



For Lease

## High-Traffic Retail | Office Storefront

1361 North Ashland Avenue, Chicago, IL 60622

**\$25.00 SF/yr (NNN)**

This 1,010 SF ground-floor Retail | Office commercial space, situated in a highly trafficked part of Ashland Ave. in Chicago's Wicker Park neighborhood, offers unmatched visibility, access, and branding opportunities for retail stores and offices alike. Ideal for Soft Goods Retail, Fitness, Medical, and Financial Office use. The property features high ceilings, 25' of frontage on Ashland. 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 \$202,127 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:

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# Executive Summary



## Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Tax:</b>	
<b>CAM:</b>	
<b>Available SF:</b>	1,010 SF
<b>Zoning:</b>	B3-2
<b>Cross Streets:</b>	Ashland & Blackhawk
<b>Submarket:</b>	Wicker Park
<b>Walk Score®</b>	Walker's Paradise (98)
<b>Transit Score®</b>	Excellent Transit (78)

## Property Overview

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 very high Avg. Household Income of \$202,127 (.25 mile radius). Don't miss the chance to lease this impressive property and elevate your brand in this vibrant urban environment.

## Property Highlights

- High-Traffic Intersection (35,000 VPD)
- Very High Avg. HH Incomes \$202,127 (.25 Mile)
- 25' of Frontage (Ashland)
- Proximity to Public Transportation
- High Ceilings

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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



**54,900**

Population (1 Mile)



**98 Paradise**

Walk Score®



**27,000**

Households (1 mile)



**\$202,127**

AVG. Household Income



## Location Overview

Located in the vibrant heart of Chicago, the area surrounding 1361 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 proximity to popular boutiques and local shops draws a steady flow of foot traffic, making it an ideal location for retail and street retail tenants looking 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	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,731	8,056	27,020
Total Population	5,534	16,406	54,900
Average HH Income	\$202,127	\$209,202	\$205,128

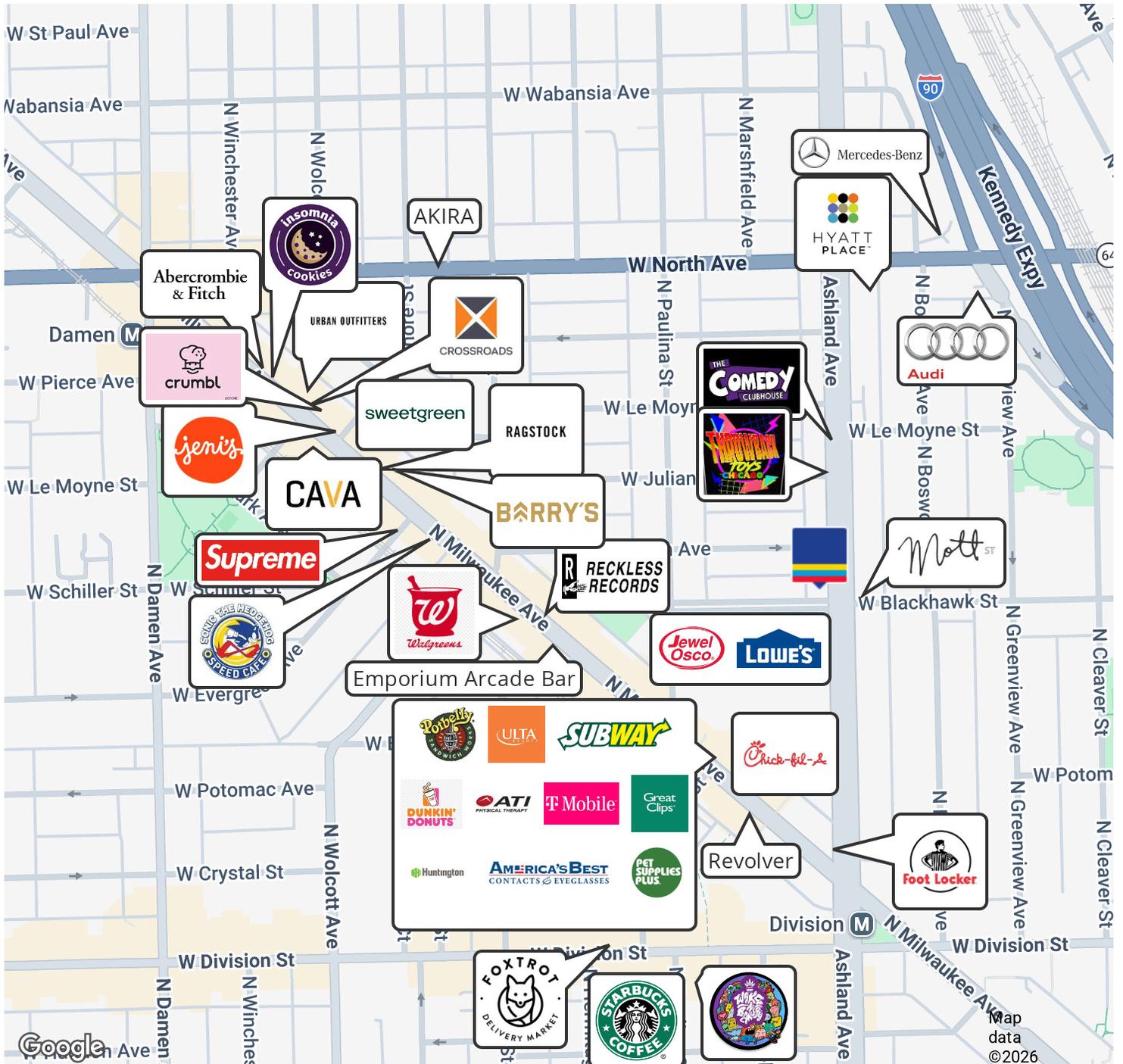
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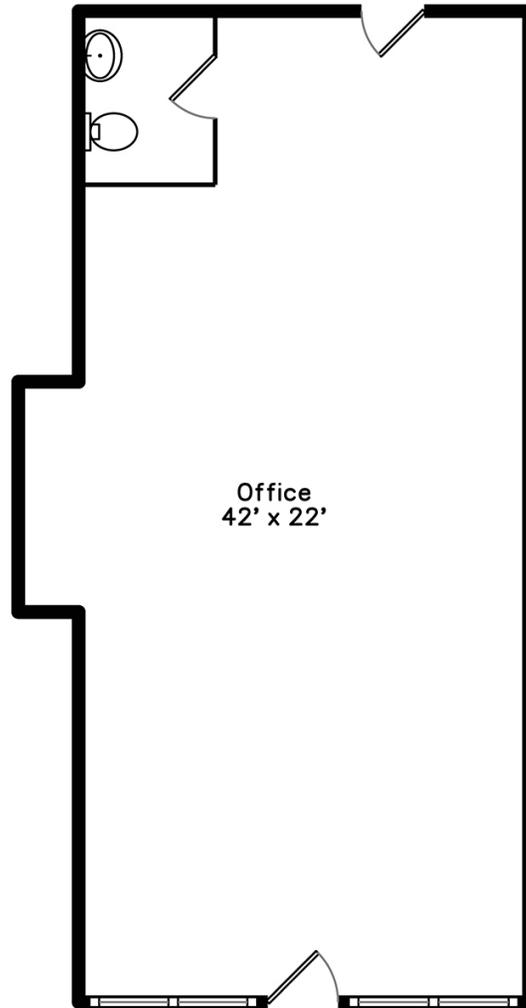
# Retailer Map



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# Floor Plans



1361 North Ashland Avenue  
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PicturePlan by  vis-home

Measurements may not be 100% accurate.  
Floor plans are provided for convenience only.  
Room sizes are not used to calculate area.

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