



6119 - 35 S. ASHLAND AVENUE

CHICAGO, ILLINOIS 60636



FOR RENT | RETAIL

UP TO 1,600 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 | 990 - 1,200 SF**
- ANNUAL NET RENT* | \$10 - \$17 / SF**
- CAM & TAX | \$8.00 / 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

50/50
FOODS

I HAVE A DREAM
LEARNING & DAYCARE CENTER

boostmobile



metroPCS



CVS
pharmacy

CONTACT

TERRI COX

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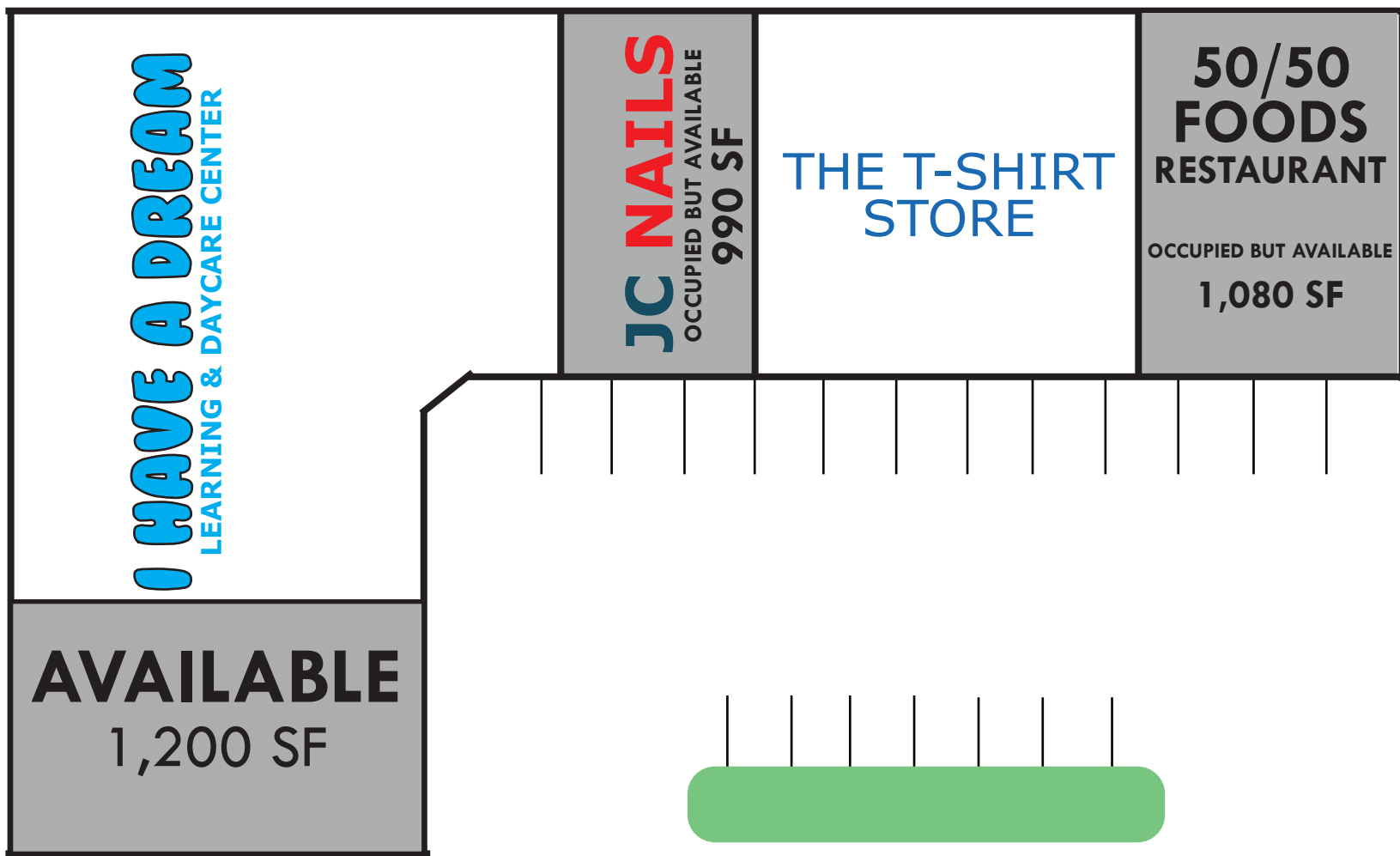
DON WAGENER

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

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CHICAGO, ILLINOIS 60636

SITE PLAN



S. ASHLAND AVE

MAP



AERIAL



312-337-1001

TERRI COX | DON WAGENER

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