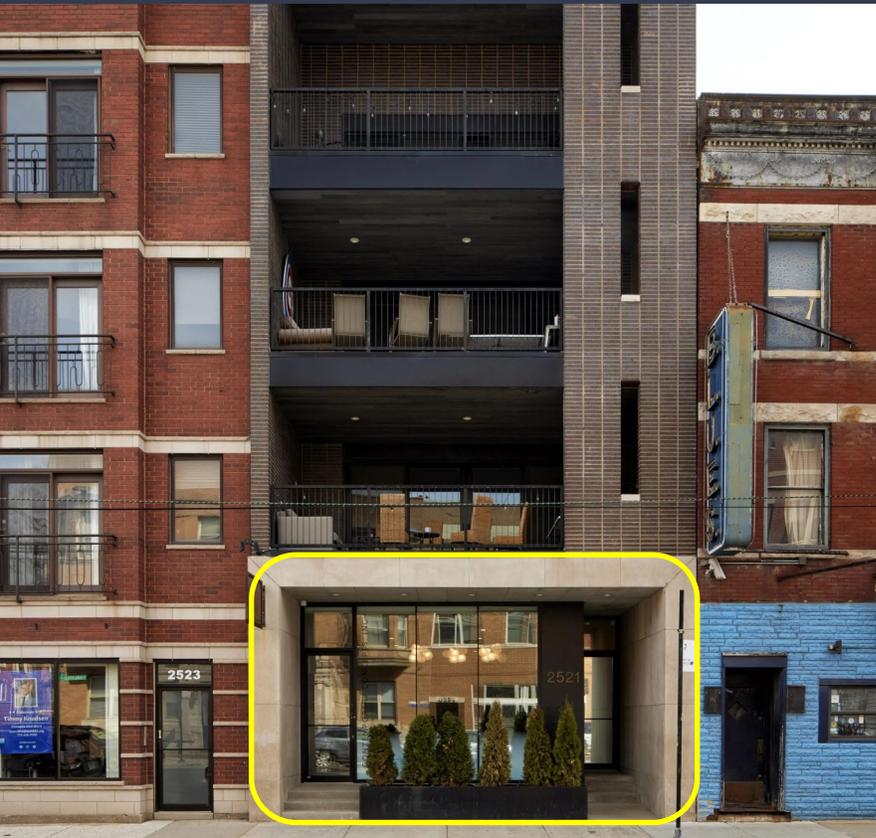


PRICE REDUCED! For Lease
Two-Level Retail/Office Space with Parking

2521 N. Halsted St.
Chicago, IL 60614



Experience an exceptional retail/office space in one of Chicago's most coveted locations. Surrounded by renowned restaurants, boutique shopping, and vibrant neighborhood energy, this property offers unmatched visibility and convenience along lively Halsted Street.

This stunning **±2,500 SF space on two levels** features:

- ◆ A beautifully built out kitchen with high-end name brand appliances, plus a full bath and half bath.
- ◆ Refined modern design with high ceilings and elegant finishes.
- ◆ Flexible open layout over two levels, ideal for boutique retail, office, or gallery use.
- ◆ 2 interior garage spaces and 3 exterior parking spaces.

A rare opportunity to elevate your brand in a premier Lincoln Park setting where style meets accessibility.

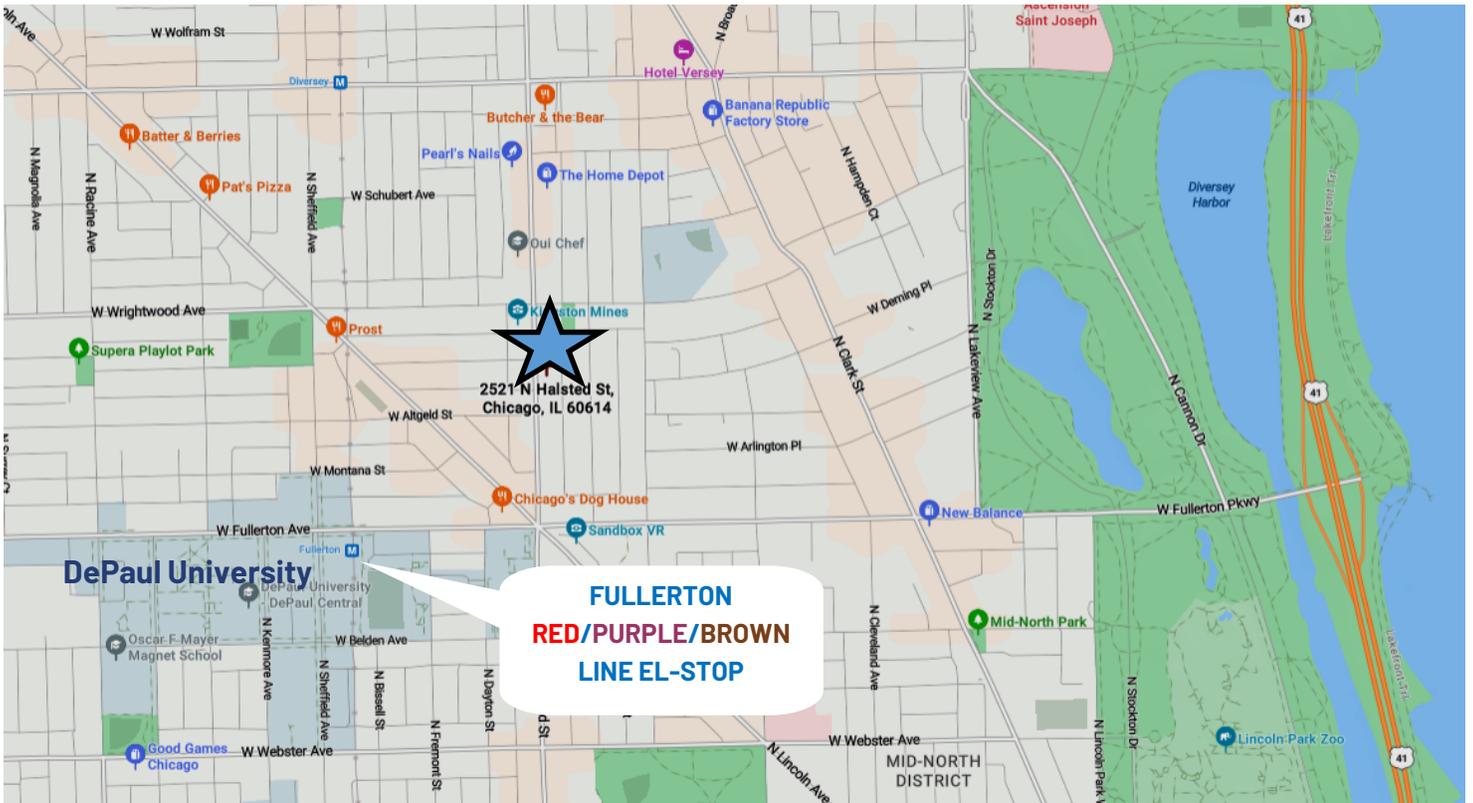
- SIZE:** 2,430 SF
(Across two levels)
- LEASE PRICE:** ~~\$5,000 per Month~~
\$4,750 per Month
- LEASE TYPE:** NNN
- PASS-THRU:** \$1,250 per Month
(Approx.)
- ZONING:** B1-2
- BATHROOMS:** 1 Full
1 Half
- PARKING:** 2 Interior Garage
3 Exterior

CONTACT

Craig Wolf
773 736 3600 Office
847 989 9653 Mobile
craig@straussrealty.com

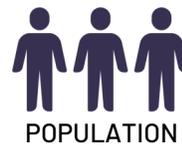
STRAUSS
REALTY, LTD.

LOCATION



- High foot traffic along Halsted Street.
- Located in in the strong Fullerton/Lincoln/Halsted retail corridor.
- Walking distance to Red/Brown/Purple Lines at Fullerton L-stop.
- Nearby prestigious DePaul University with 21,000 students.
- Nearby businesses include Butcher and the Bear, Home Depot, Kingston Mines, Paula’s Thai Kitchen, Parson’s Chicken & Fish, City Dental, Noodles in the Pot, Chengdu Impression.
- Densely populated area with high-income consumer base.

DEMOGRAPHICS (2024)



POPULATION

1 Mile:	98,621
2 Miles:	248,454
3 Miles:	494,127



HOUSEHOLDS

1 Mile:	53,111
2 Miles:	133,485
3 Miles:	265,262



AVG HH INCOME

1 Mile:	\$142,039
2 Miles:	\$142,756
3 Miles:	\$141,320

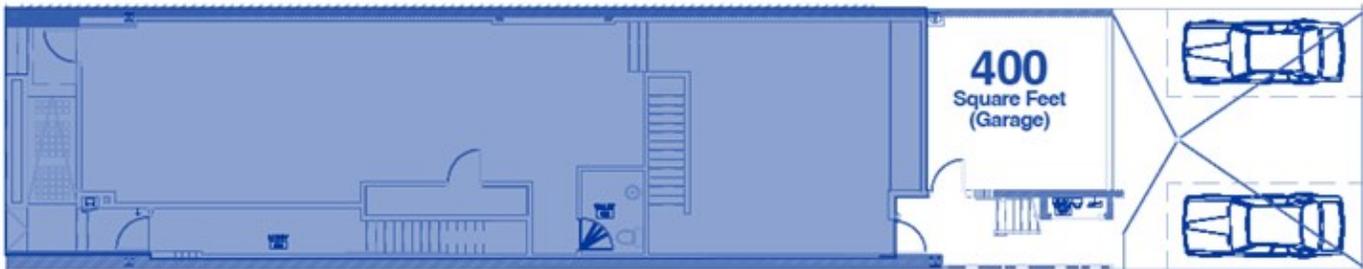
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 craig@straussrealty.com

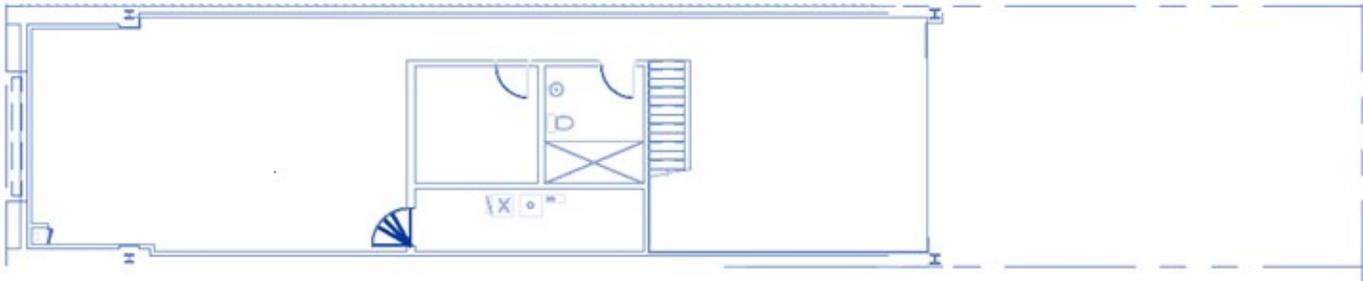


FLOOR PLANS

FIRST FLOOR



LOWER LEVEL



2,430 SF across two levels.

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INTERIOR

2521 N. Halsted St. Chicago, IL



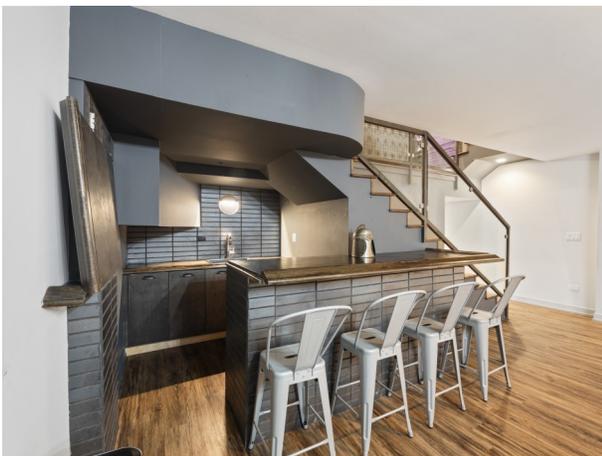
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