



FIFTEEN FIFTY EIGHT NORTH ELSTON



AVAILABLE NOW FOR LEASE, BUILD TO SUIT, OR SALE



MID-AMERICA® URBAN



FEATURES

- Located on high visibility gateway corner
- Adjacent to four way interchange at W North Ave & I-90/94 with 245,400 VPD
- Great brand building location
- 32,400 VPD on W North Ave and 14,400 VPD on N Elston Ave

AVAILABILITY

- 16 parcels with total of ±66,000 SF of land
- Can build to suit for multiple different uses and configurations

NEIGHBORING TENANTS



TOTAL POPULATION

7,311 .5 mi	48,288 1 mi	141,051 1.5 mi
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DAYTIME POPULATION

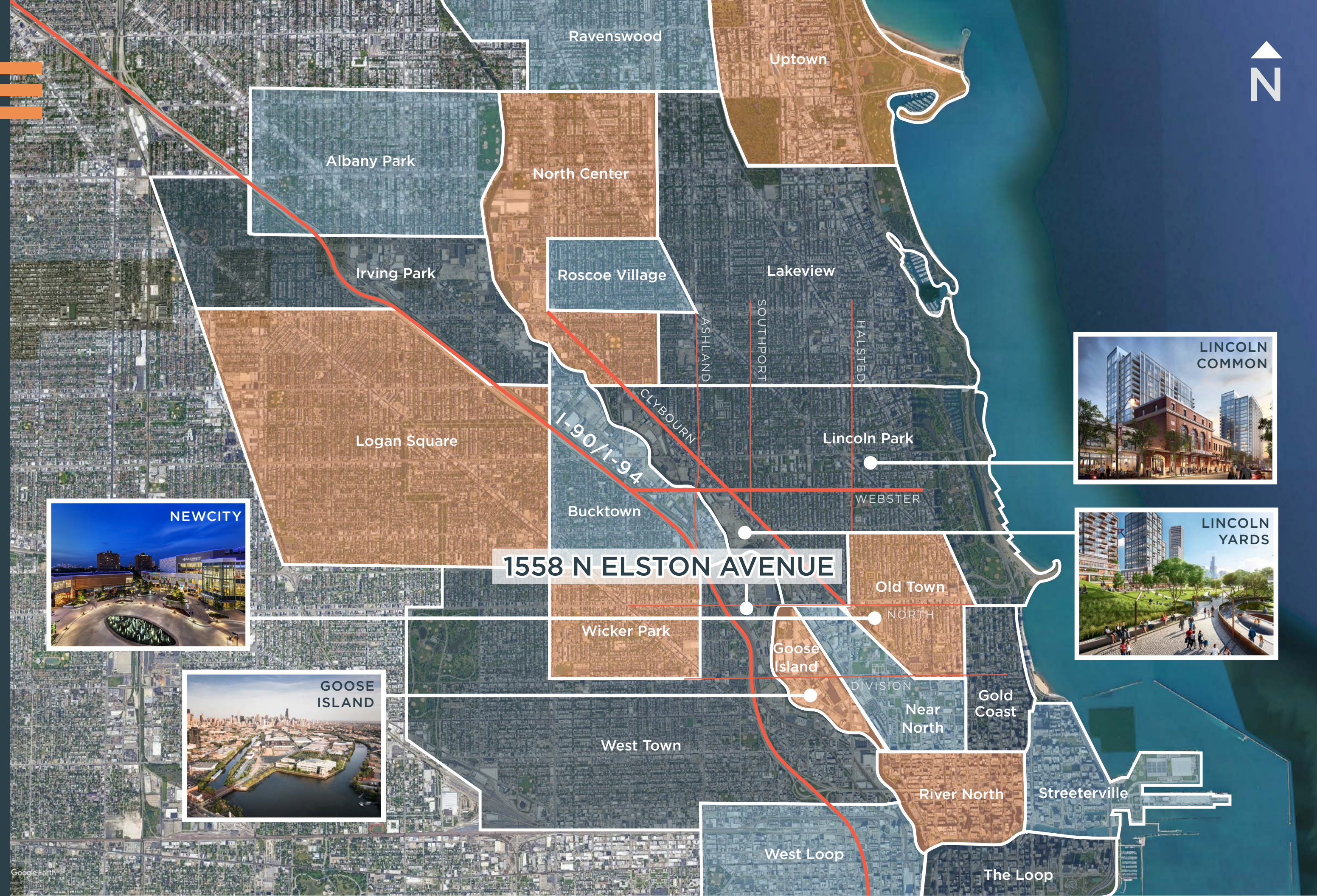
9,296 .5 mi	55,390 1 mi	145,871 1.5 mi
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AVERAGE HOUSEHOLD INCOME

\$109,761 .5 mi	\$118,255 1 mi	\$112,152 1.5 mi
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NEIGHBORING DEVELOPMENTS



NEWCITY



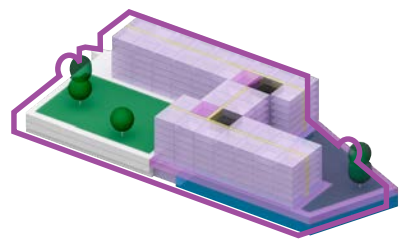
GOOSE ISLAND



LINCOLN COMMON

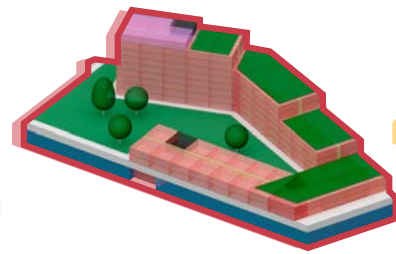


LINCOLN YARDS

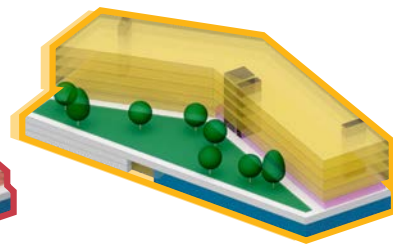


RESIDENTIAL

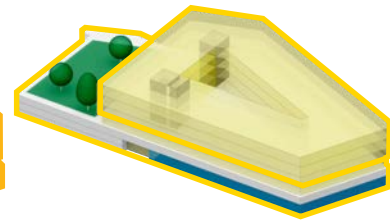
SENIOR LIVING



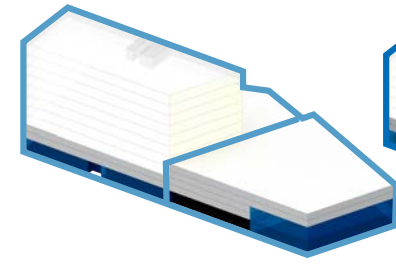
RENTAL



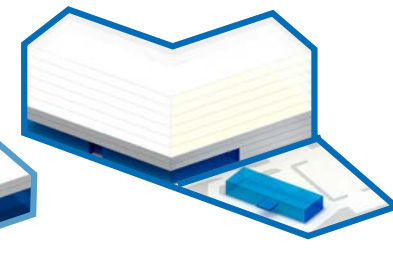
TYPICAL



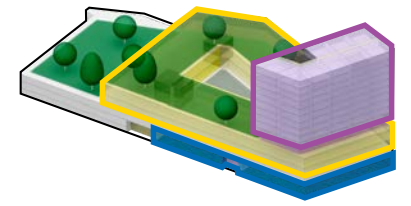
MEDICAL



AUTOMOTIVE



DRIVE THRU
RESTAURANT

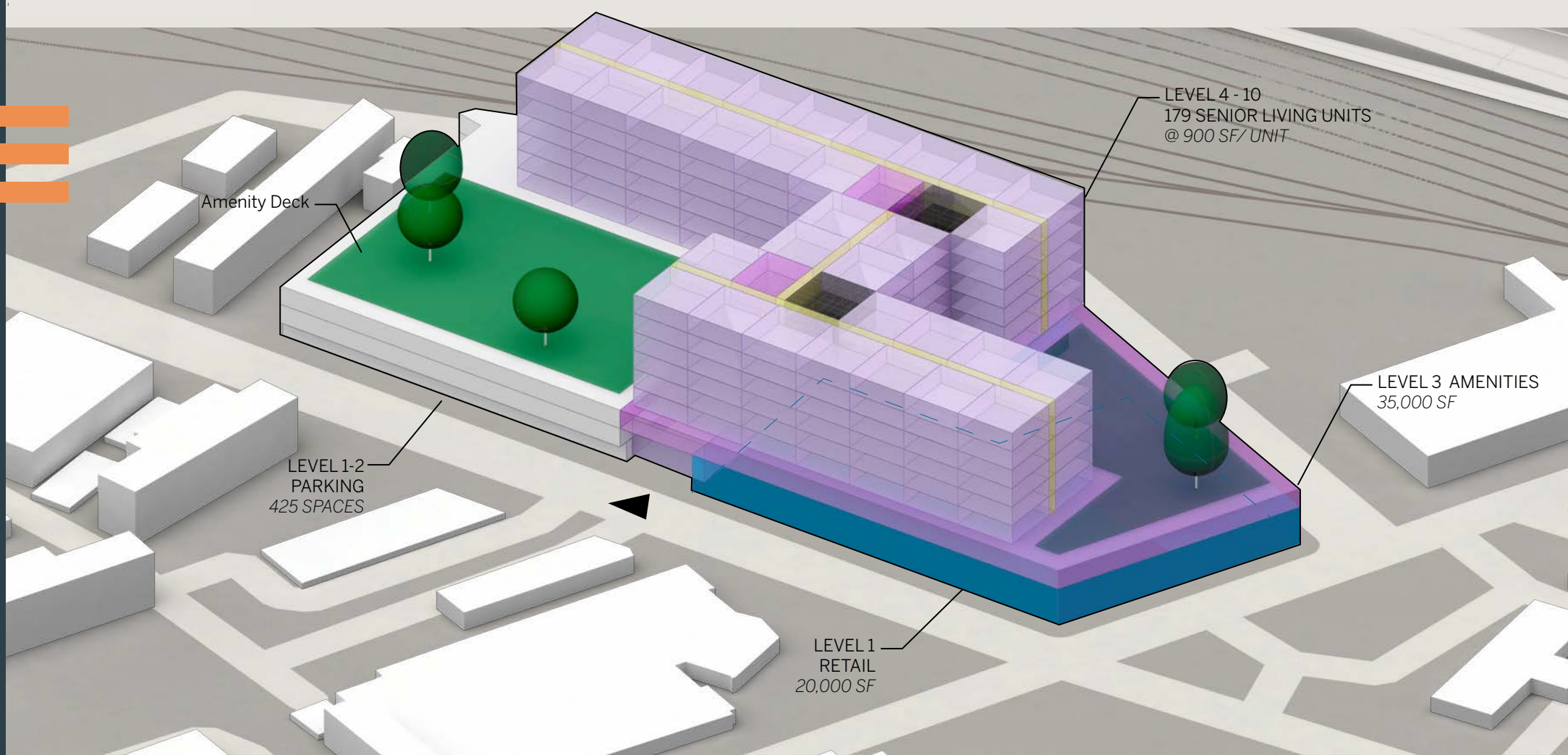


MIXED-USE

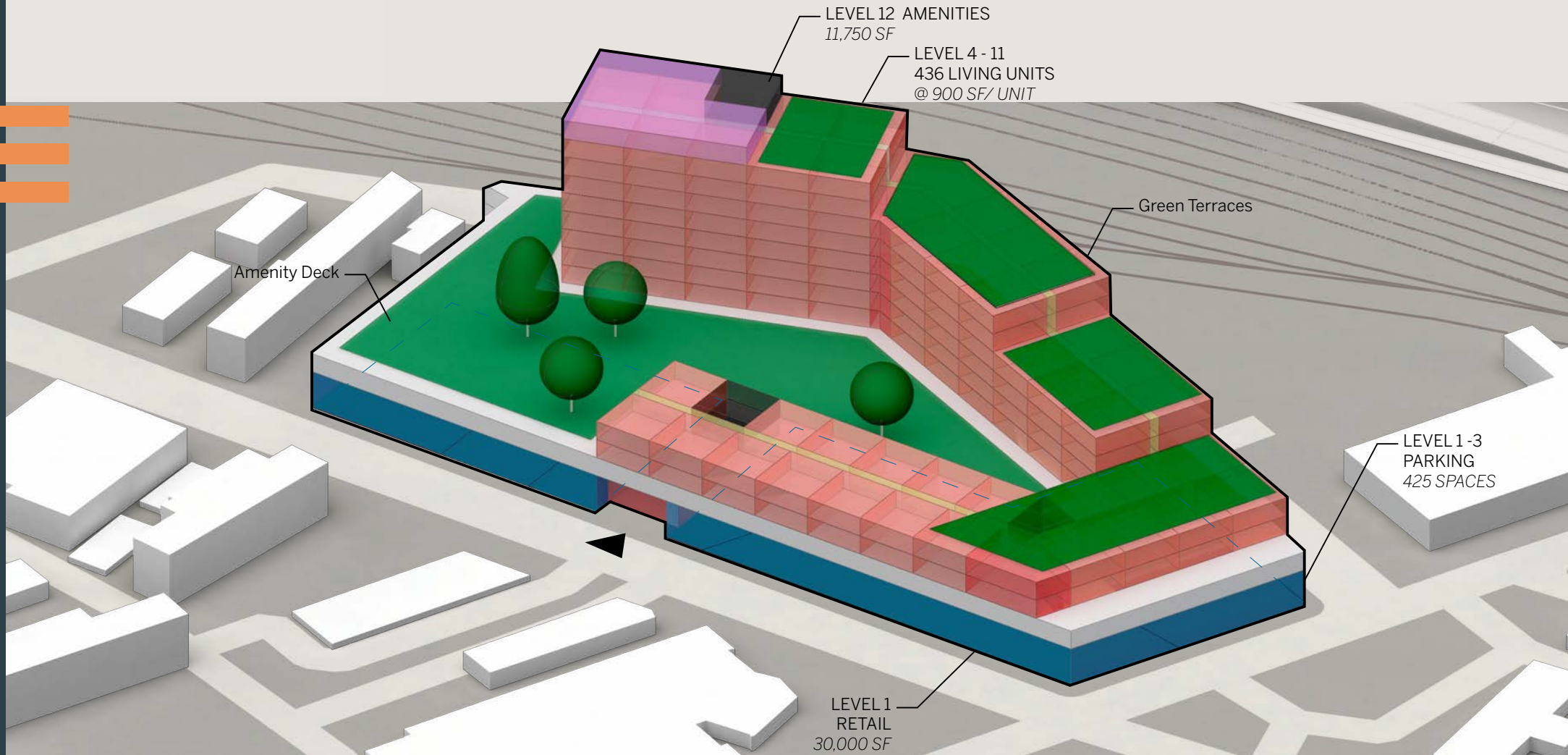
MEDICAL *MXU*

MEDICAL OFFICE
+
SENIOR LIVING
+
MEDICAL RETAIL

SENIOR LIVING

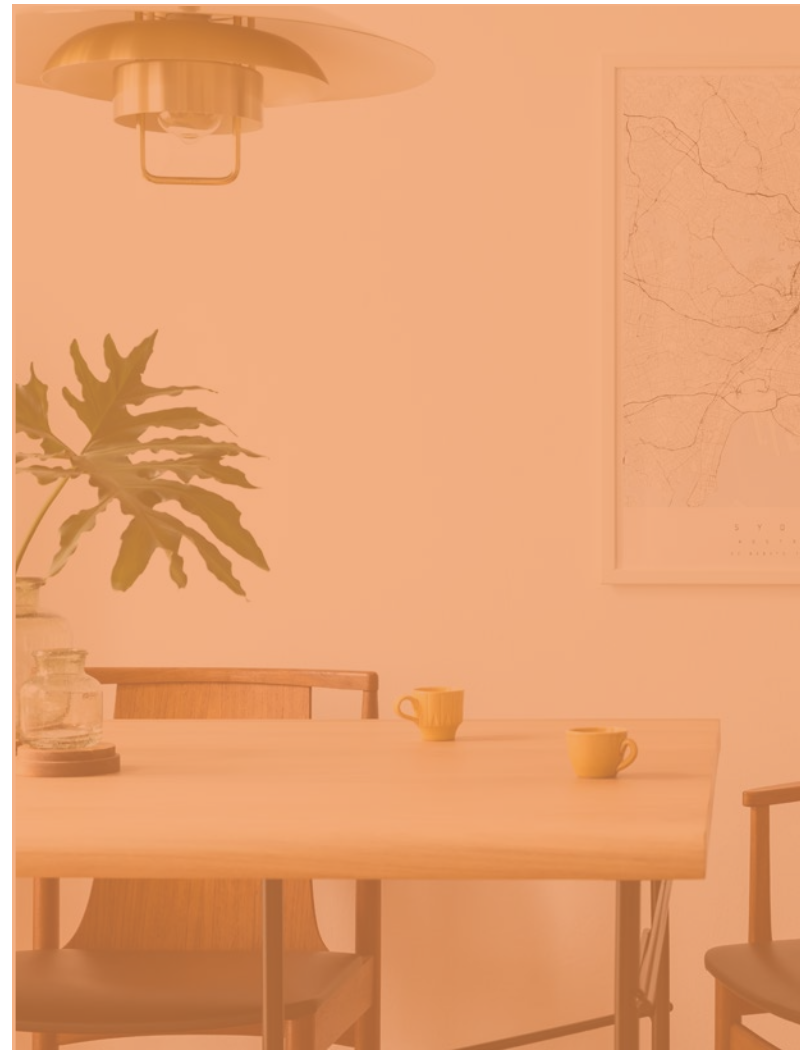


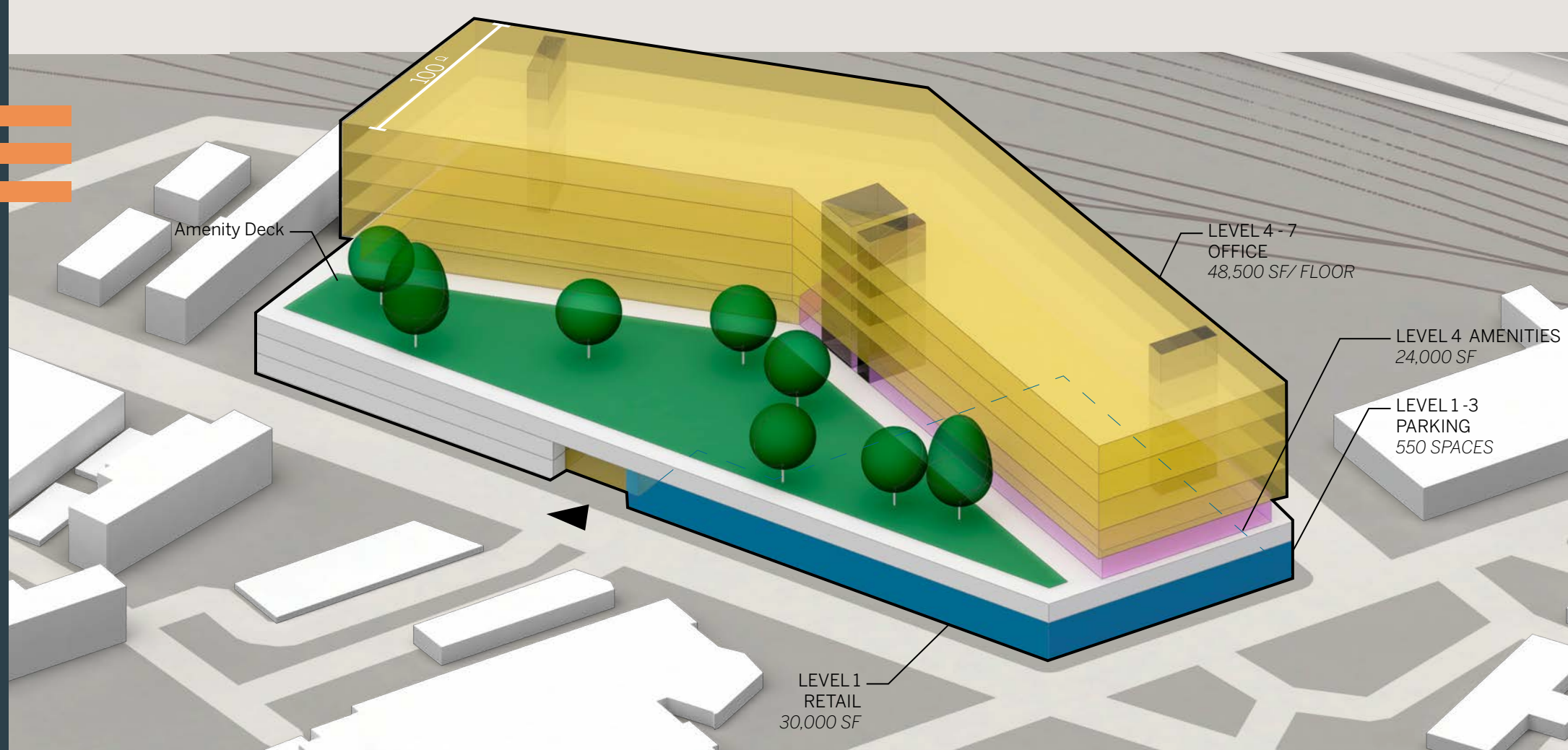
RESIDENTIAL



RETAIL: 30,000 SF
RESIDENTIAL: 239,838 SF
PARKING: 152,000 SF

FAR 3.0: 269,838 SF





RETAIL: 30,000 SF

OFFICE: 239,838 SF

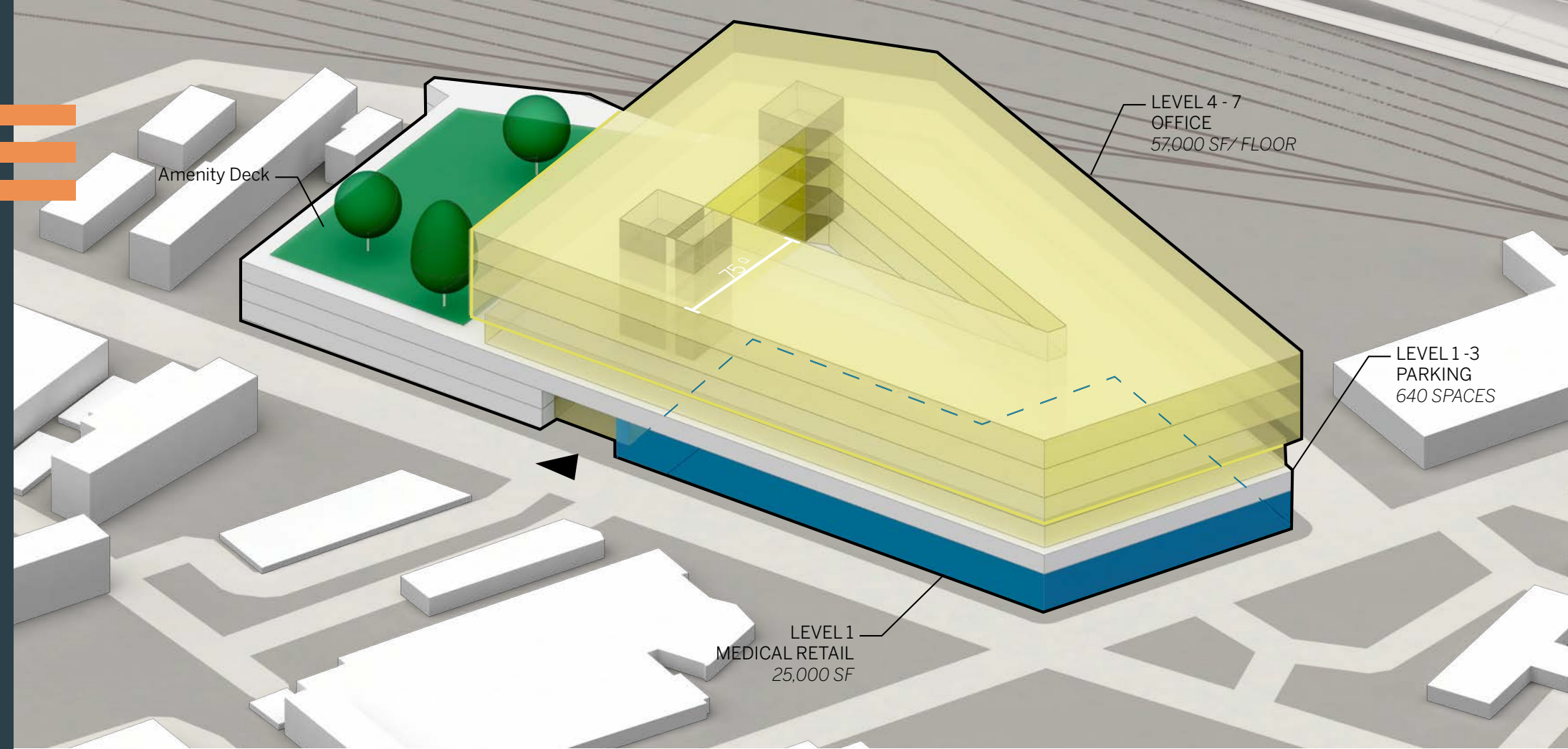
PARKING: 192,000 SF

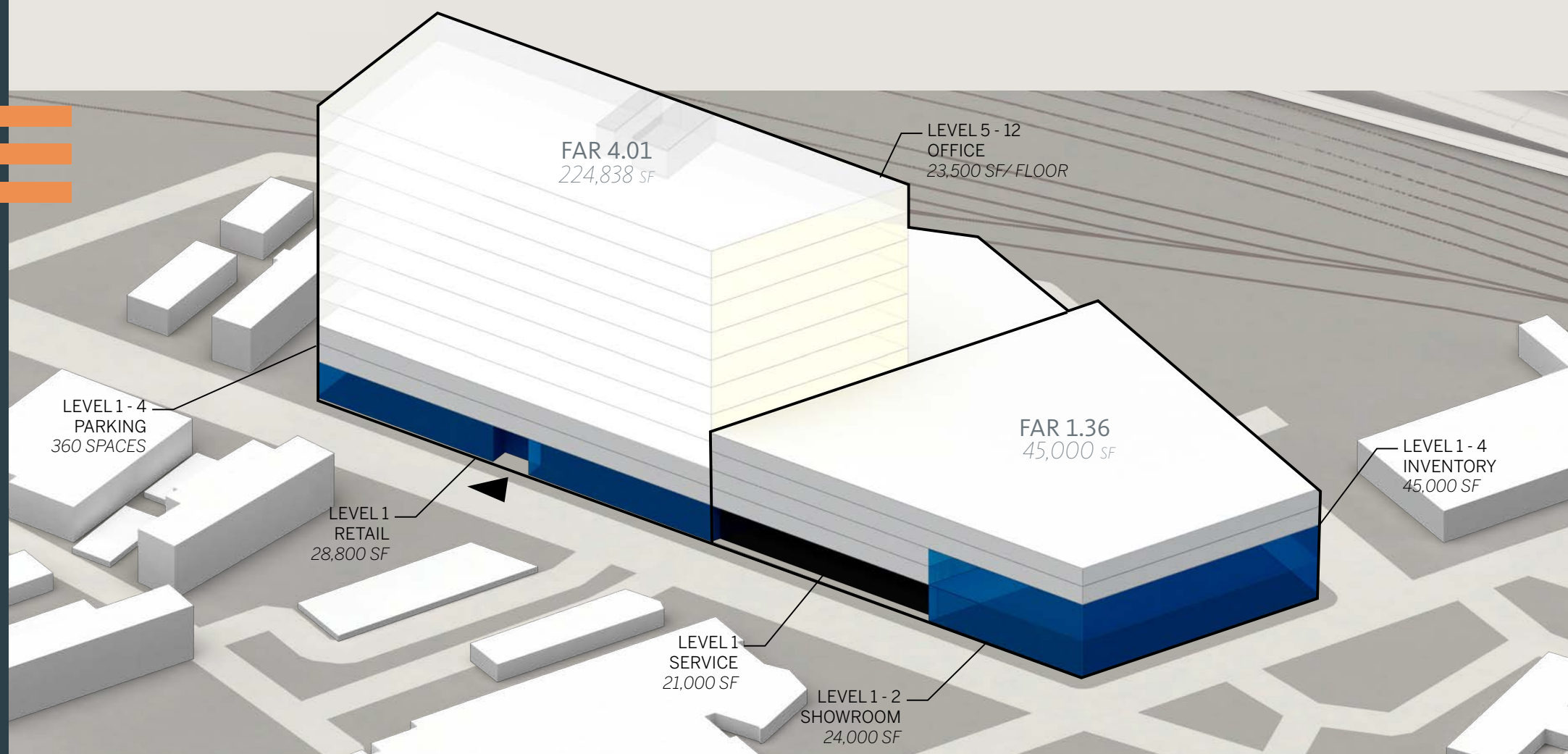
FAR 3.0: 269,838 SF

OFFICE



MEDICAL OFFICE





SITE A
RETAIL: 28,800 SF
OFFICE: 196,036 SF
PARKING: 129,650 SF

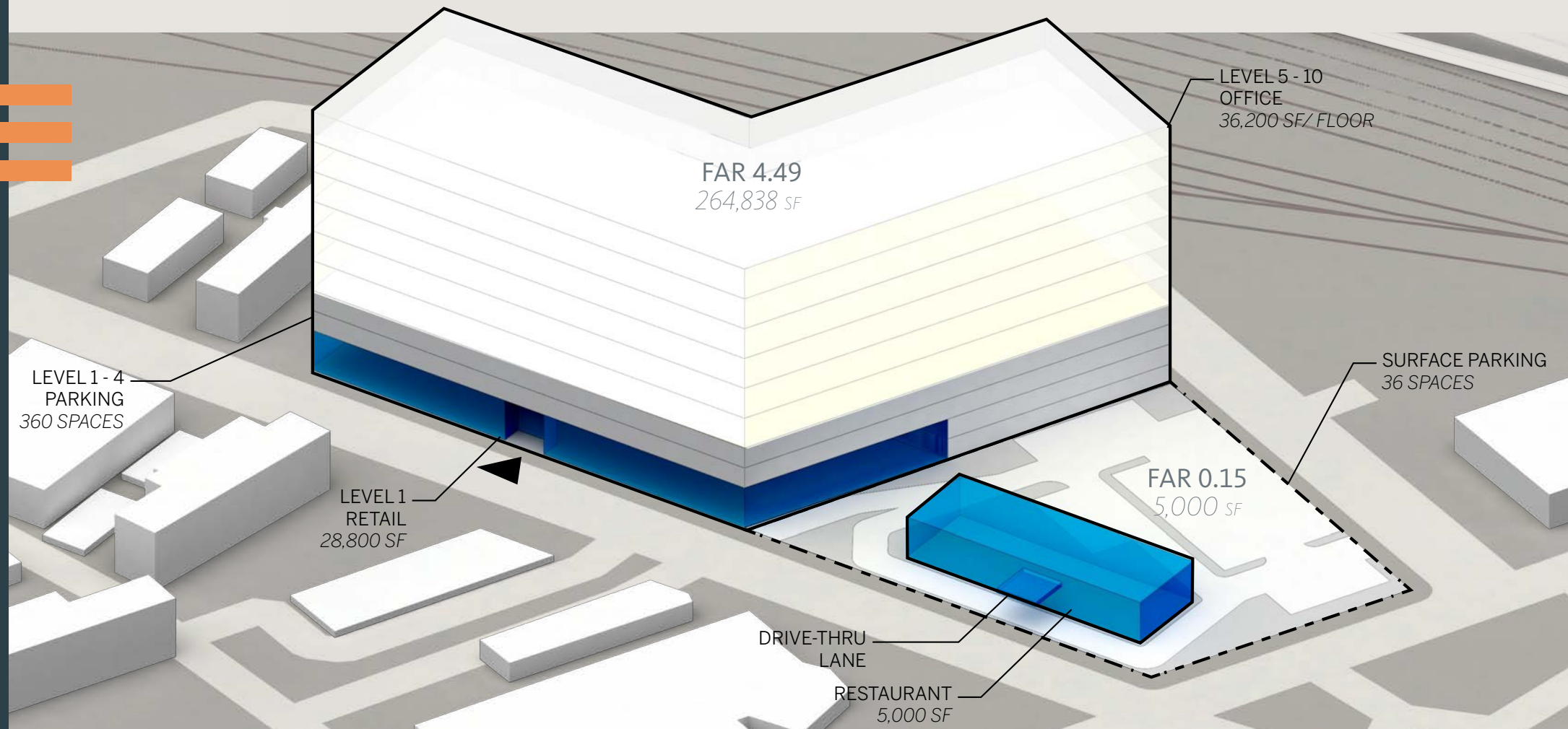
FAR 4.01: 224,838 SF

SITE B
RETAIL: 45,000 SF
PARKING: 45,000 SF

FAR 1.36: 45,000 SF



OFFICE/DRIVE-THRU



SITE A

RETAIL: 28,800 SF

OFFICE: 236,036 SF

PARKING: 125,650 SF

FAR 4.49: 264,838 SF

SITE B

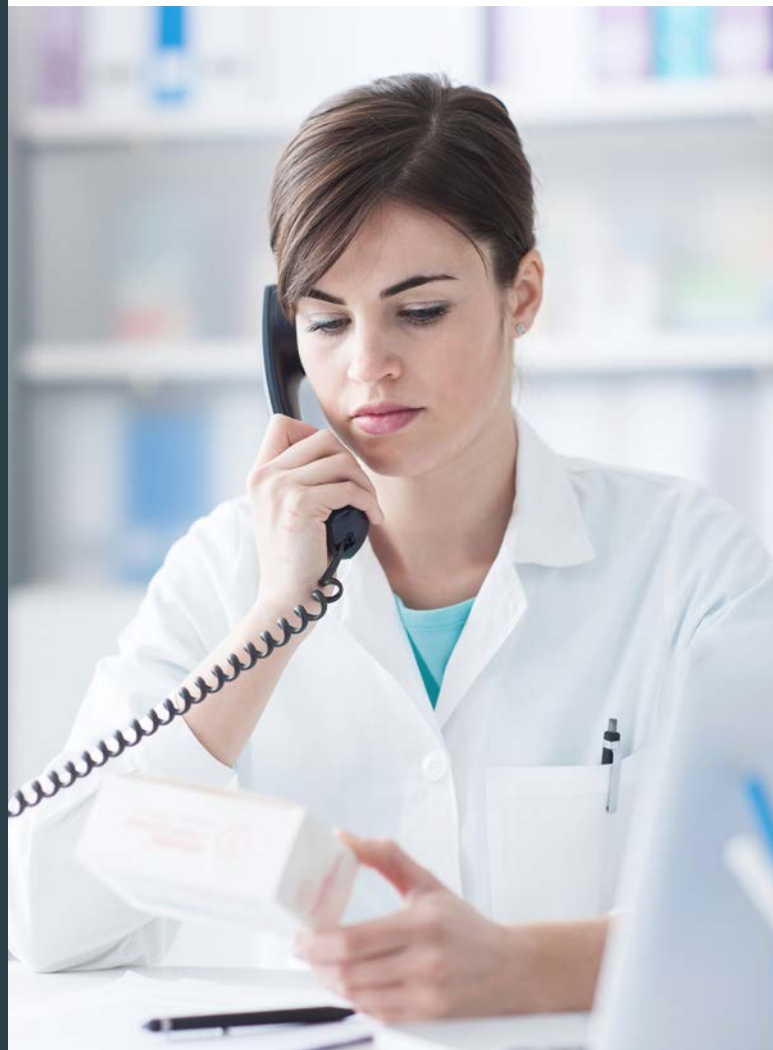
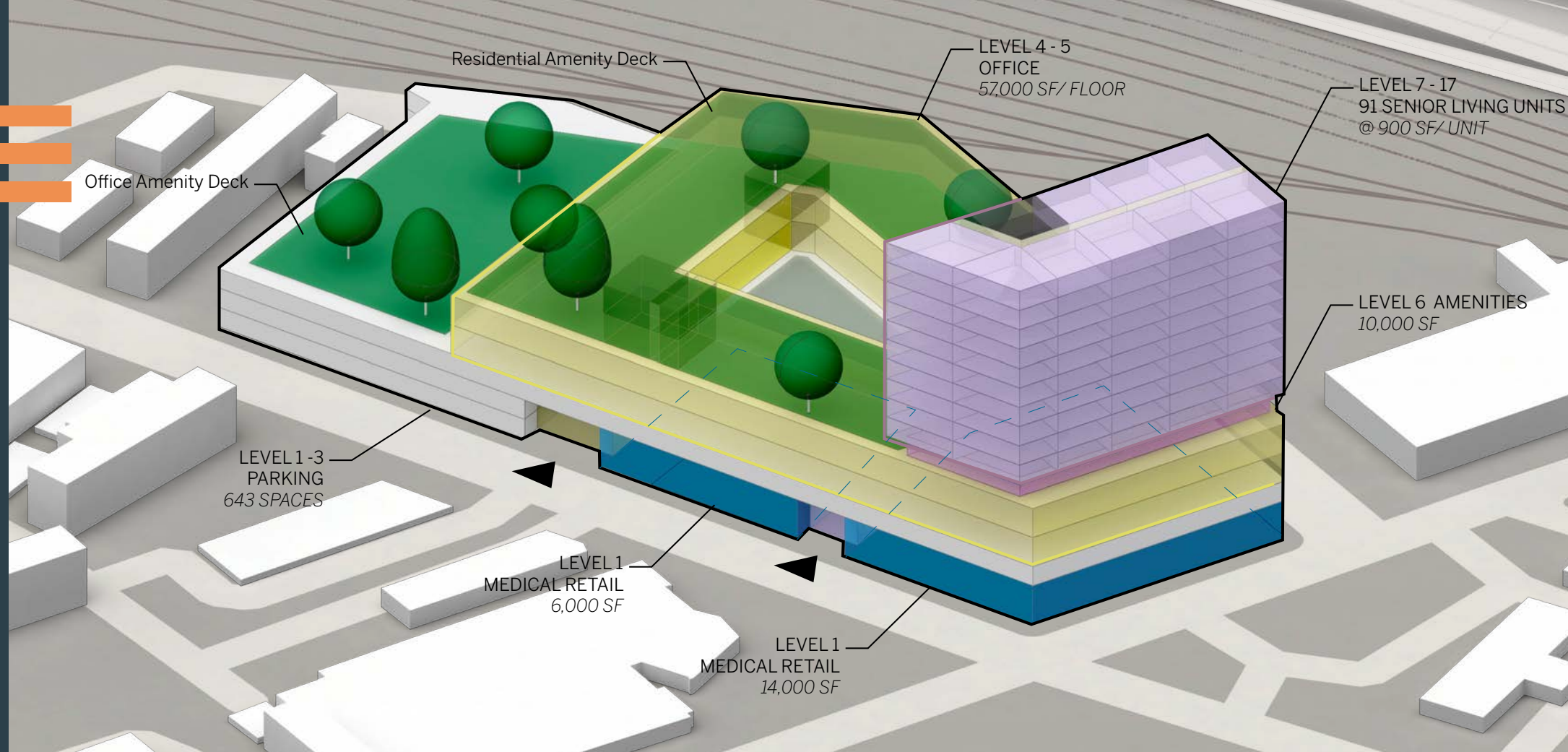
RETAIL: 45,000 SF

PARKING: 27,380 SF

FAR 0.15 5,000 SF



MIXED-USE SENIOR LIVING



AREA RETAIL MAP



LINCOLN
YARDS
DEVELOPMENT

THE LOCKUP
Self Storage

CLYBOURN PLACE

HomeGoods
TRADER JOE'S
ALDI
BUFFALO WILD WINGS
ExtraSpace Storage
KinderCare LEARNING CENTERS

THE HOME DEPOT

Binny's
BEVERAGE DEPOT

NORTH & SHEFFIELD
COMMONS

BEST BUY
west elm
POTTERY BARN
ULTA
Peet's COFFEE
MOD
EPIC
rōti

OLD NAVY

PORCELANOSA
TILES / BATHROOMS / LIFESTYLE
francesca's
CORLEY'S
Olive

NORTH & KINGSBURY
CENTER

modani
Pier 1 imports
BLICK art materials

NORDSTROM
rack

CHASE

SHOPS ON FREMONT

WILLIAMS-SONOMA
ANTHROPOLOGIE
DSW
ATHLETA
WHITE HOUSE BLACK MARKET
ANN TAYLOR
studio xfinity

WHOLE FOODS
MARKET

KIDS
SCIENCE LABS

ROADRUNNER SPORTS
WORLD'S LARGEST RUNNING & WALKING STORE

buybuy
BABY

JIMMY JOHN'S
SUBS

REI
COOP

CLYBOURN GALLERIA

sweat
lash
RED WING SHOES
NATUZZI ITALIA

BED BATH &
BEYOND

patagonia

NORTH AVENUE
COLLECTION

BANANA REPUBLIC
J.CREW
GAP
GAP BODY
F.F.C.
SL
URBAN OASIS
SALON LOFTS
AVIS

WORLD MARKET

lululemon
athletica
SEPHORA
drybar

POURBY

LENSCRAFTERS
sweetgreen

Crate
Barrel

32,400 VPD

1,700 VPD

NORTH KINGSBURY STREET

NORTH DAYTON STREET

Ann & Robert H. Lurie
Children's Hospital of Chicago

NORTH ELSTON AVENUE

WEST WABANSIA AVENUE

WEST CONCORD PLACE

WEST NORTH AVENUE

WEST BLACKHAWK STREET

NORTH MAGNOLIA AVENUE

NORTH GLYBOURN AVENUE

NORTH SHEFFIELD AVENUE

30,400 VPD

20,700 VPD

26,800 VPD

245,400 VPD

950 VPD

475 VPD

150 VPD

13,600 VPD

32,400 VPD

14,400 VPD

2,250 VPD

600 VPD

100 VPD

1,350 VPD

2,250 VPD

NORTH MARCEY STREET

4,550 VPD

7,950 VPD

2,325 VPD

150 VPD

800 VPD

Mercedes-Benz
of Chicago
Service Center
Fletcher Jones
Audi
Service Center

bp

EXIT
CHICAGO

WICKER
PARK
COMMONS

LOWE'S

Jewel
Osco

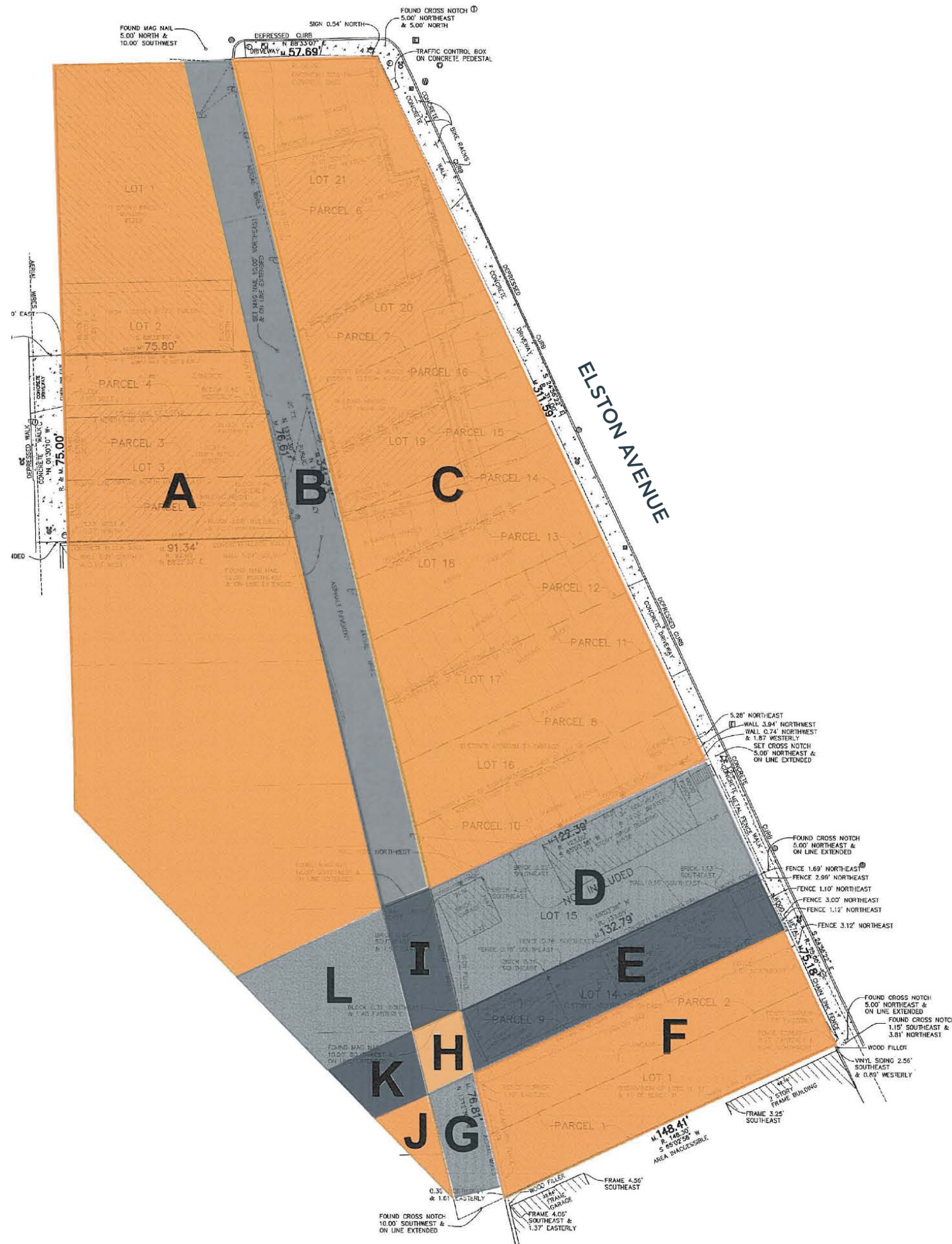
ULTA
BEAUTY



SQUARE FOOTAGE

AREA A	30,253 SF
AREA B	6,894 SF
AREA C	28,857 SF
AREA D	6,422 SF
AREA E	3,405 SF
AREA F	7,196 SF
AREA G	889 SF
AREA H	512 SF
AREA I	1,021 SF
AREA J	496 SF
AREA K	775 SF
AREA L	2,593 SF

TOTAL 89,313 SF



ALTA / NSPS Land Title Survey

- PARCEL 1:**
LOT 1 IN THE SUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 2:**
ALL THAT PART OF LOT 14 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE SOUTHERLY LINE OF SAID LOT AND A LINE DRAWN FROM A POINT ON THE EASTERLY LINE THEREOF EQUIDISTANT FROM THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT AND RUNNING WESTERLY PARALLEL WITH SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID LOT, ALL IN COOK COUNTY, ILLINOIS.
- PARCEL 3:**
THE NORTH 1/2 OF LOT 3 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 4:**
THE SOUTH 1/2 OF LOT 2 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 5:**
THE SOUTH 1/2 OF LOT 3 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 6:**
LOT 21 AND THE NORTHWESTERLY 1/2 OF LOT 20 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 7:**
THE SOUTHEASTERLY 1/2 OF LOT 20 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 8:**
THE SOUTHEASTERLY 1/2 OF LOT 16 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 9:**
THE NORTHWESTERLY 1/2 OF LOT 14 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 10:**
THE NORTHWESTERLY 1/2 OF LOT 16 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 11:**
THE SOUTH 1/2 OF LOT 17 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 12:**
THE NORTH 1/2 OF LOT 17 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 13:**
THE SOUTH 1/2 OF LOT 18 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 14:**
THE NORTH 1/2 OF LOT 18 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 15:**
THE SOUTH 1/2 OF LOT 19 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 16:**
THE NORTH 1/2 OF LOT 19 IN BLOCK 31 IN ELSTON'S ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- CONTAINING 45,558 SQ. FT. OR 1.04 ACRES MORE OR LESS.



FIFTEEN FIFTY EIGHT NORTH ELSTON

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