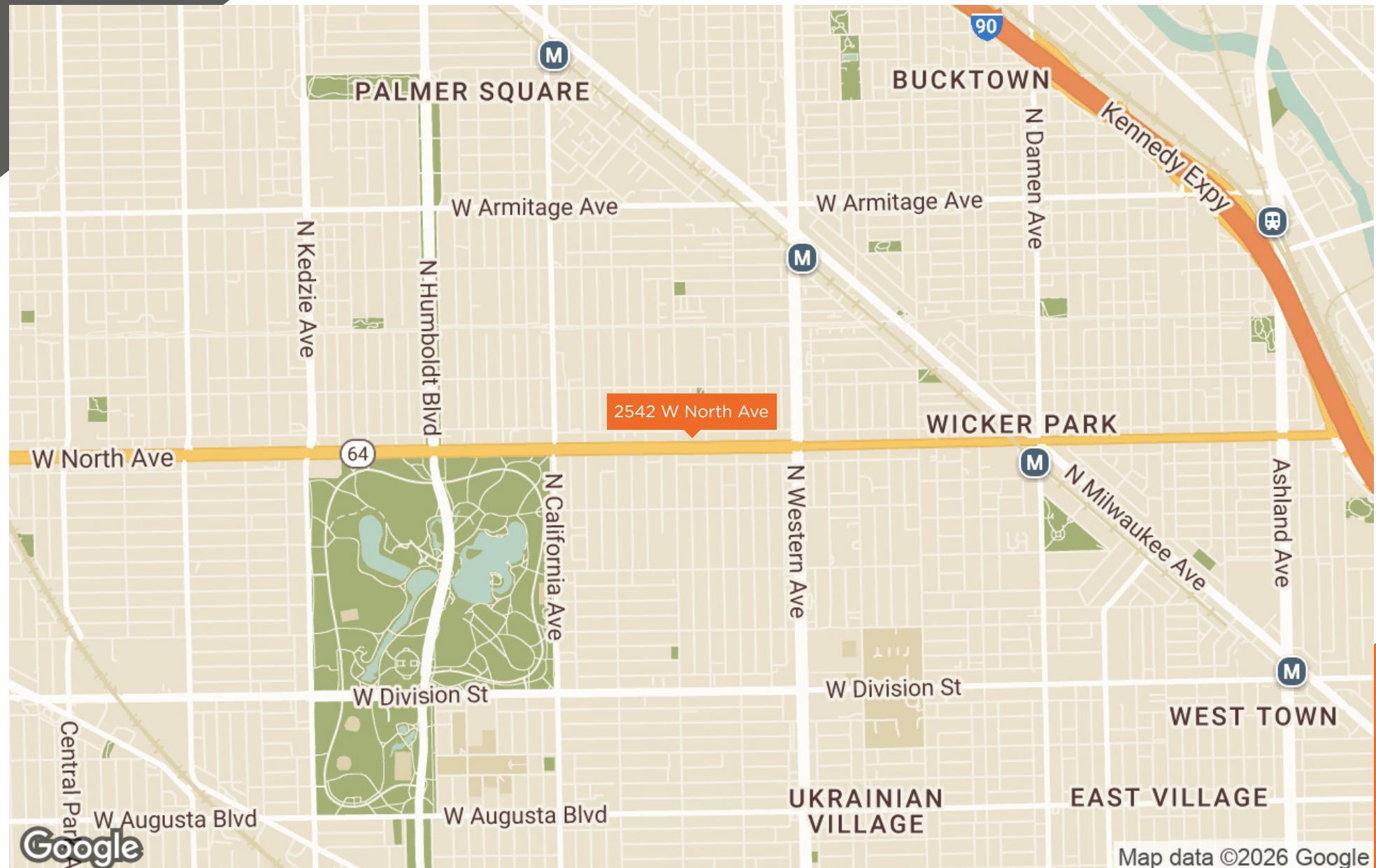


ADDITIONAL PHOTOS



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.

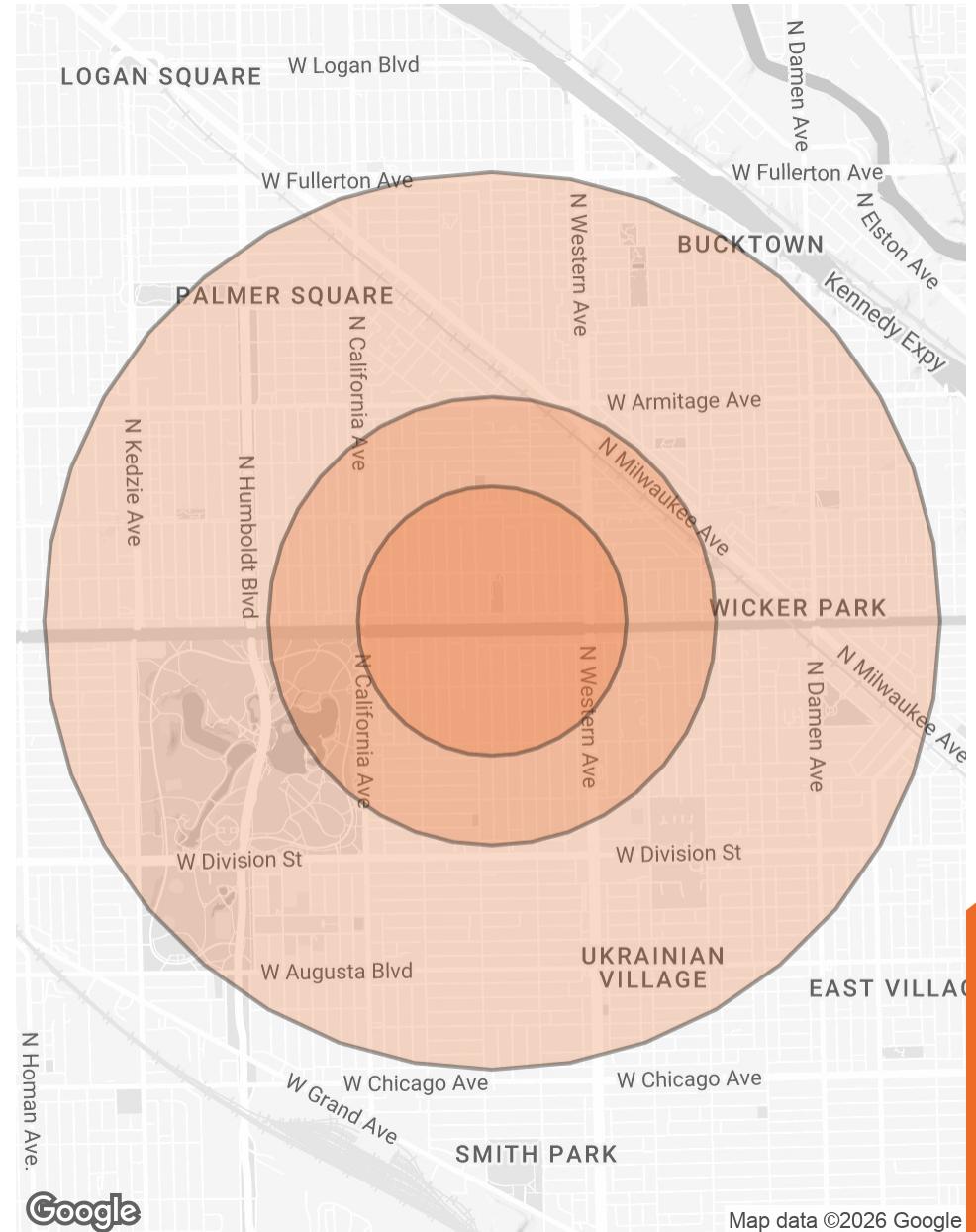
REGIONAL MAP



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			
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



Map data ©2026 Google

MEET THE TEAM



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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