

5633-53 N. Ashland Ave., Chicago, IL

**\$25.00/SF MG**



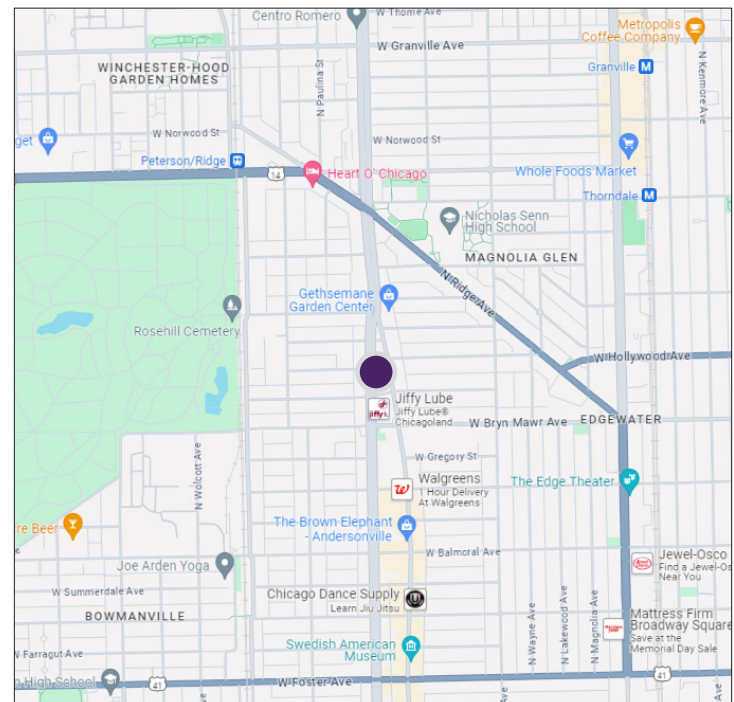
## Property Highlights

- 2,000 SF retail space for lease - Former restaurant
- First floor of a 95,702 SF mixed-use building
- Corner location with excellent visibility in the heart of Andersonville
- Easy access to public transportation and expressways
- Businesses nearby: Jewel-Osco, Mariano's, Walgreens, Fireside, The Edge Theater, Parson's Chicken and Fish, La Baguette Bakery, The Coffee Studio, m. henry, Little Bad Wolf and more
- Traffic Count: 16,591 vehicles daily
- Zoning: B3-2
- Taxes (2022): \$180,316.00

## Property Overview

Available for lease is a 2,000 square foot retail space at the corner of Ashland and Olive Avenues. This space is part of a four-story mixed-used building and was formerly a restaurant. The property is very well-located in the vibrant Andersonville neighborhood. It is surrounded by a variety of restaurants, cafes and convenience stores and benefits from easy access to public transportation, the Bryn Mawr "L" stop and the lake front. This is the perfect opportunity for a restaurant, cafe, boutique or retail establishment.

Andersonville, approximately six miles north of downtown, is a very diverse neighborhood. The low-rise buildings, pedestrian-oriented streets, specialty restaurants and historic architecture create a small-town feel for residents and attracts a great number of visitors alike.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	75,579	430,142	824,763
Households	37,611	186,665	353,120
Average Income	\$61,833	\$67,512	\$79,558

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