

**3 MONTHS FREE  
RENT IF LEASE  
SIGNED BY APRIL  
30 2026**

**AVAILABLE**

*Jo Nails*

**I HAVE A DREAM**  
LEARNING & DAYCARE CENTER

**THE T-SHIRT  
STORE**

**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 endcap space available in neighborhood shopping center, 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. **Hurry before it is gone!**

- **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**



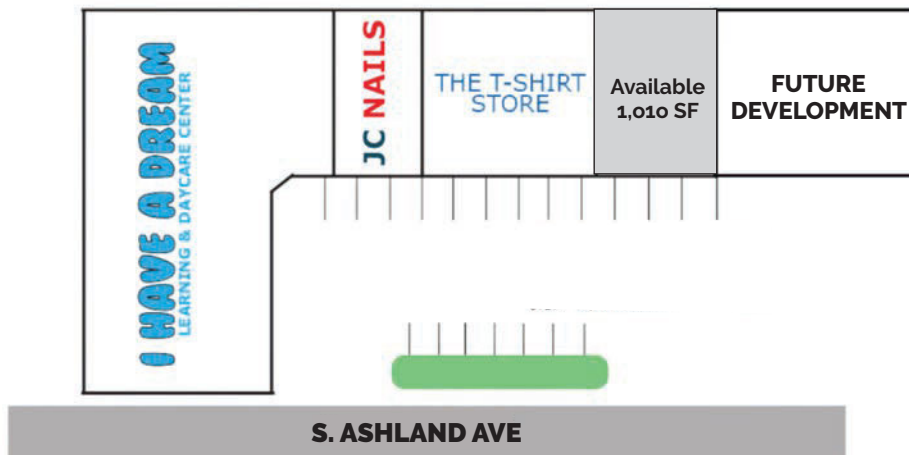
**SUBWAY**



**MATANKY REALTY GROUP**  
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312-337-1001  
MATANKY.COM

**GREGORY BLADE**  
312-977-2016  
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SF	Tenant
4,870	I Have a Dream Daycare
925	JC Nails
2	The T-Shirt Store
1,010	AVAILABLE
0	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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