



6117 - 39 S. ASHLAND AVENUE

CHICAGO, ILLINOIS 60636



FOR RENT | RETAIL

1,010 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 VACANT RESTAURANT. SURROUNDING NATIONAL TENANTS INCLUDE SHELL, CVS, ACE HARDWARE, AND MCDONALDS.

SPACE AVAILABLE | 1,010 SF

ANNUAL NET RENT* | \$15 / SF

CAM & TAX | \$8.43 / 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

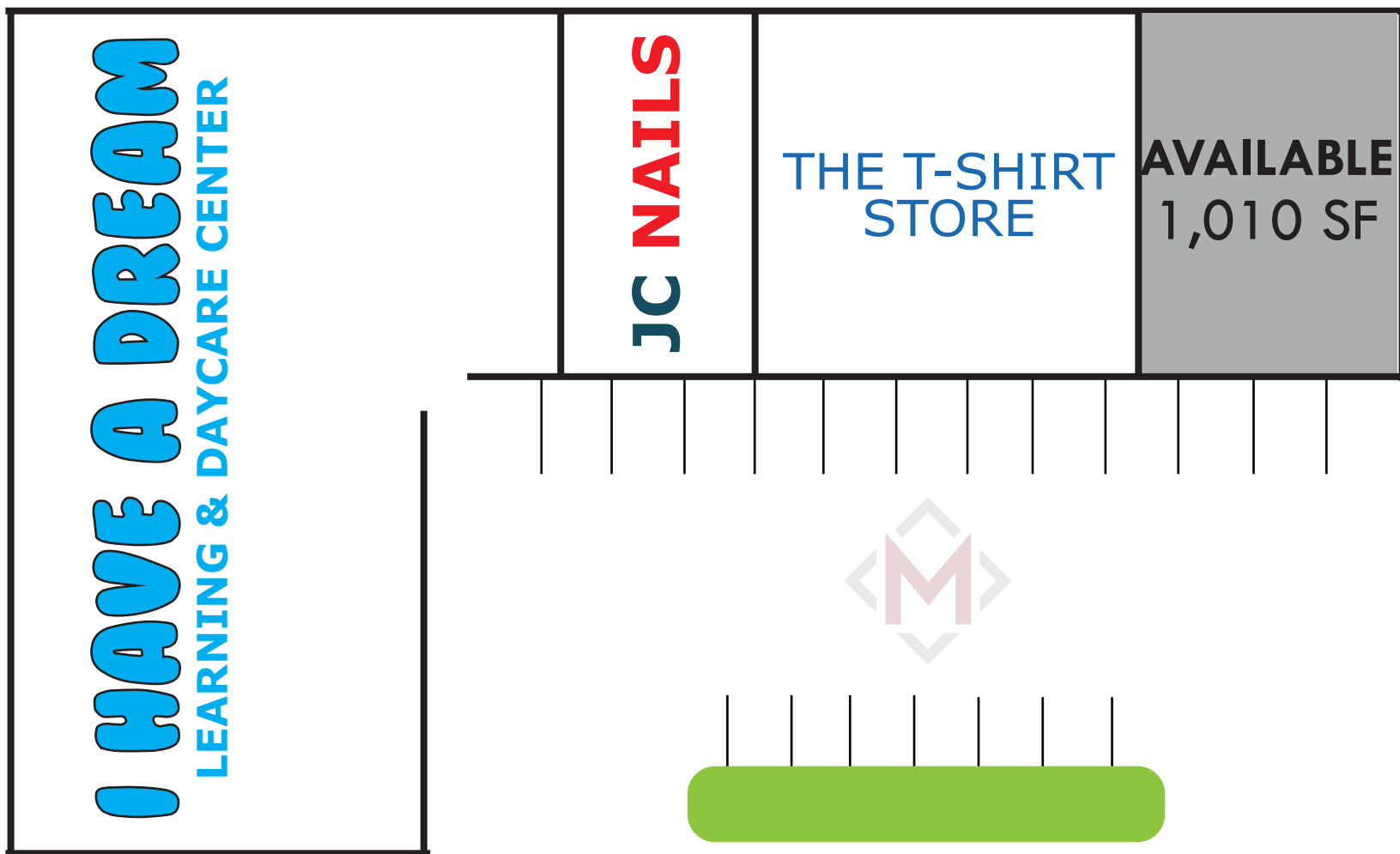
DON WAGENER

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

6117 - 39 S. ASHLAND AVE

CHICAGO, ILLINOIS 60636

SITE PLAN



S. ASHLAND AVE

MAP



AERIAL



312-337-1001

TERRI COX | DON WAGENER

JOIN US ON:   

WWW.MATANKY.COM

 **MATANKY** REALTY GROUP