



For Lease

High-Traffic Corner Retail | Office Storefront

1400 North Ashland Avenue, Chicago, IL 60622

Negotiable

This Prime 2,500 SF Corner Retail | Office ground-floor commercial space, situated at the highly trafficked signalized intersection of Ashland & Blackhawk in Chicago's Wicker Park neighborhood, offers unmatched visibility, access, and branding opportunity for retail stores. Ideal for Coffee, Cafe, Quick Service | Fast Casual F&B, Soft Goods Retail, Fitness, Medical, and Financial Office use. The property features high ceilings, a great window line, an 8-car Parking Lot, 51' of frontage on Ashland, and 119' on Blackhawk. The property's proximity to interstates and the CTA Division Blue Line Station (.25 mi) has earned it the Walkers' Paradise and Excellent Transit designations. The surrounding area boasts strong demographics and a high Avg Household Income of \$186,169 in a one-mile radius. Don't miss the chance to lease this impressive property and elevate your brand in this vibrant urban environment.

Contact us:

Hunter Cannon

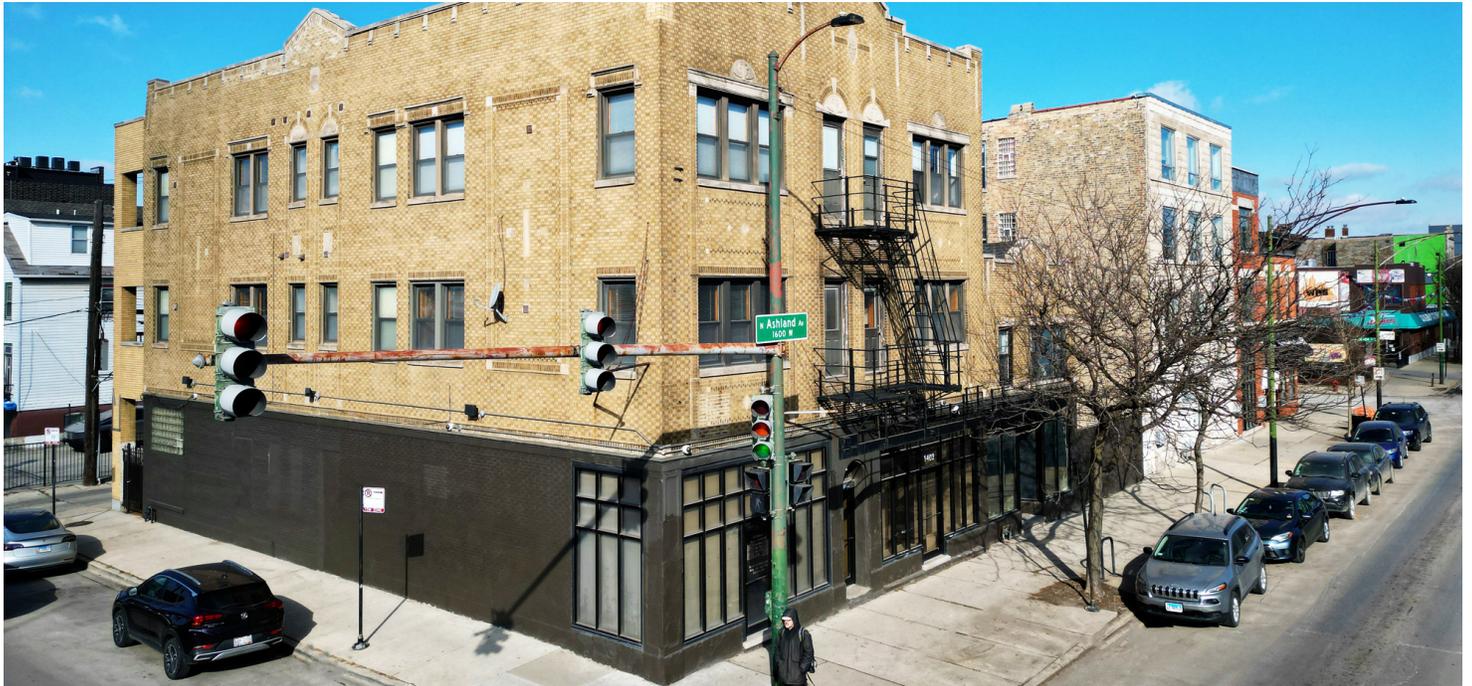
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Executive Summary



Offering Summary

Lease Rate:	Negotiable
Tax:	
CAM:	
Available SF:	1,250 - 2,500 SF
Zoning:	B3-2
Parking:	Dedicated 8 Stall
Cross Streets:	Ashland & Blackhawk
Submarket:	Wicker Park
Walk Score®	Walker's Paradise (98)
Transit Score®	Excellent Transit (78)

Property Overview

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Property Highlights

- High-Traffic Signalized Intersection (35,000 VPD)
- Decicated Parking Lot
- Very High Avg. HH Incomes \$186,169 (.25 Mile)
- 51' of Frontage (Ashland), 119' (Blackhawk)
- Proximity to Public Transportation
- High Visibility Corner

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Additional Photos



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Demographics | Neighborhood



35,000

Avg. Vehicles Per Day



CTA Blue Line

Transportation (.25 Mi)



B3-2

Zoning



52,349

Population (1 Mile)



98 Paradise

Walk Score®



26,000

Households (1 mile)



\$186,169

AVG. Household Income



Location Overview

Located in the vibrant heart of Chicago, the area surrounding 1400 N Ashland boasts a lively atmosphere with a diverse mix of retail and dining options. Within walking distance, renowned establishments such as Big Star, Piece Brewery & Pizzeria, and Reckless Records contribute to the area's dynamic, bustling energy. The nearby presence of popular boutiques and local shops draws a steady flow of foot traffic, making it an ideal location for retail and street retail tenants aiming to capitalize on the city's thriving consumer market. With its prime position in this lively district, the property offers an unparalleled opportunity for businesses to connect with Chicago's diverse and enthusiastic customer base.

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,778	8,838	26,016
Total Population	5,462	17,312	52,349
Average HH Income	\$186,169	\$192,611	\$193,194

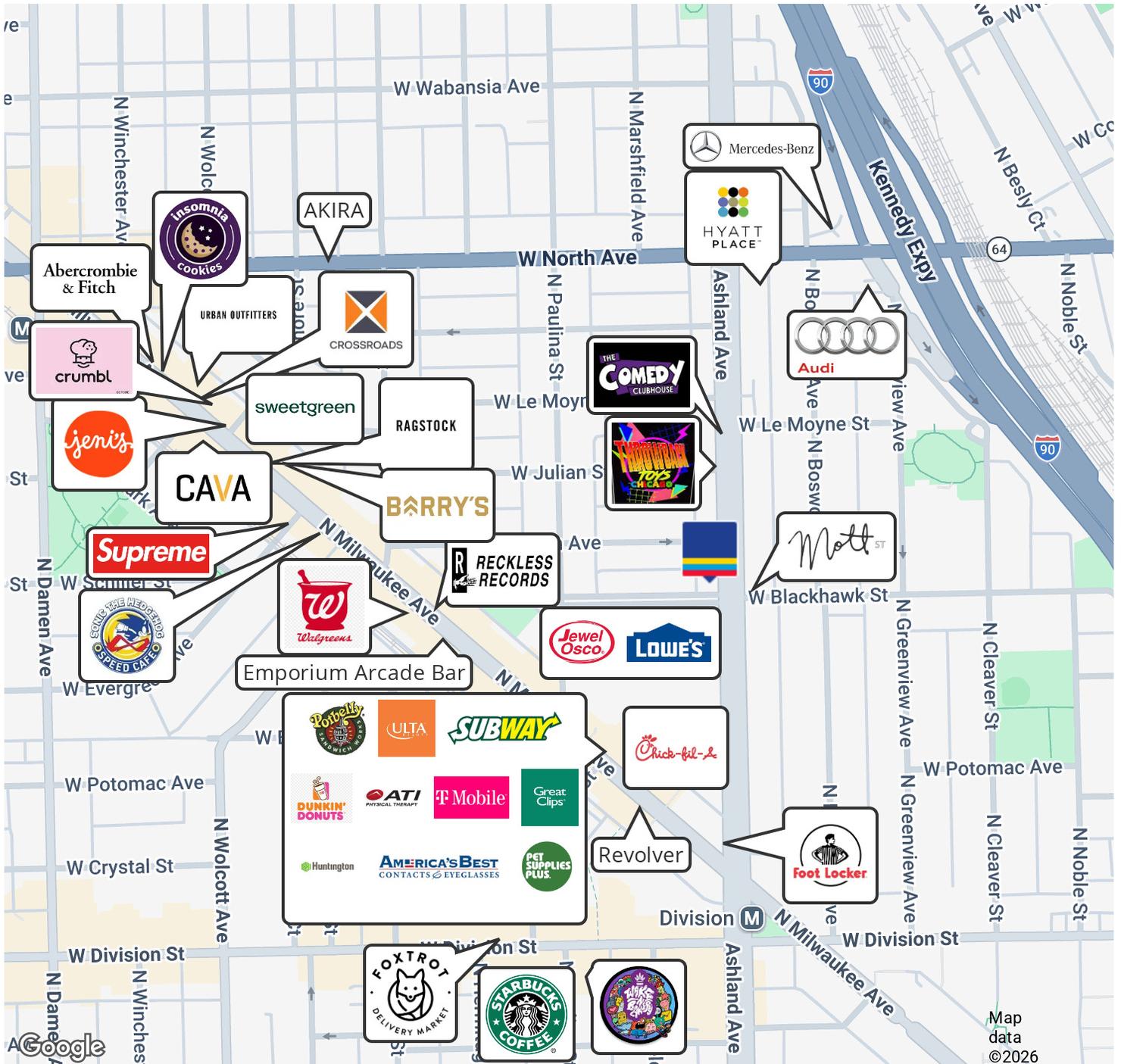
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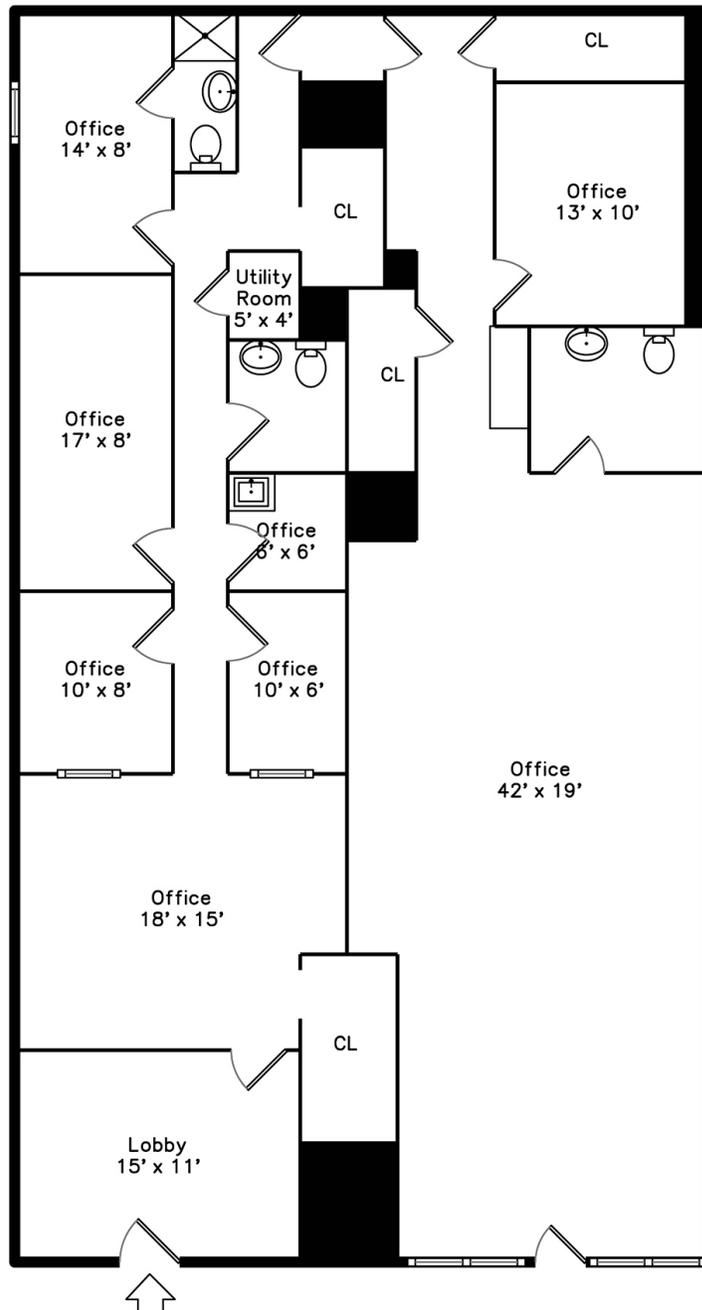
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Retailer Map



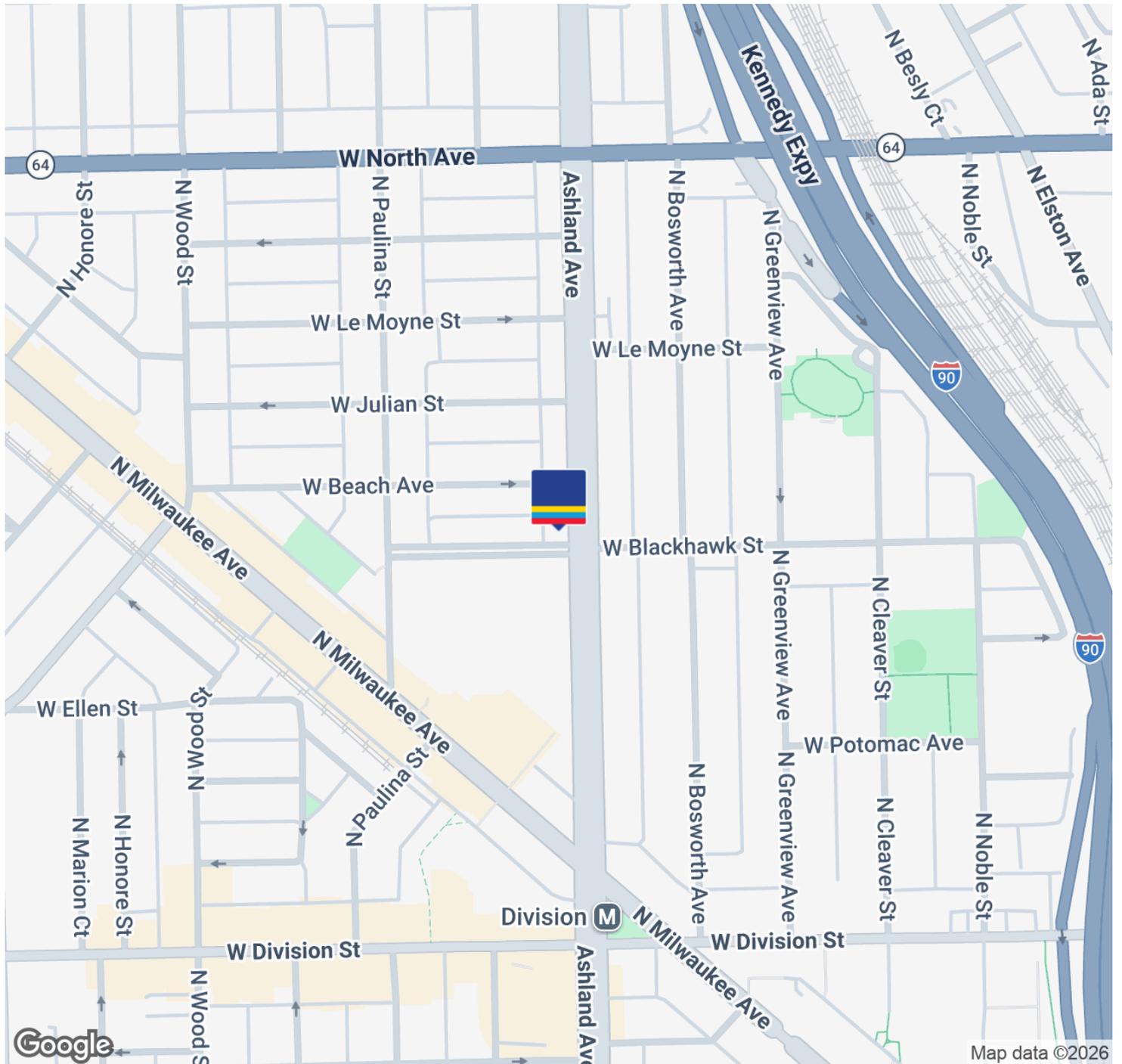
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Floor Plans



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Location Map



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