

Medtail

2649 N Central Ave Chicago, IL

FOR LEASE

Free-standing brick building in a high-visibility Chicago corridor offering versatile space for healthcare, retail, or professional office use. Features include ample private parking, a lighted monument sign, and flexible floor plans designed for modern tenant needs.

The property is undergoing a full renovation with new facades, storefronts, lighting, upgraded parking, and landscaping—creating a fresh, contemporary presence.

Directly across from the \$7M Onward House CARES Center redevelopment, this location benefits from growing community investment, strong visibility, and steady foot traffic—making it ideal for service-oriented and destination tenants.



Lease Rate:

\$28.00 SF/yr (NNN)

Building Size:

6,000 SF

Parking Spaces:

20

Min Divisible:

993 SF

Lease Term:

Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

2649 N Central Ave

Chicago, IL

DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

64,567

TOTAL POPULATION

412,882 | 967,289
3 MILES | 5 MILES

37

AVERAGE AGE

39 | 39
3 MILES | 5 MILES

Households and Income

1 MILE

19,640

TOTAL HOUSEHOLDS

151,215 | 383,160
3 MILES | 5 MILES

3.3

OF PERSONS PER HH

2.7 | 2.5
3 MILES | 5 MILES

1 Mile

37

AVERAGE AGE (MALE)

38 | 38
3 MILES | 5 MILES

38

AVERAGE AGE (FEMALE)

40 | 40
3 MILES | 5 MILES

1 Mile

\$86,595

AVERAGE HH INCOME

\$98,987 | \$113,423
3 MILES | 5 MILES

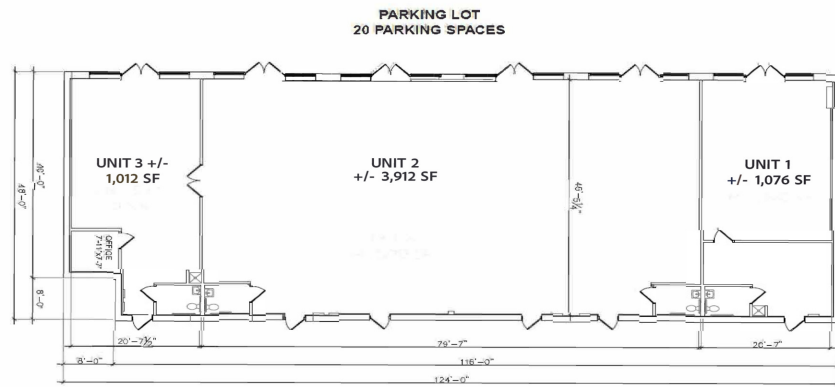
\$331,496

AVERAGE HOUSE VALUE

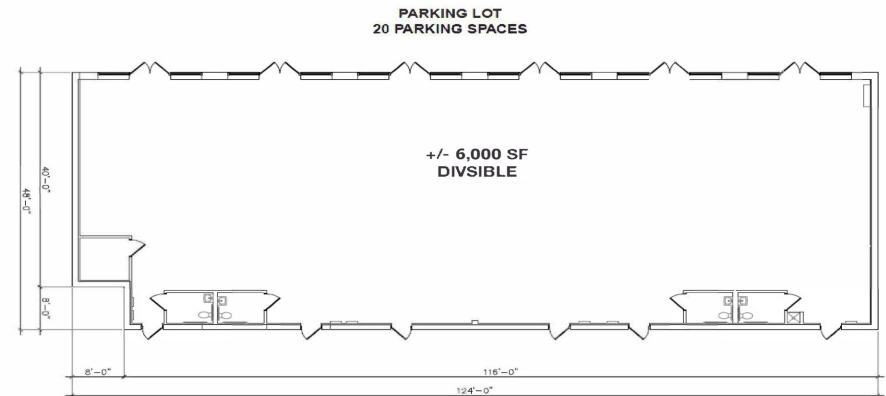
\$392,963 | \$462,855
3 MILES | 5 MILES



SITE PLAN (EXISTING)



SITE PLAN (SHELL)



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RETAILER MAP

