

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

**\$25.00/SF MG**



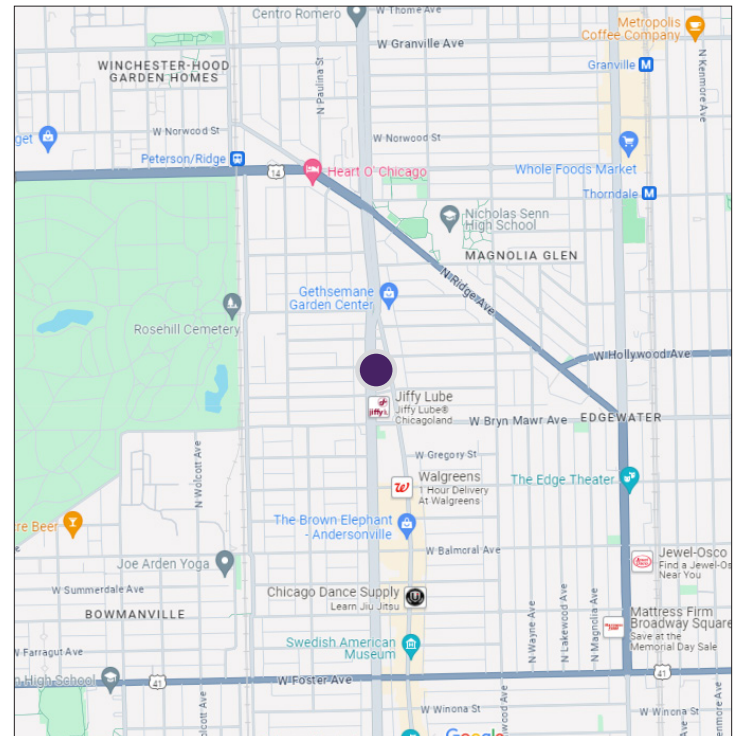
## Property Highlights

- Two retail storefronts available
  - 2,000 SF former restaurant
  - 900 SF former boutique
- First floor of a 95,702 SF mixed-use property undergoing a complete renovation
- Corner location 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 (2023): \$99,173.80

## Property Overview

Two corner retail spaces are available for lease at the corners of Ashland Avenue and Hollywood Boulevard. The units are part of a four-story mixed-used building that is currently undergoing a complete renovation. The property is very 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

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