

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

\$25.00/SF MG



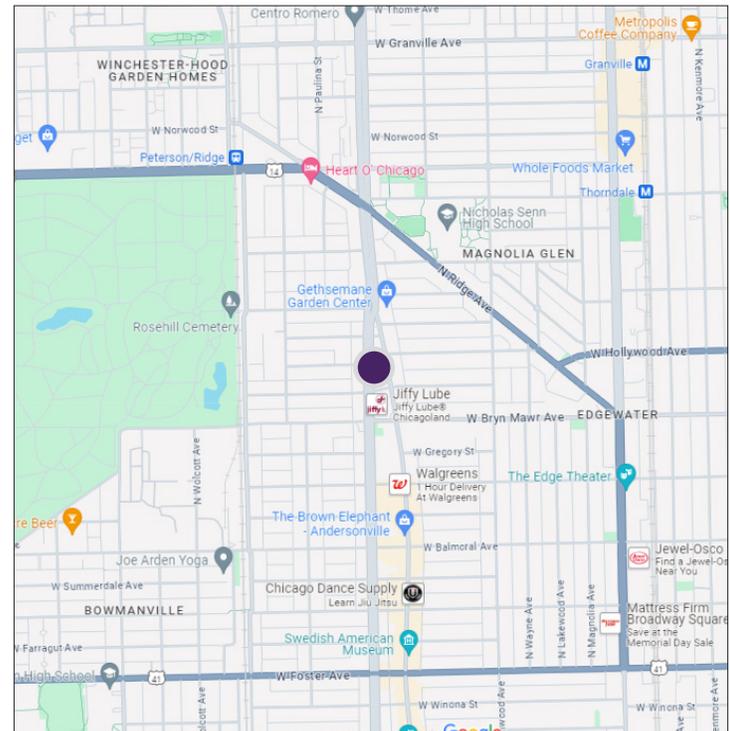
Property Highlights

- Three retail storefronts available
 - 2,120 SF former restaurant
 - 860 SF (Unit 5647)
 - 780 SF (Unit 5649)
 - Units 5647 and 5649 can be combined
- First floor of a 95,702 SF mixed-use property undergoing a complete renovation
- Located in the heart of Andersonville between Hollywood Boulevard and Olive Avenue
- 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 (2023): \$99,173.80

Property Overview

Three retail spaces are available for lease in a four-story, mixed-use building that is currently undergoing a complete renovation. The property is well-located in the vibrant Andersonville neighborhood and is surrounded by a variety of restaurants, cafes and boutiques. The location 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

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.