

3 MONTHS FREE  
RENT IF LEASE  
SIGNED BY APRIL  
30 2026

AVAILABLE

JC 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

m by T-Mobile

SUBWAY

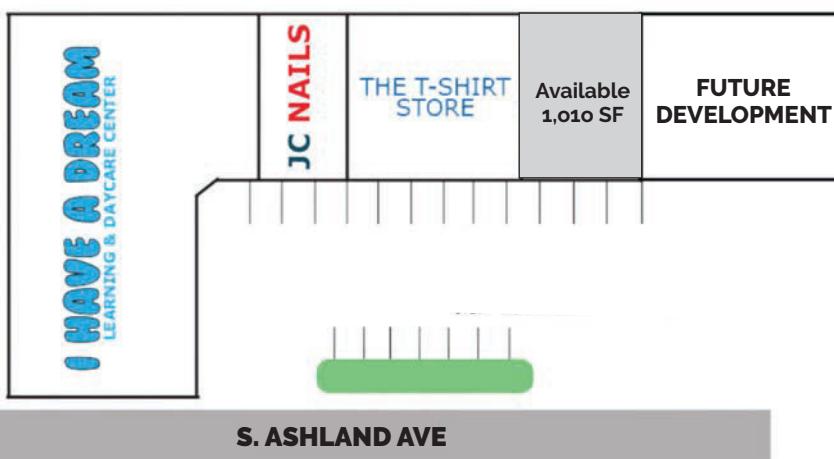


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GREGORY BLADE

312-977-2016

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<b>SF</b>	<b>Tenant</b>
4,870	I Have a Dream Daycare
925	JC Nails
2	The T-Shirt Store
<b>1,010 AVAILABLE</b>	
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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