

RETAIL FOR LEASE



1518 N. Ashland Ave. #1, Chicago, IL 60622



AVAILABLE SF:

LEASE RATE: \$23.00 SF/Yr

LOT SIZE: 0.05 Acres

BUILDING SIZE: 3,036 SF

ZONING: B3-2

MARKET: North Side

SUB MARKET: Wicker Park

CROSS STREETS: Ashland Ave. & Le Moyne St.

PROPERTY OVERVIEW

KW Commercial, as the exclusive agent, is pleased to announce the opportunity to lease this 1,500 SF retail storefront. Located in the highly sought after Wicker Park, this unit is located on Ashland Ave, half a block south of North Ave; the easternmost area of Wicker Park. This area experiences an average daily count of 35,000 vehicles, making it one of the highest traffic districts in the city. The unit is composed of the first floor, along with the basement area.

PROPERTY FEATURES

- 1,500 SF
- 12 Ft. Ceilings
- First Floor and Basement
- 1-1/2 Blocks South Of North Ave.
- Open Concept Unit
- Updated Retail Storefront
- One Minute Away From The I-90/94 Kennedy Expressway

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

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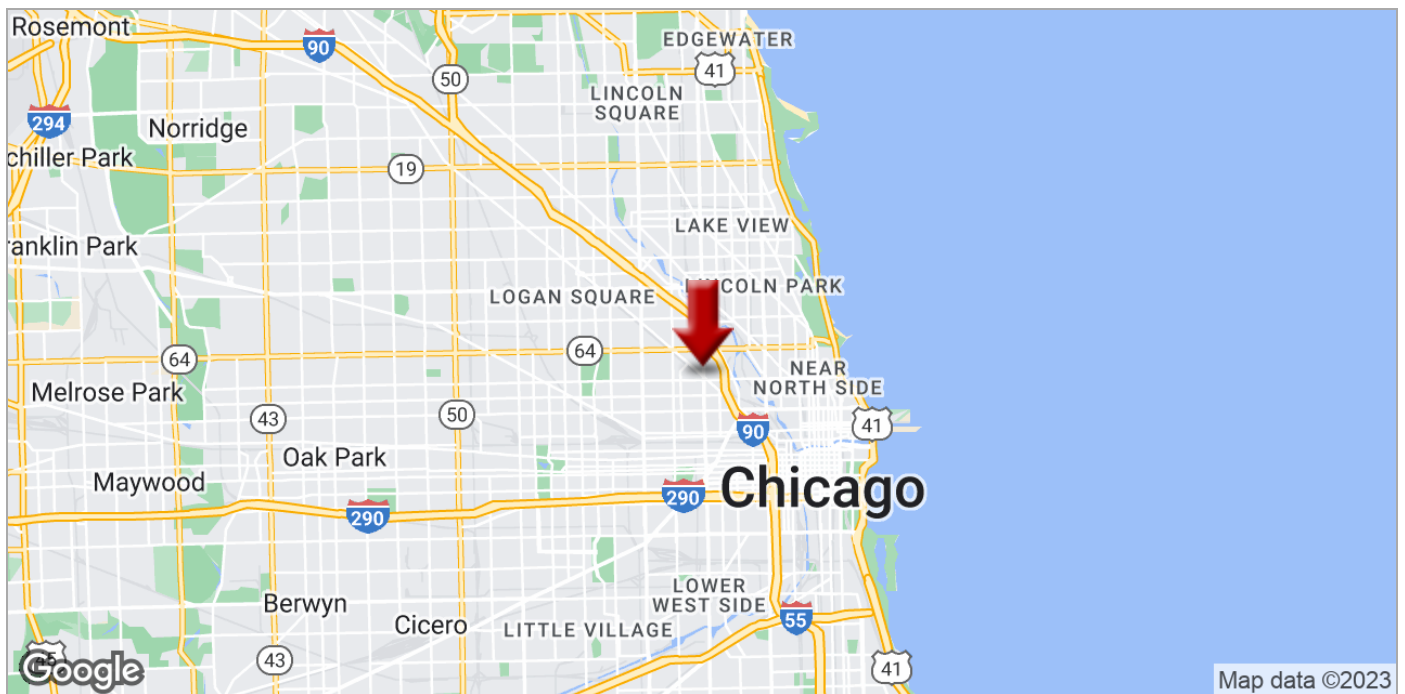
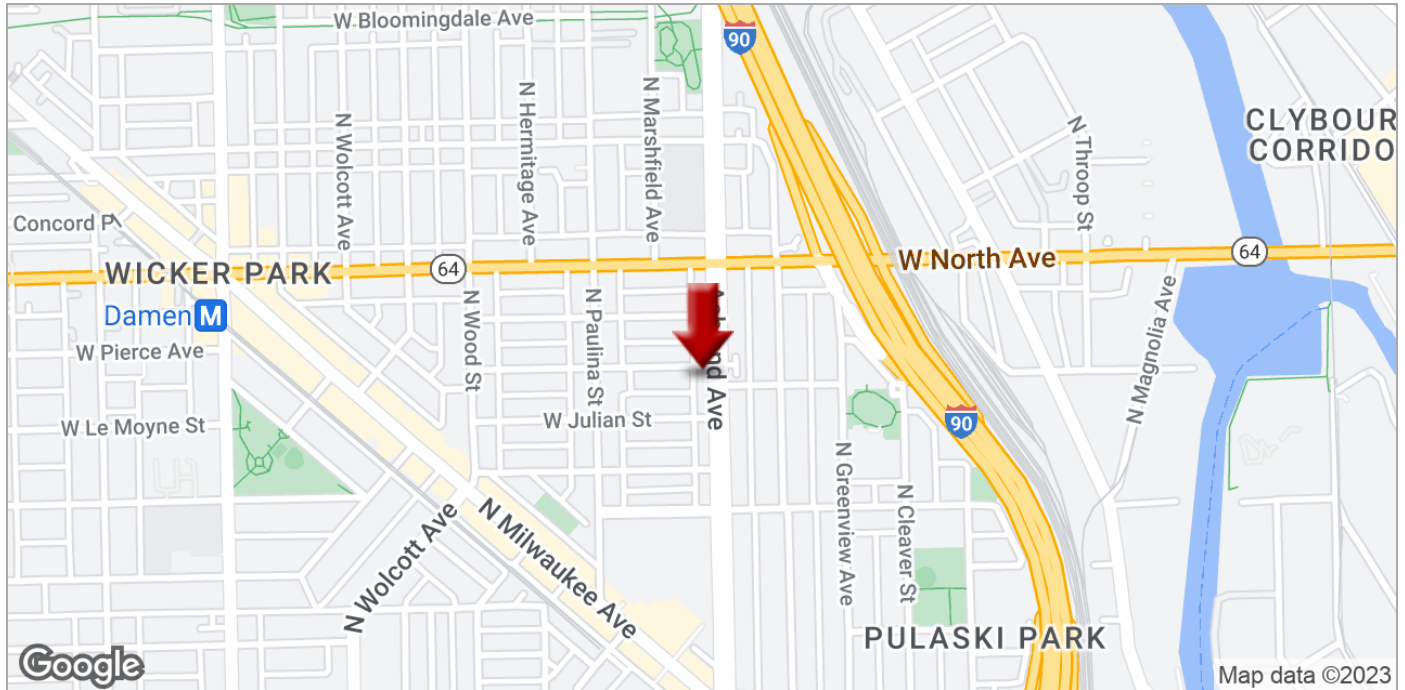
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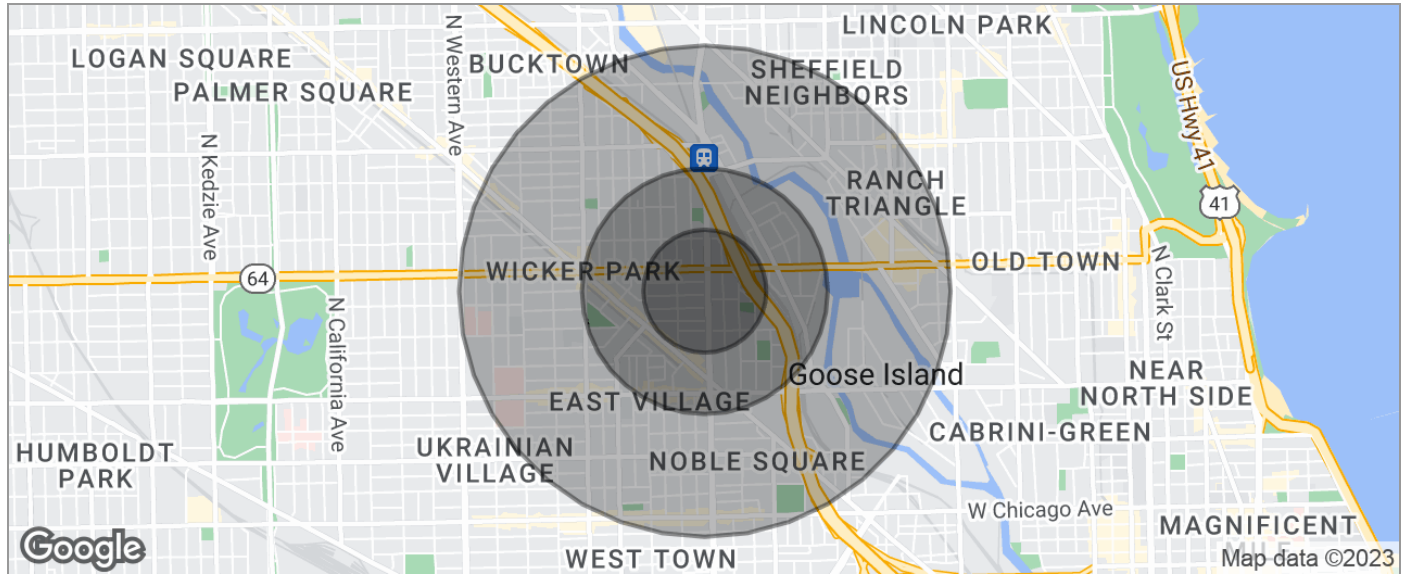
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,873	15,775	55,298
MEDIAN AGE	30.6	31.0	31.1
MEDIAN AGE (MALE)	31.1	31.6	31.4
MEDIAN AGE (FEMALE)	29.8	30.3	31.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,211	7,364	25,861
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$98,631	\$100,260	\$106,762
AVERAGE HOUSE VALUE		\$646,732	\$636,115
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	76.8%	77.4%	75.3%
% BLACK	3.9%	5.2%	7.9%
% ASIAN	4.6%	4.3%	4.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.9%	0.6%	0.4%
% OTHER	12.3%	11.0%	10.6%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	22.9%	21.6%	18.3%

* Demographic data derived from 2020 ACS - US Census

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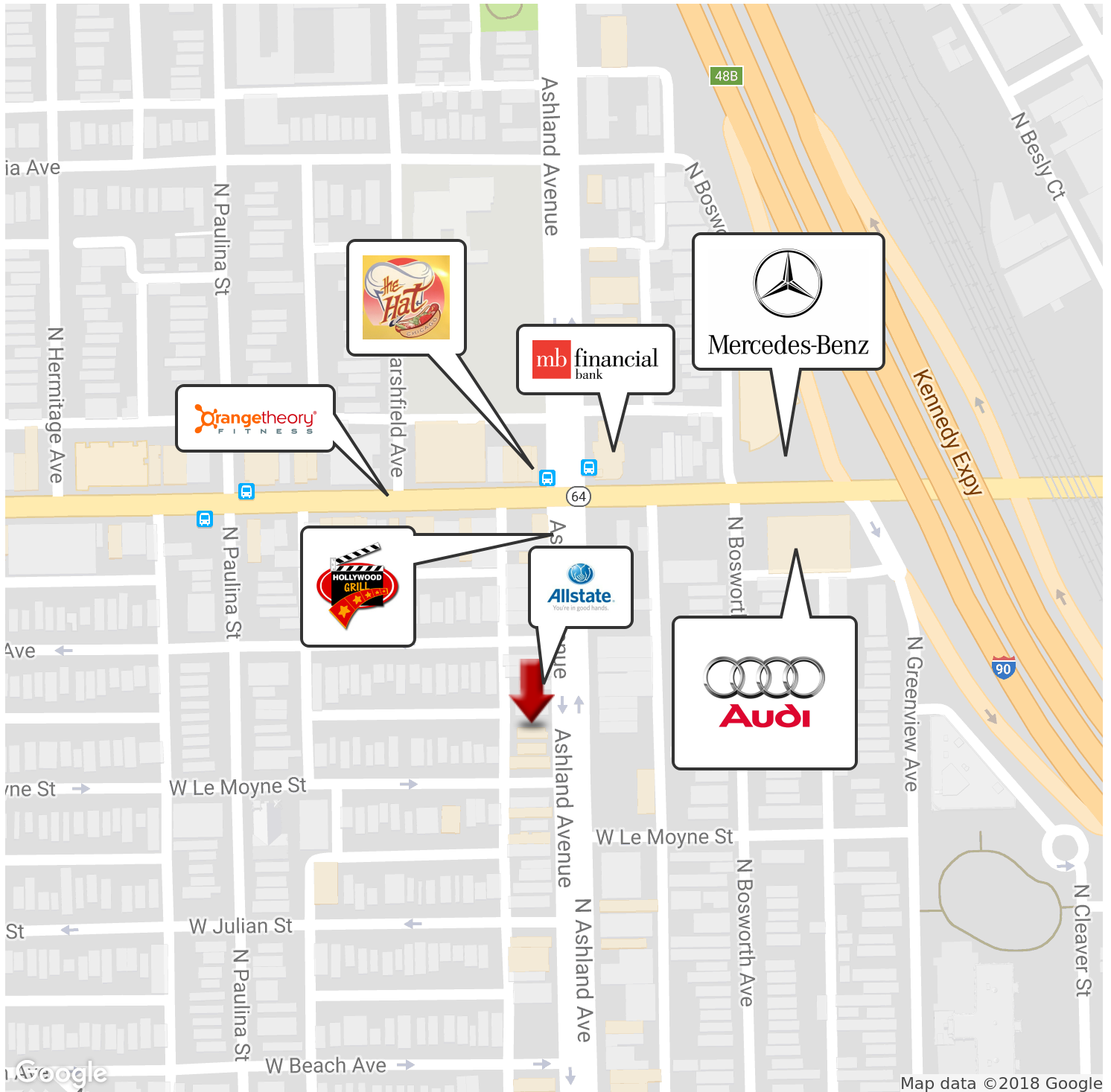
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1518 N. Ashland Ave, Chicago, IL, 60622	Street Retail	\$23.00 SF/YR		1,500 SF	Now

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