



AVAILABLE SPACE: 35,947 sf & 8,068 sf

# RIVERFRONT PLAZA

2575 - 2665 Elston Avenue  
Chicago, IL 60647  
**FOR LEASE**

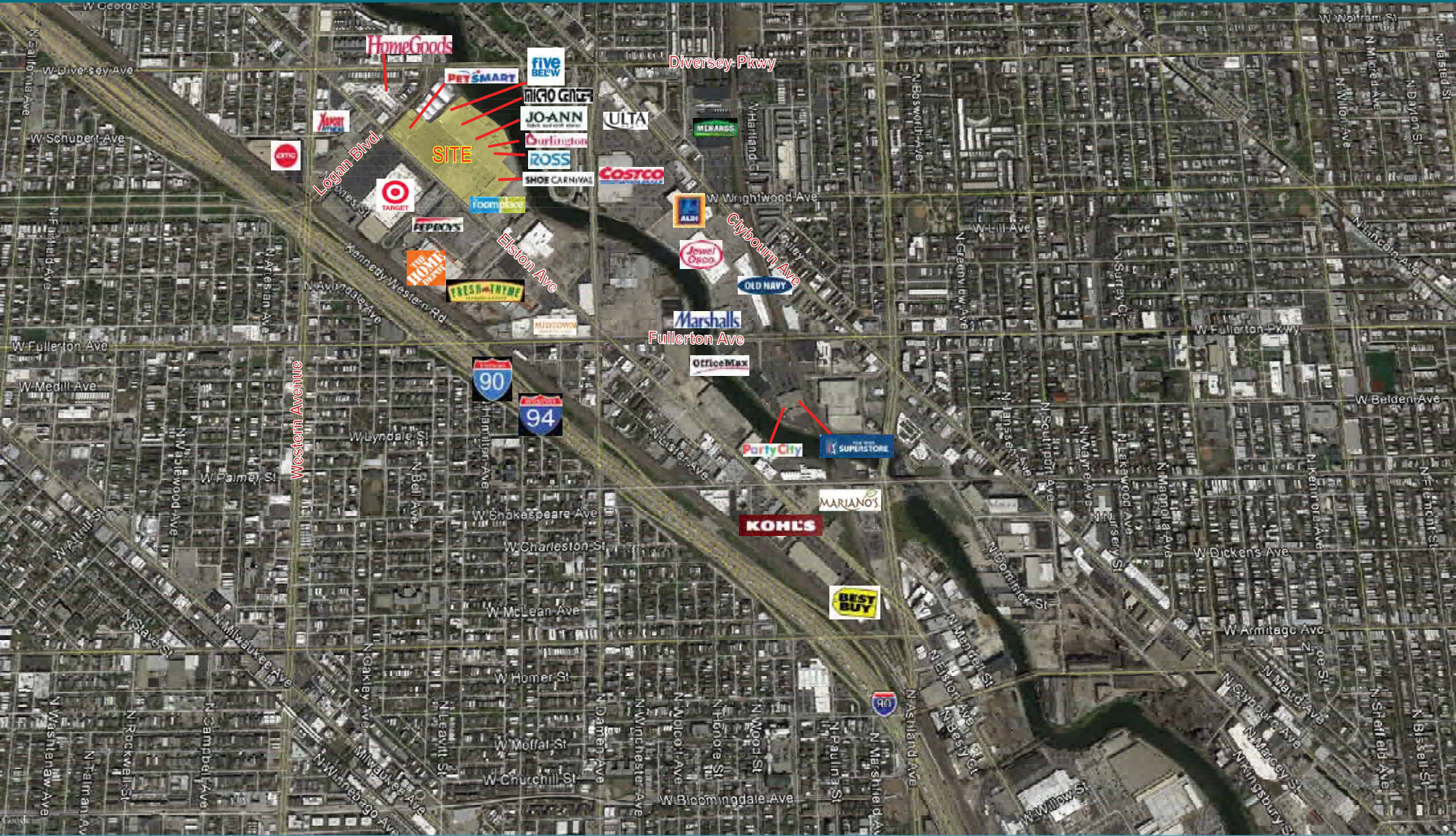
CONTACT: NOEL ESCALONA [nescalona@escalonare.com](mailto:nescalona@escalonare.com) 847.460.0096



This document has been prepared solely for informational purposes. While the information contained herein is from reliable sources, it has not been independently verified. The document is provided subject to errors, omission and changes in information.

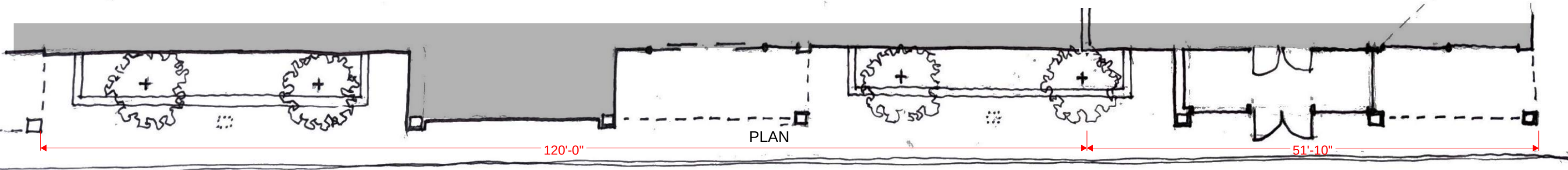
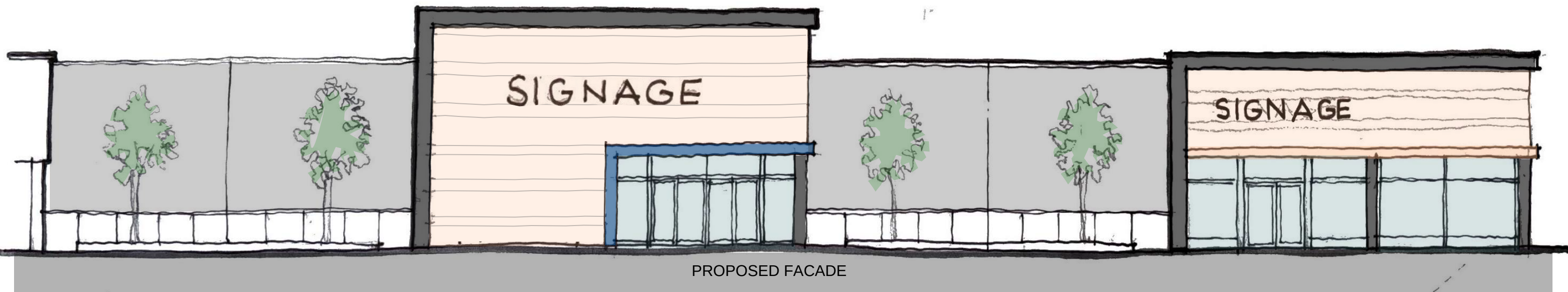
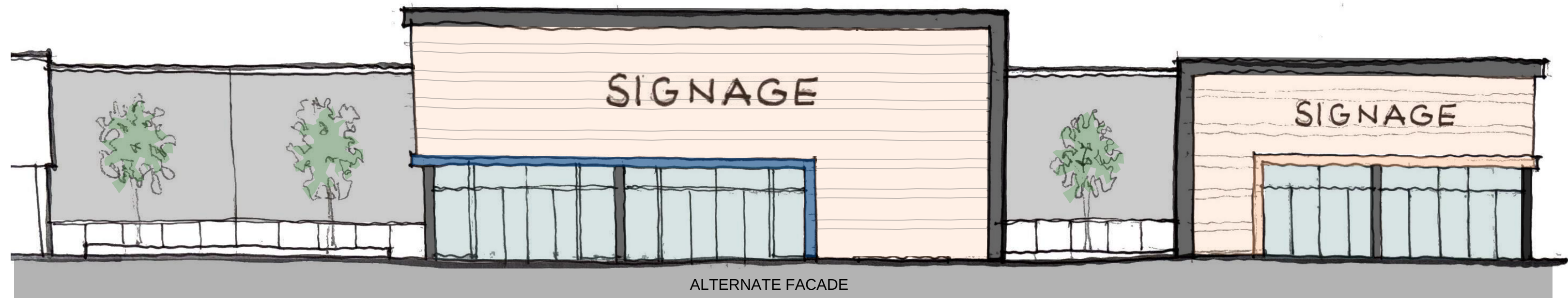


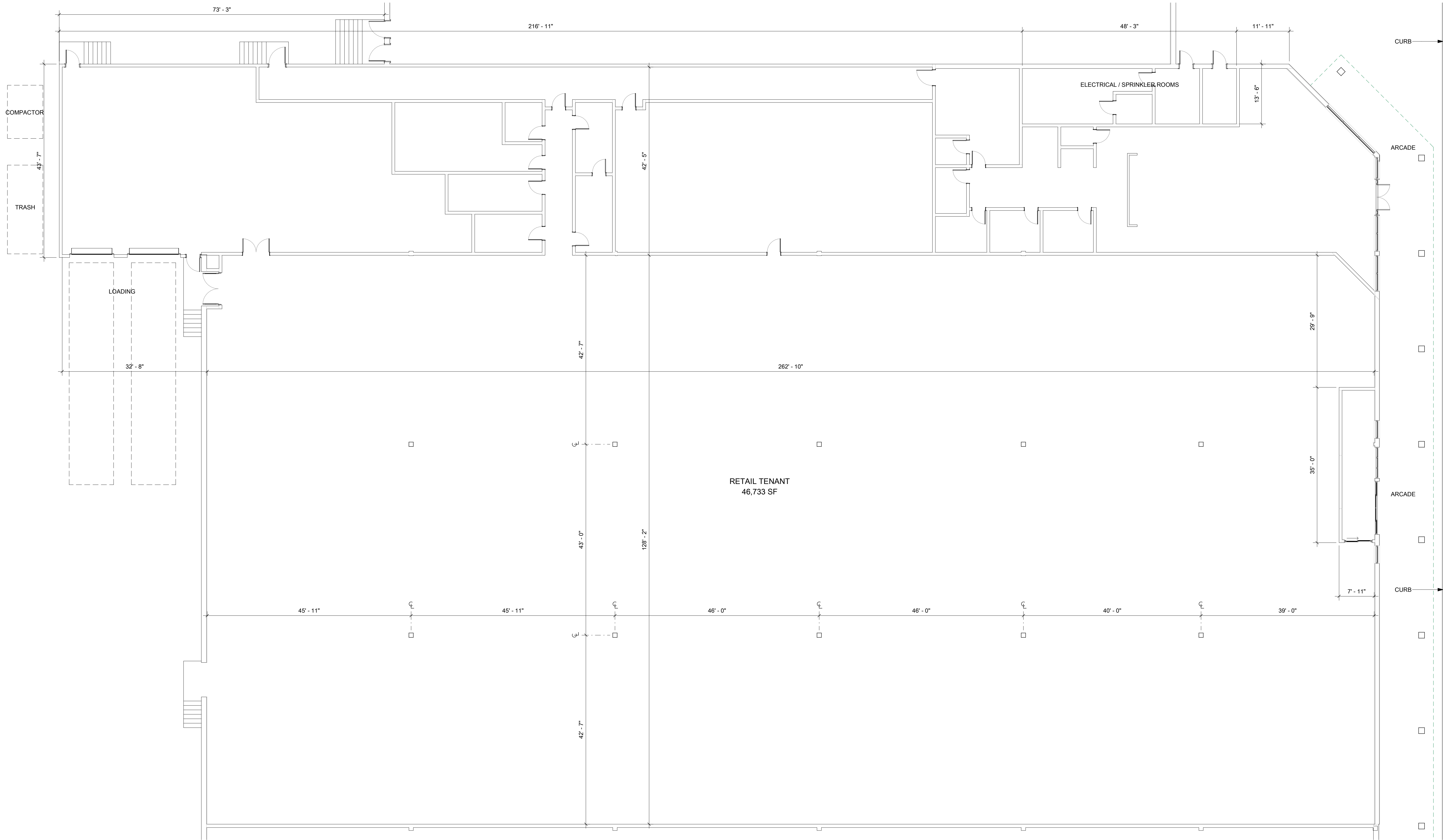
**Riverfront Plaza**  
2575-2665 Elston Avenue  
Chicago, IL 60647



This document has been prepared solely for informational purposes. While the Information contained herein is from reliable sources, it has not been independently verified. The document is provided subject to errors, omission and changes in information.



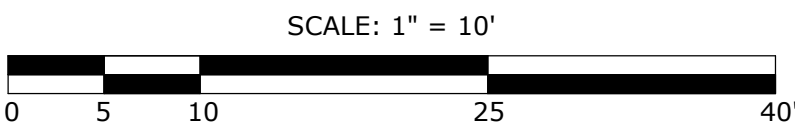




THIS DRAWING IS ONLY A GENERAL REPRESENTATION OF THE PREMISES. THE OVERALL CONFIGURATION OF SPACE(S) IS SHOWN, BUT ACCURACY OF CERTAIN AREAS AND ELEMENTS HAVE NOT YET BEEN VERIFIED. THE END USER IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS ON SITE.

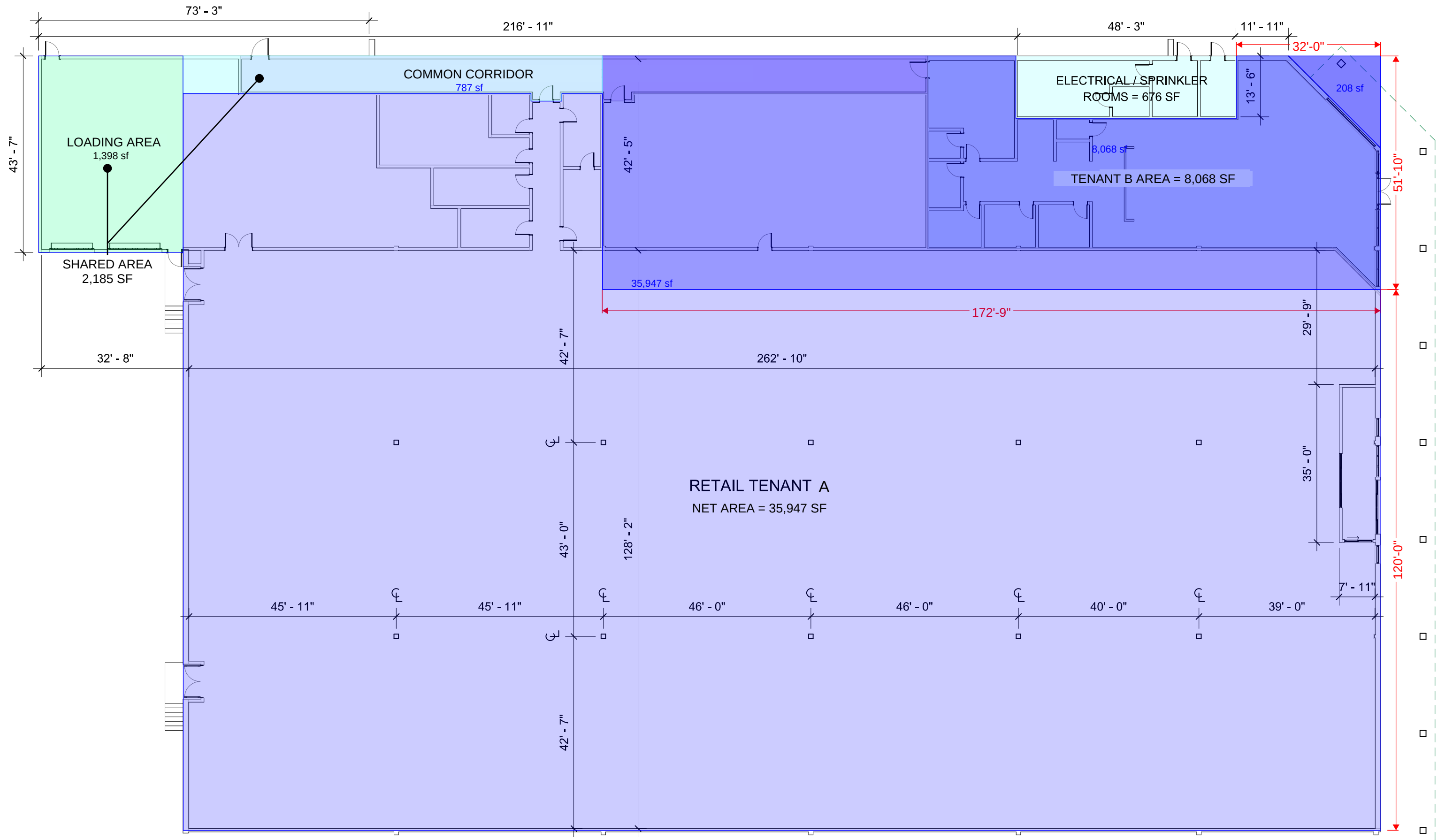
2635-39 North Elston Avenue | Chicago IL  
MARCH 6, 2025

EXISTING CONDITIONS PLAN



EX-1



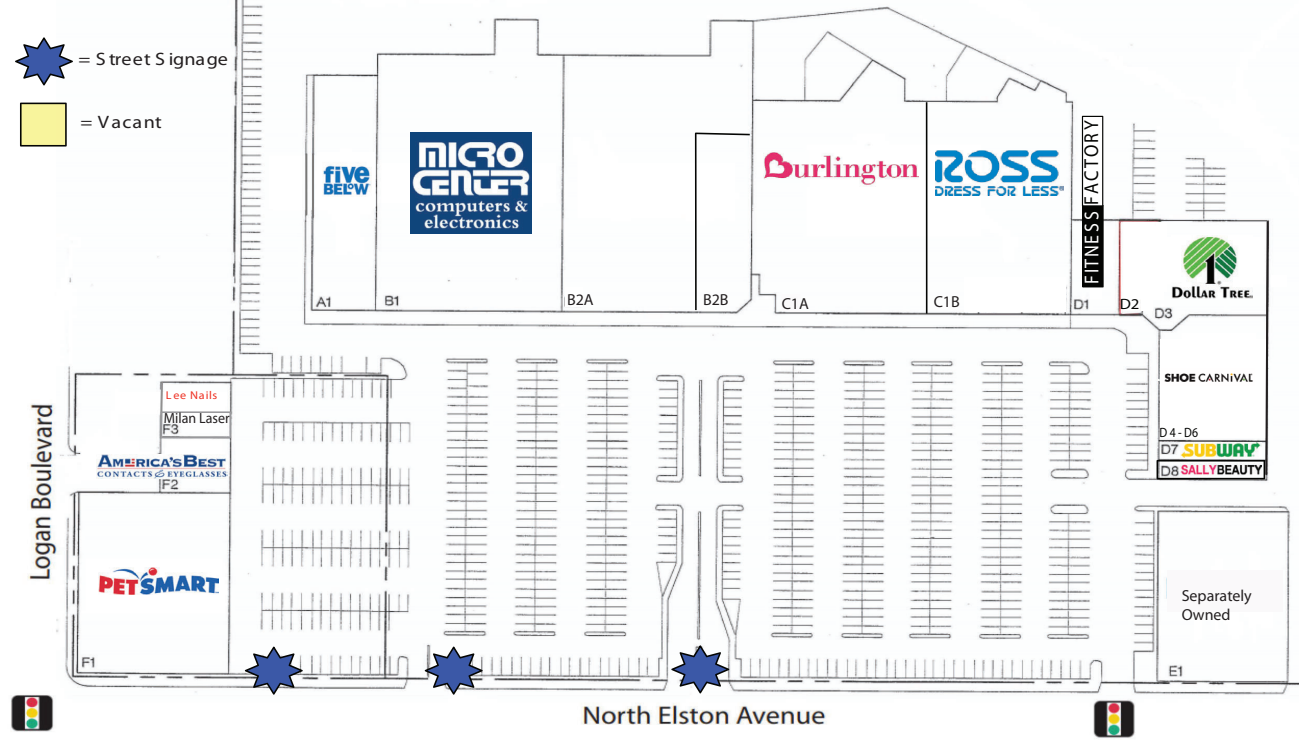


# Riverfront Plaza

2575-2665 Elston Avenue

Chicago, IL 60647

## Site Plan



Demographic Data

|               | 1 Mile   | 2 Mile   | 3 Mile   |
|---------------|----------|----------|----------|
| Population    | 51,542   | 251,617  | 570,993  |
| Households    | 23,117   | 110,924  | 258,562  |
| Median Income | \$79,819 | \$73,533 | \$64,510 |

| Tenant Roster |                      |         |                 |           |                  |      |                       |
|---------------|----------------------|---------|-----------------|-----------|------------------|------|-----------------------|
| Parcel I      |                      |         |                 | Parcel II |                  |      |                       |
| A1            | Five Below           | C1 B    | Ross            | D8        | Sally Beauty     | F1   | Petsmart              |
| B1            | Micro Center         | D1      | Fitness Factory | E1        | Separately Owned | F2   | America Best Contacts |
| B2 A          | Lease Pending        | D2 & D3 | Dollar Tree     |           |                  | F2 A | Milan Laser           |
| B2 B          | Available - 8,068 sf | D4 - D6 | Shoe Carnival   |           |                  | F3   | Lee Nails             |
| C1 A          | Burlington           | D7      | Subway          |           |                  |      |                       |

