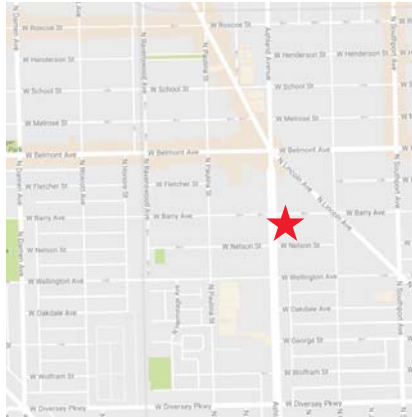


# 3055 NORTH ASHLAND AVENUE HIGHLY VISIBLE CENTER WITH PARKING AT SIGNALIZED INTERSECTION



## PROPERTY

Prominent retail center with great presence along highly trafficked Ashland Avenue in the thriving West Lakeview neighborhood. Situated at a signalized intersection with pylon signage and unique co-tenancy, Goldmarc Plaza provides a fantastic retail opportunity.

## AVAILABLE SPACE

- 2,479 sf

## TRAFFIC COUNTS

34,000 vehicles per day on Ashland Ave  
19,000 vehicles per day on Belmont Ave  
13,000 vehicles per day on Lincoln Ave

## AREA RETAILERS



## DEMOGRAPHICS

	½ MILE	1 MILE	2 MILE
POPULATION	17,557	66,792	256,723
AVERAGE HH INCOME	\$169,979	\$157,183	\$121,965
DAYTIME POPULATION	6,715	31,395	106,778

## RENT

Upon request.



*New Pylon Signage*



**64'**

Ashland Ave. frontage



**2,479**

Square feet available



**\$157k**

Average HH Income within a one-mile radius



**32.9k**

Households within a one-mile radius



**66.7k**

Total population in one-mile radius

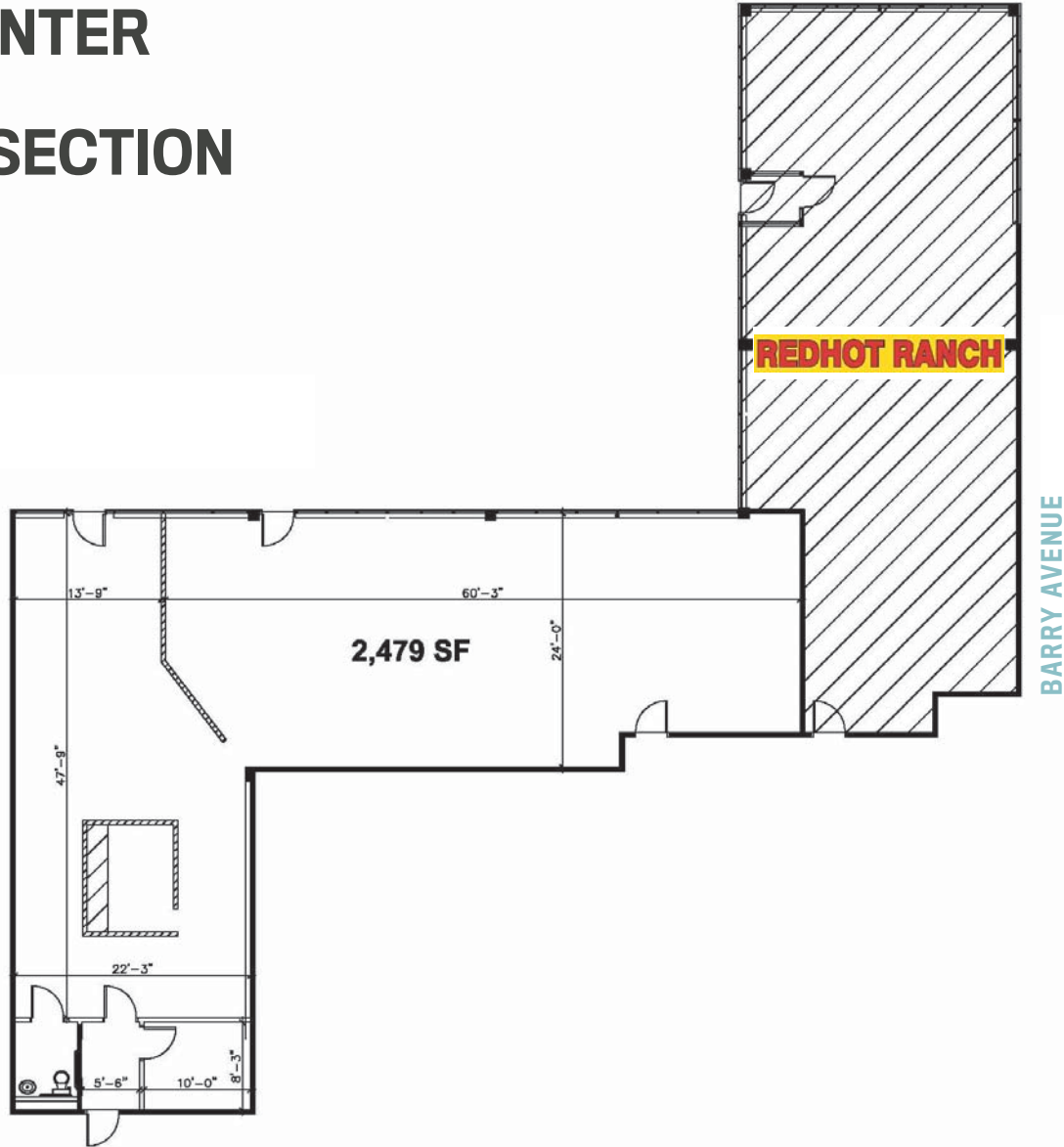
EXCLUSIVE AGENT William Winter ([wwinter@stonerealestate.com](mailto:wwinter@stonerealestate.com), 312/878-9445)

**STONE**  
REAL ESTATE

3055 NORTH ASHLAND AVENUE

ASHLAND AVENUE

# HIGHLY VISIBLE CENTER WITH PARKING AT SIGNALIZED INTERSECTION



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