



for lease

61ST & ASHLAND

6119-41 S Ashland Ave Chicago IL 60636

8,820 SF NEIGHBORHOOD SHOPPING CENTER



Offering Summary



AVAILABLE SF | 1,010 SF
ASKING PRICE | \$18 SF/YR
CAM & TAX | \$11.88 SF/YR
ZONING | C1-3



Traffic Count:
20,000+ VPD



Population:
323,784 (3 MILES)



Avg HH Income:
\$56,298 (3 MILES)



#Households:
110,923 (3 MILES)

Last retail space available in the heart of Englewood, just one block from the CTA Green Line and steps from the #9 Ashland bus. Surrounded by national tenants like Family Dollar, Subway, and Dunkin', this 1,010 SF space offers strong foot traffic and ample parking. Perfect for retailers or service providers looking to grow in a dense, transit-accessible South Side corridor.

- **Transit-Rich Frontage:** CTA #9 stop, two-block Green Line, and quick I-90/94 access route 600K+ South-Side residents past this Walk Score of 78 site.

Nearby Tenants:



FAMILY DOLLAR

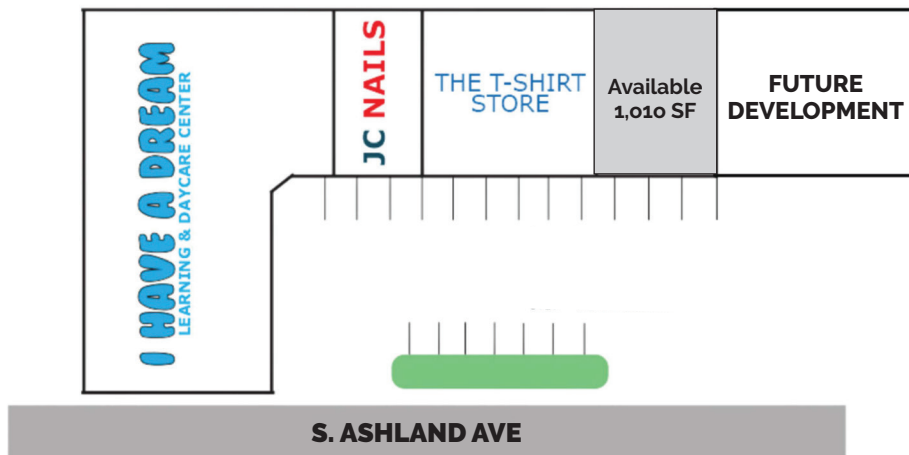


SUBWAY



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SF	Tenant
4,870	I Have a Dream Daycare
925	JC Nails
2,015	The T-Shirt Store
1,010	AVAILABLE
0.25 AC	Future Development



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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