For Lease/Sale

1,000 SF Retail Condo

1026 North Ashland Ave., Chicago, IL 60622

$20.00 SF/yr (NNN)

For Lease or Sale: 1,000 sf retail condo in Wicker Park.
This spacious retail space is located on the ground floor of a 4-story mix-use building in Wicker Park. The open floor plan features high ceilings and large storefront windows, making it ideal for a variety of businesses. The space also includes a bathroom, new HVAC, new water heater, and 1 designated parking space. The high-visibility location on Ashland Ave is easily accessible by car and public transportation. The location sees over 25,900 VPD and a Walk Score of 96. Neighboring businesses include national and local tenants alike.

Contact us:

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TAKE A TOUR

SUMMARY

SUMMARY	
Sale Price:	$225,000
Lease Rate:	$20 SF NNN
Size:	1,000 SF
Taxes & Operating Expenses:	$11.44 SF
Zoning:	B1-2
Market:	Chicago
Submarket:	Wicker Park

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- 1,000 sf Retail Condo for lease or sale
- Excellent visibility on Ashland Ave just South of Division
- Almost 26,000 VPD
- Recently vacated vanilla box condition
- Newer HVAC and Water Heater

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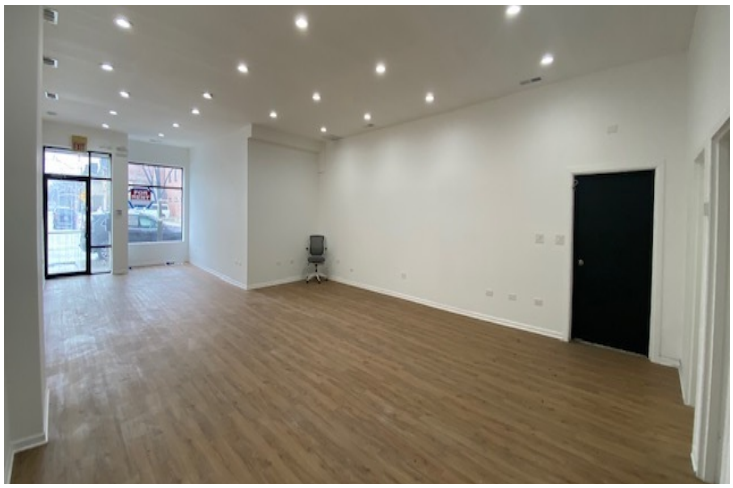
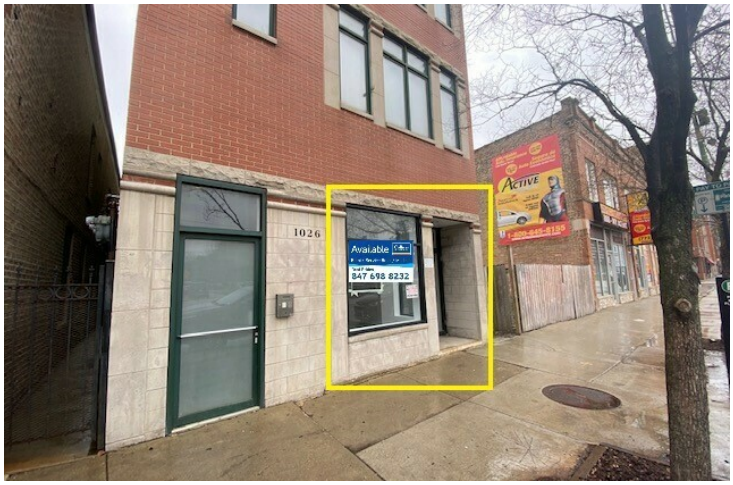
ADDITIONAL PICTURES





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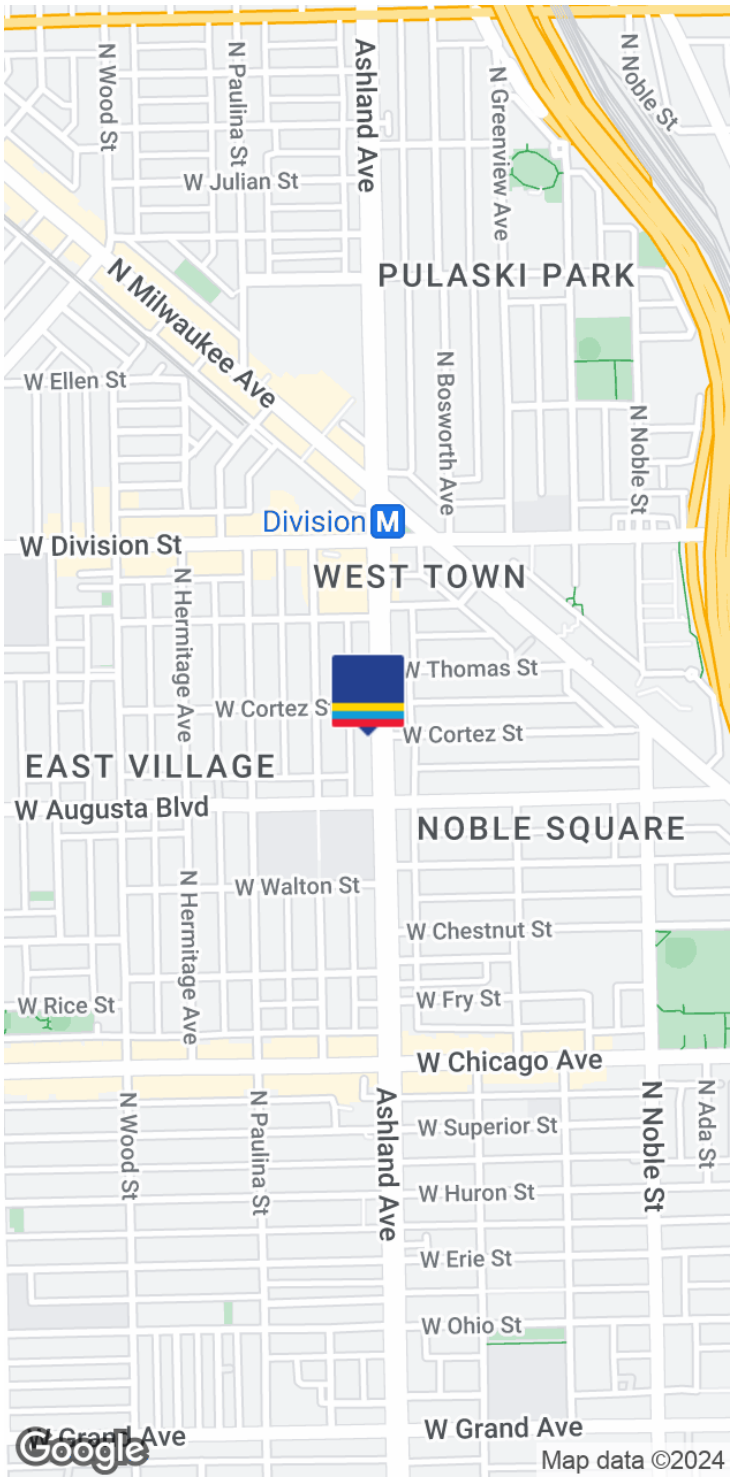
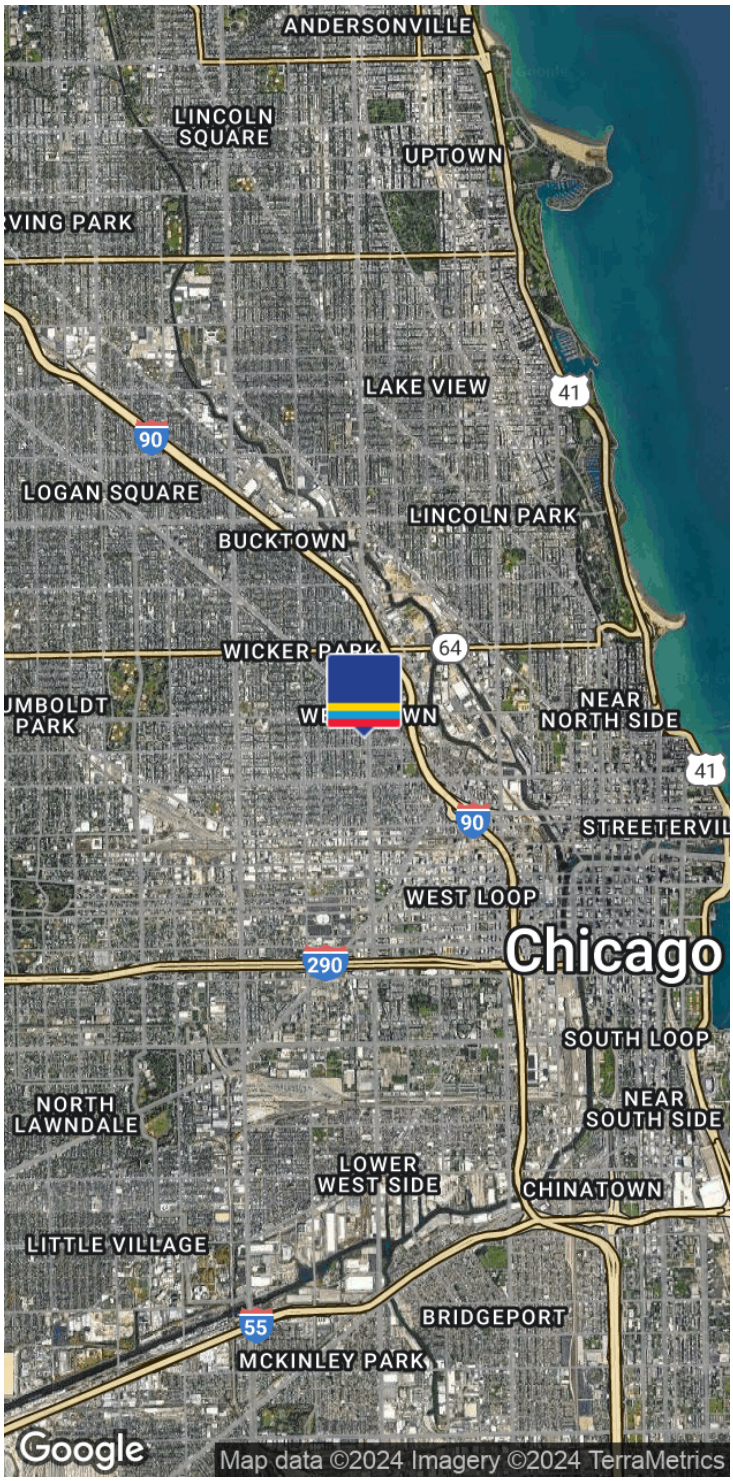
LOCATION MAPS





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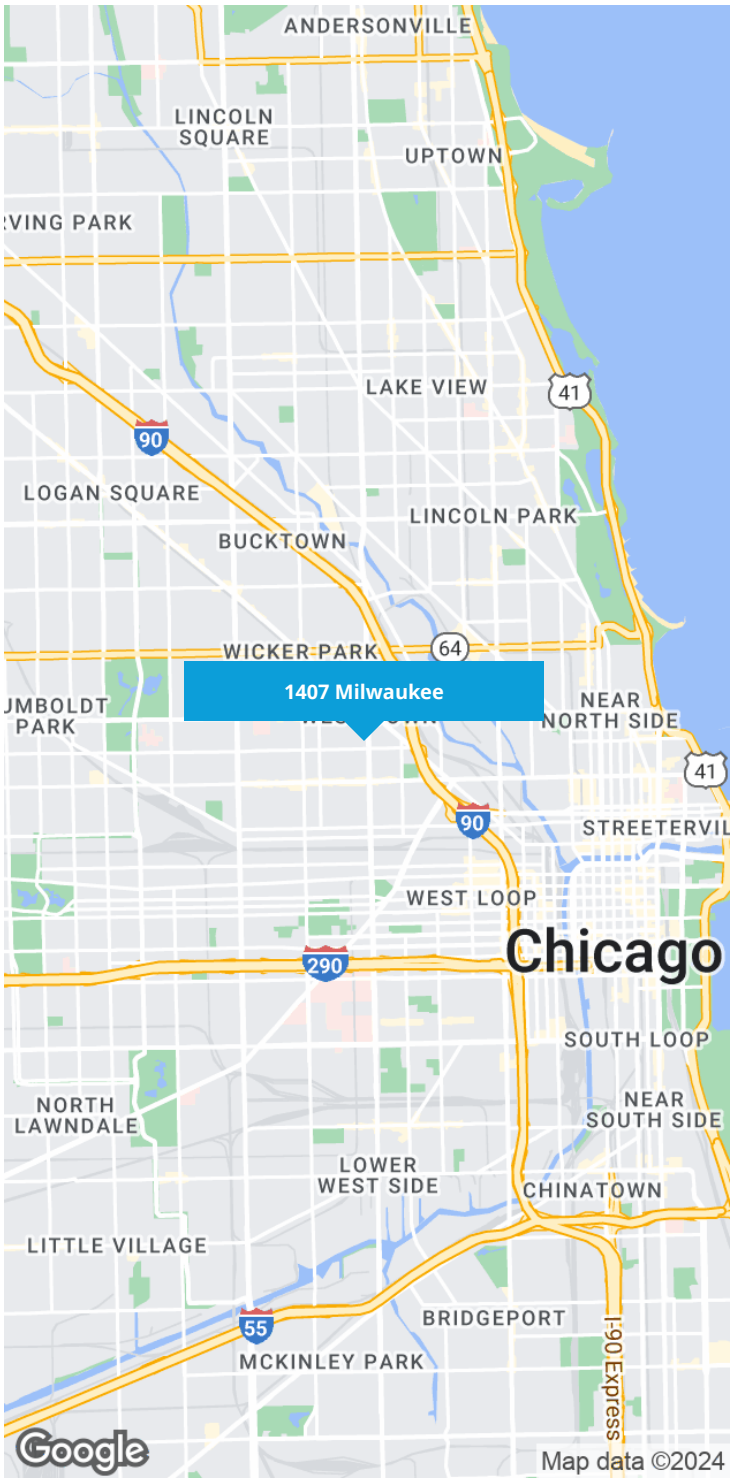
REGIONAL MAP



LOCATION OVERVIEW

Enter an eclectic, art gallery-filled area that meshes artists, hipsters and yuppies together harmoniously. For those who love both upscale boutiques and resale shops, chain restaurants and mom-and-pop joints, dive bars and lounges, this west side Chicago neighborhood is your bread and butter. Wicker Park has long been a popular community for young, fly-by-the-seat-of-their-pants Chicagoans, but in recent years the scope of residents has adjusted to include families and older generations that enjoy the energetic youthfulness and quirky vibe. Wicker Park is teeming with fashionable restaurants bolstering a culinary scene that stretches far and wide, offering options for all palates and budgets. Tucked in between tasty noshing spots are countless retail storefronts, hawking must-have additions to your wardrobe and music collection. If live music is what you seek, Wicker Park nightlife is a hotbed of venues for local bands, national artists and record-spinning DJs to rock and roll.

AREA TENANTS

- Urban Outfitters
- Futurgarb
- Iron Cycles
- Levi's
- The Bar Method
- Oiistar
- Antique Taco
- Vitamin Shoppe
- Walgreen's
- Mildblend Supply

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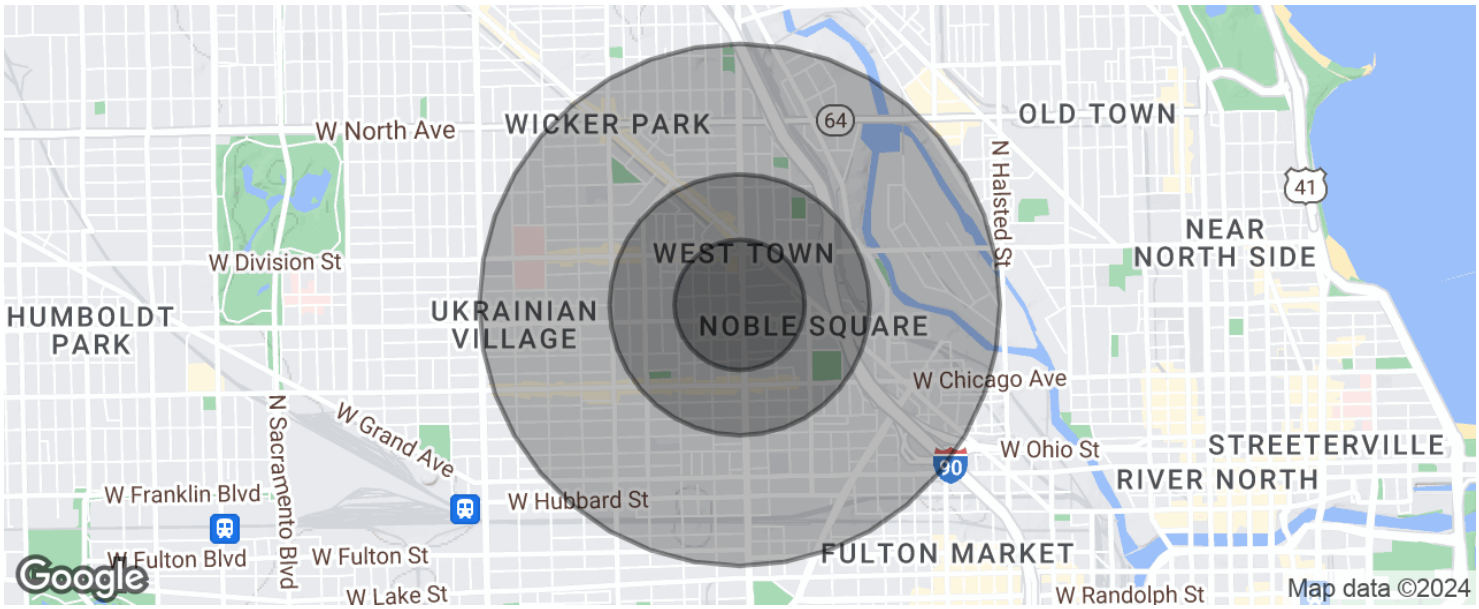
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,674	20,444	56,397
Median age	33.3	32.2	32.8
Median age (Male)	33.0	32.5	33.2
Median age (Female)	33.4	32.0	32.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,330	10,321	28,421
# of persons per HH	2.0	2.0	2.0
Average HH income	$148,259	$154,894	$144,620
Average house value	$531,640	$548,459	$535,771

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	4,318	15,054	42,114
Total Population - Black	538	1,240	3,933
Total Population - Asian	727	1,734	3,494
Total Population - American Indian	0	10	33
Total Population - Other	551	1,147	2,759

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