For Lease

# HARD CORNER AT LIGHT

1800 S. Ashland, Chicago, IL 60608

## Negotiable

Highly visible retail space at the corner of Ashland & 18th Street. Right in the heart of the lively Pilsen neighborhood, this property is conveniently located one block East of the Pink Line 18th Street Station within walking distance of various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use.

**Contact us:**

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TAKE A TOUR

SUMMARY

| Lease Rate | **NEGOTIABLE** |
|---|---|

### OFFERING SUMMARY

| | |
|---|---|
| Contiguous: | 3,200 SF |
| Corner: | 2,400 SF |
| Inline: | 800 SF |
| Taxes: | $6.00 sf/YR |
| CAM/Insurance: | $5.00 sf/YR |
| Management: | $1.75 sf/YR |
| Submarket: | Pilsen |
| Walk Score® | Walker's Paradise (96) |

## PROPERTY OVERVIEW

Highly visible retail space at the corner of Ashland & 18th Street. The frontage on Ashland is 50' and 75' on 18th Street. Right in the heart of the lively Pilsen neighborhood, this property is conveniently located one block East of the Pink Line 18th Street Station within walking distance of various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use.

## PROPERTY HIGHLIGHTS

- Corner Location
- 18th Street Station (Pink Line) - 4-minute walk
- Frontage - 75' on 18th Street & 50' on Ashland Ave.
- Traffic Count - 30,000+ VPD
- Walk Score® Walker's Paradise (96)

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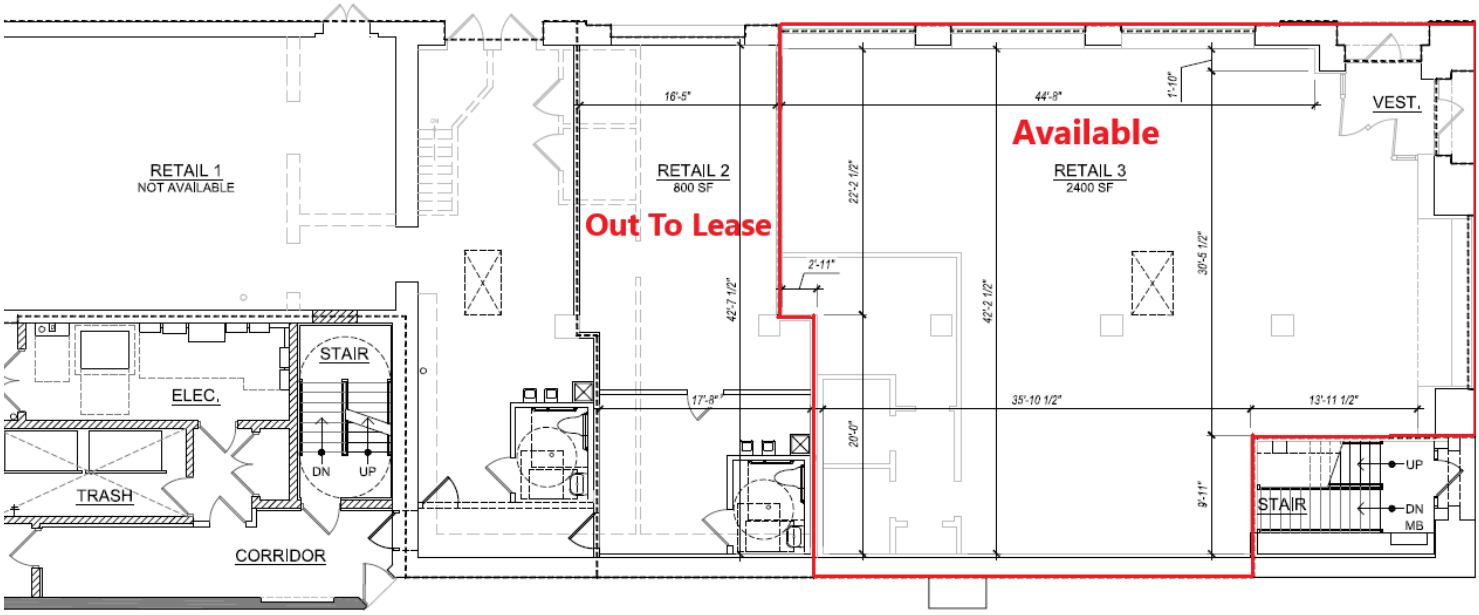
## 1800 S. ASHLAND - HARD CORNER



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**1607 18TH STREET - INLINE**

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**AREA DETAILS**

**30K+ VPD**
Traffic Count

**Pink Line**
Transportation

**C1-3**
Zoning

**390K+**
Population (3 mile)

**200 amp**
Electricity

**96**
Walk Score®

**30 yrs.**
Median AGE

## LOCATION OVERVIEW

In 2006 Pilsen became a National Historic Register District. The neighborhood is a true microcosm reflecting Chicago's greater melting pot of culture and ethnicity. The neighborhood is known as a haven for artists in search of inexpensive studio space and places to display their work. As such, on the east side of Pilsen, you'll find one of Chicago's largest art districts. The neighborhood also houses the National Museum of Mexican Art. Pilsen is for foodies as you drive or walk down busy W. 18th Street you'll find Mexican bakeries, fantastic restaurants, and grocers. Pilsen is a foodie paradise where the latest trendy restaurant sits next to a mom-and-pop joint, both offering authentic tastes. Pilsen is located in 60608 and nearby neighborhoods include University Village and South Loop.

## AREA TENANTS

- 5th Third Bank
- METRO (T Mobile)
- Dunkin
- Urban Treez Chicago
- Sabas Vega Restaurant
- El Berrinches Restaurant
- 18th Street Vintage
- La Mejikana Restaurant
- Jibarito Stop Restaurant
- Associated Bank
- Vianey's Pet Salon
- Pilsen Law Center
- Pilsen Arts & Community
- Stilo Salon
- Family Dollar Store
- Carnitas Uruapan
- Resurrection Project
- Taqueria Los Comales

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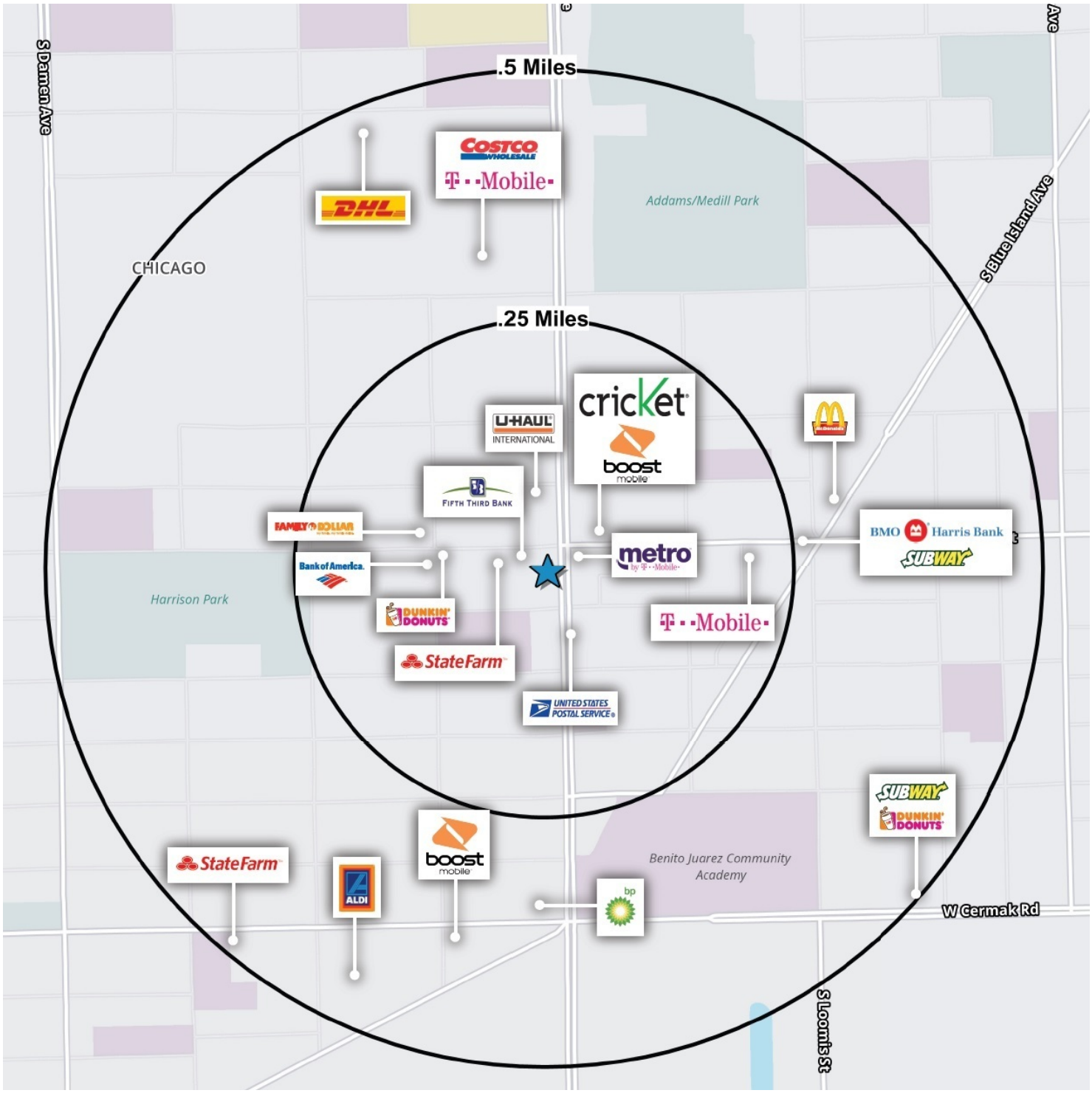


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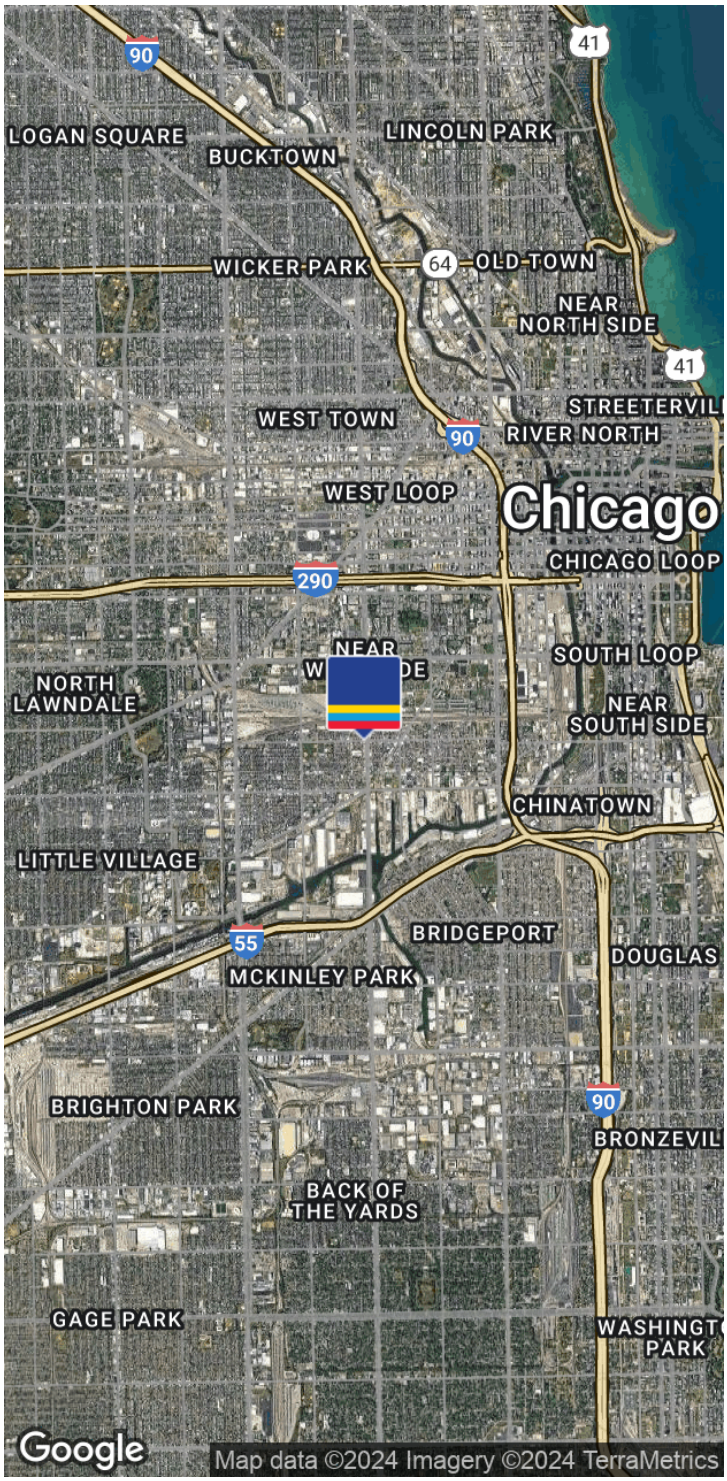
## LOCATION MAP



| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total population | 5,524 | 14,996 | 38,727 |
| Median age | 30.7 | 30.1 | 29.7 |
| Median age (Male) | 30.8 | 29.8 | 29.3 |
| Median age (Female) | 30.4 | 30.4 | 30.3 |
| Total households | 1,716 | 4,996 | 14,081 |
| Total persons per HH | 3.2 | 3.0 | 2.8 |
| Average HH income | $37,968 | $37,539 | $43,492 |
| Average house value | $370,810 | $311,507 | $313,348 |

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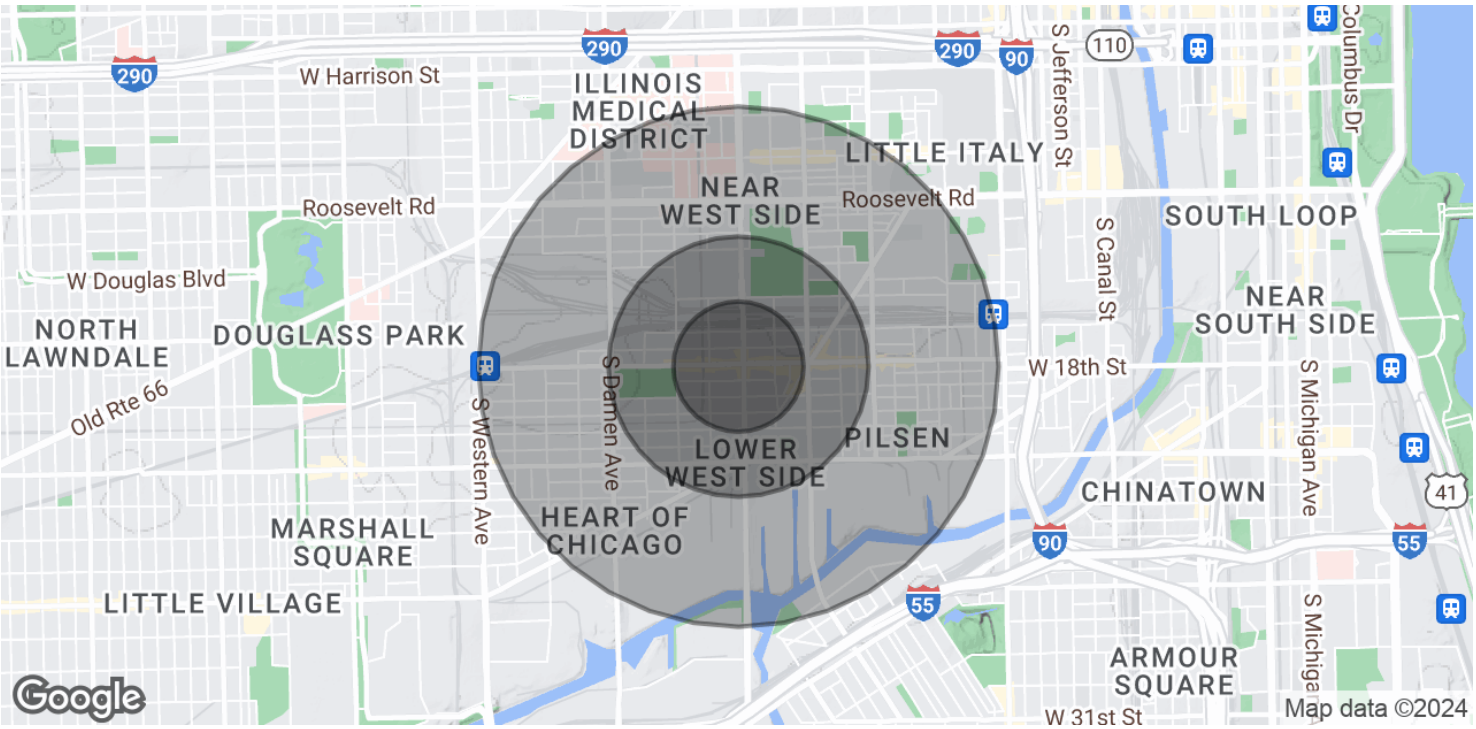
## DEMOGRAPHICS MAP & REPORT

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** Demographic data derived from 2020 ACS - US Census*

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