



# 6119 - 35 S. ASHLAND AVENUE

CHICAGO, ILLINOIS 60636



## FOR RENT | RETAIL

UP TO 1,200 SF AVAILABLE IN THIS HIGHLY VISIBLE SHOPPING CENTER LOCATED ON S. ASHLAND AVE. JUST 1 1/2 BLOCKS FROM THE ASHLAND/63RD GREEN LINE STATION. TENANTS INCLUDE THE T-SHIRT STORE, I HAVE A DREAM LEARNING & DAYCARE CENTER, AND JERK CHICKEN RESTAURANT. SURROUNDING NATIONAL TENANTS INCLUDE SHELL, CVS, ACE HARDWARE, AND MCDONALDS.

**SPACE AVAILABLE** | 1,080 - 1,200 SF

**ANNUAL NET RENT\*** | \$10 - \$17 / SF

**CAM & TAX** | \$8.32 / SF

**DAYTIME POPULATION** | 287,000+ WITHIN 3 MILES

**POPULATION** | 353,000+ WITHIN 3 MILES

**AVERAGE HH INCOME** | \$45,000+ WITHIN 3 MILES

**TRAFFIC** | 21,500 VEHICLES PER DAY

\*Available spaces only



NEARBY  
TENANTS

THE T-SHIRT  
STORE



I HAVE A DREAM  
LEARNING & DAYCARE CENTER

metroPCS



CVS  
pharmacy

CONTACT

**TERRI COX**

312-337-1001 xt. 2028  
tcox@matanky.com

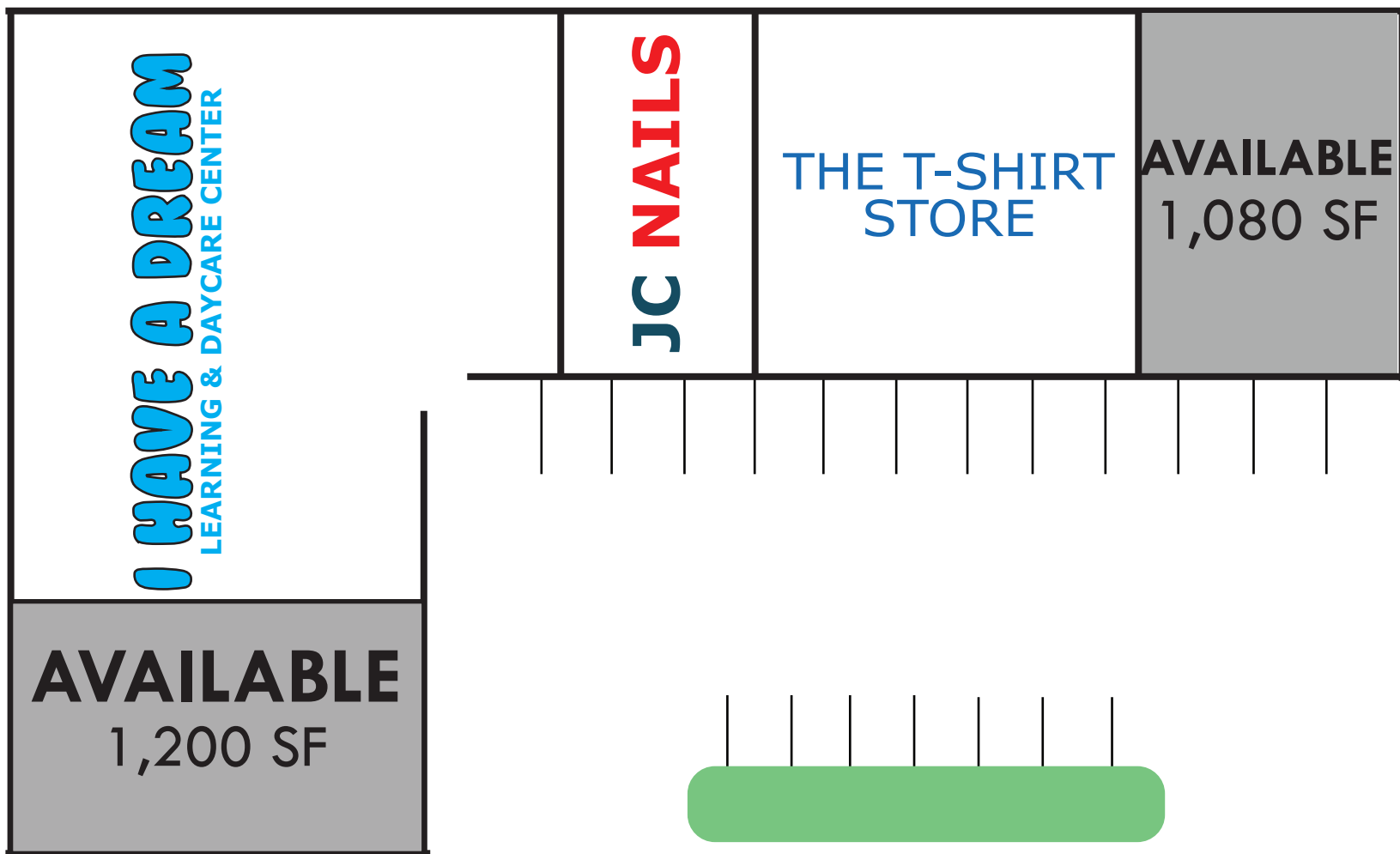
**DON WAGENER**

312-337-1001 xt. 2014  
dwagener@matanky.com

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SITE PLAN



S. ASHLAND AVE

MAP



AERIAL



312-337-1001

TERRI COX | DON WAGENER

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