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2ND GENERATION RETAIL SPACE AVAILABLE IN WEST TOWN

For Lease



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1023
North
ashland

INTERIOR *Photos*



1023 *North* ashland

LEASING *Overview*

SPACE AVAILABLE:	2,200 SF
ASKING RATE:	\$25/SF NNN
EST. PASS THRUS:	\$8.50/SF
FLOOR:	GROUND
FRONTAGE:	+50'
CEILING HEIGHT:	~13'
ELECTRICAL:	200A
ZONING:	B1-3
DATE AVAILABLE:	IMMEDIATE
CONDITION:	2ND GENERATION
WARD / ALDERMAN:	01 / LA SPATA



LEASING *Highlights*

- ▶ 2,200 SF 2nd generation retail space available.
- ▶ Excellent West Town location with +50' of frontage along highly trafficked Ashland Avenue.
- ▶ Great storefront exposure and ~13' ceiling height.
- ▶ Existing buildout of former fitness space inclusive of two (2) locker rooms each with two (2) showers and private bathroom stalls.
- ▶ Easy access to public transportation via Division Blue Line L Station and CTA Bus routes.
- ▶ Walking distance to Division Street retail corridor, home to; Solidcore, Salon Lofts, Starbucks, Target, Bangers & Lace, Mama Delia, Little Victories, FedEx, Tous Les Jours, Bonchon, Alliance Bakery, Good Vets, YolK, Tortello, Parlor Pizza and more.

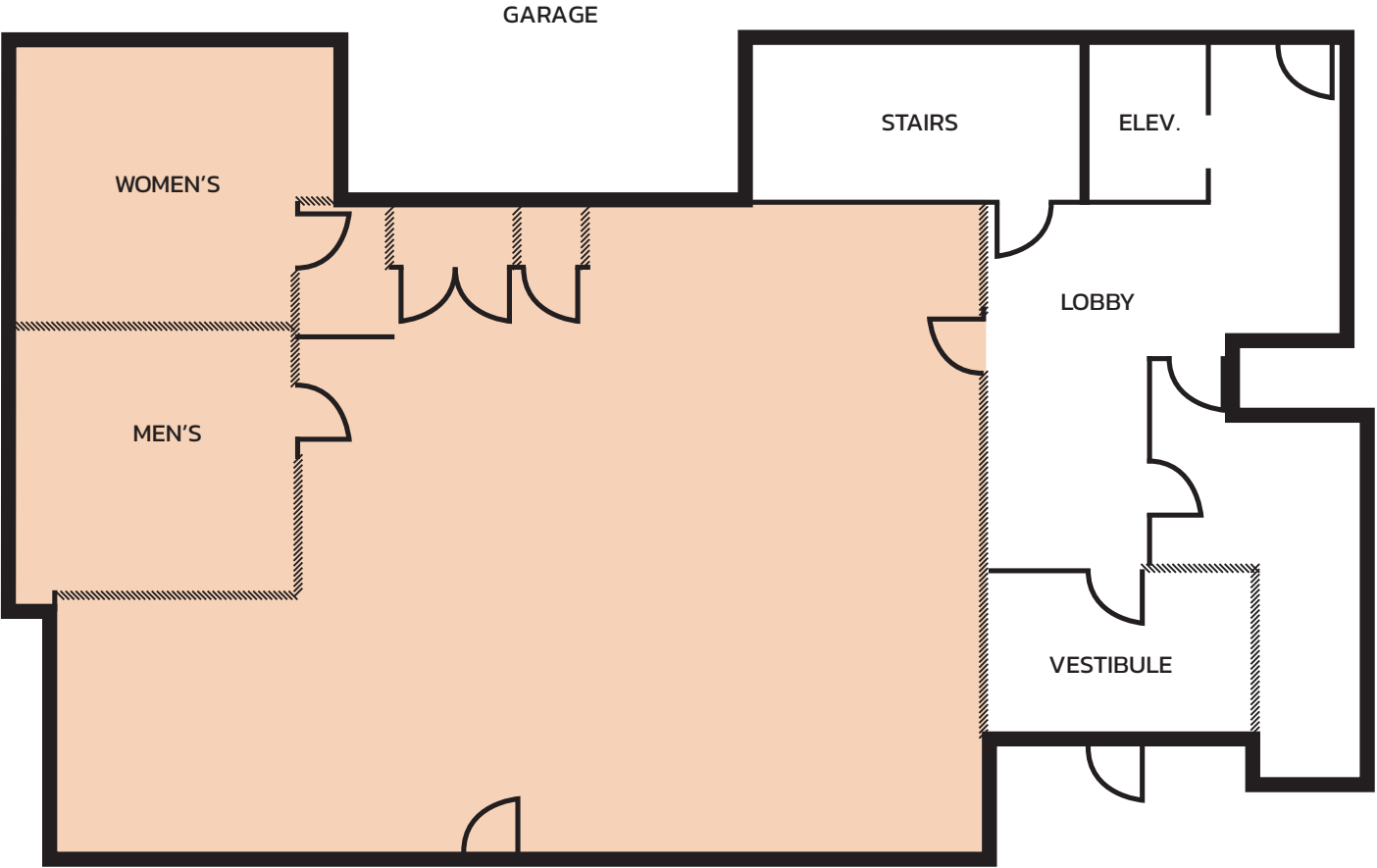


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FLOOR *Plan*



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FIRST FLOOR PLAN

N ASHLAND AVE



WEST TOWN NEIGHBORHOOD DESCRIPTION

The West Town area of Chicago is bordered by Wicker Park, East Village, Noble Square and Ukrainian Village. Originally occupied by Ukrainian immigrants in the early 1900s this neighborhood has long been a stable community and has flourished in the recent years. Tree lined streets; strong housing stock and its proximity to Chicago’s downtown have made this neighborhood a favorite choice to Chicago’s residents. Online real estate website Redfin.com even named Ukrainian village the hottest neighborhood in the nation in 2016.

The West Town Retail Corridor located on Chicago Avenue is the main retail corridor in the neighborhood. Many retail stores restaurants and service retail businesses operate on Chicago Avenue which contributes to the neighborhoods desirability and charm.

Chicago Avenue is proving itself to be a dining destination with one restaurant Vajra added to the 2021 Michelin Bib Gourmand list and newcomer Porto receiving one Michelin Star.

AREA DEMOGRAPHICS

	0.25 MILES	0.50 MILES
TOTAL POPULATION	5,787	21,464
AVERAGE AGE	33	33
TOTAL HOUSEHOLDS	2,752	10,501
PEOPLE PER HOUSEHOLD	2.1	2.0
AVERAGE HOUSEHOLD INCOME	\$159,725	\$143,751
AVERAGE HOUSE VALUE	\$549,532	\$519,466

**Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*



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