

234 S ASHLAND AVE.

234 S ASHLAND AVE, CHICAGO, IL 60607

OFFICE/STORE/RESTAURANT FOR LEASE

MIKUS KINS

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BE COMMERCIAL

3352 N Sheffield Ave. | Chicago, IL

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OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Building Size:	1,217 SF
Available SF:	1,217 SF
Lot Size:	1,966 SF
Number of Units:	1
Year Built:	1945
Zoning:	B3-3
Traffic Count:	32,000

PROPERTY OVERVIEW

Retail Storefront/Office available for lease in bustling West Loop neighborhood. This ground floor beautifully designed space with large windows along Ashland is conveniently located near UIC, Mexican Consulate, Medical District, and United Center. Possible use of private outdoor patio. Easily accessible by public transportation and located just off the Eisenhower. This property was a restaurant at one time and black iron still exists. However, landlord has sealed the black iron and if a tenant wants to open another restaurant, they will be responsible for the full build-out expense.

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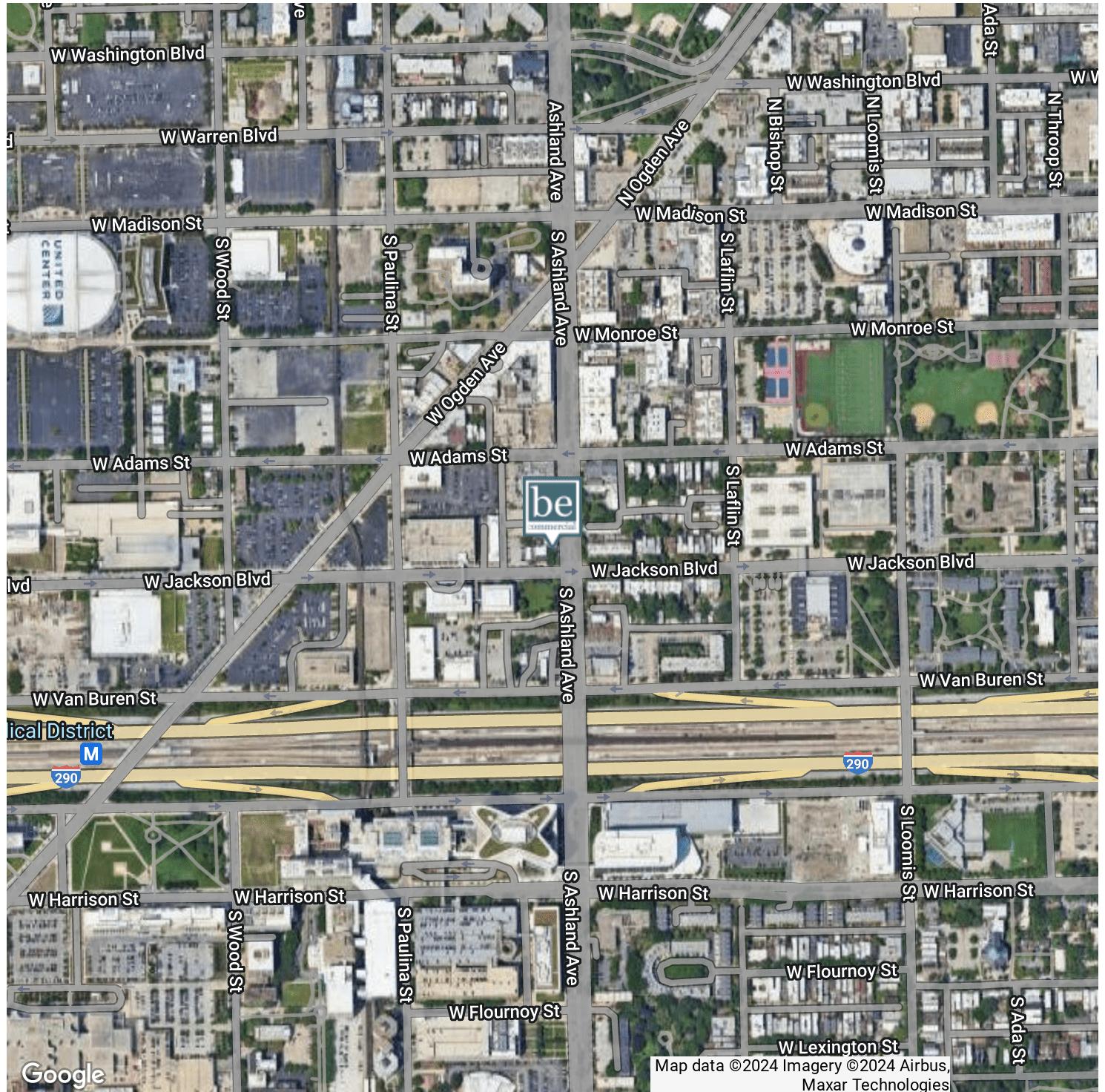
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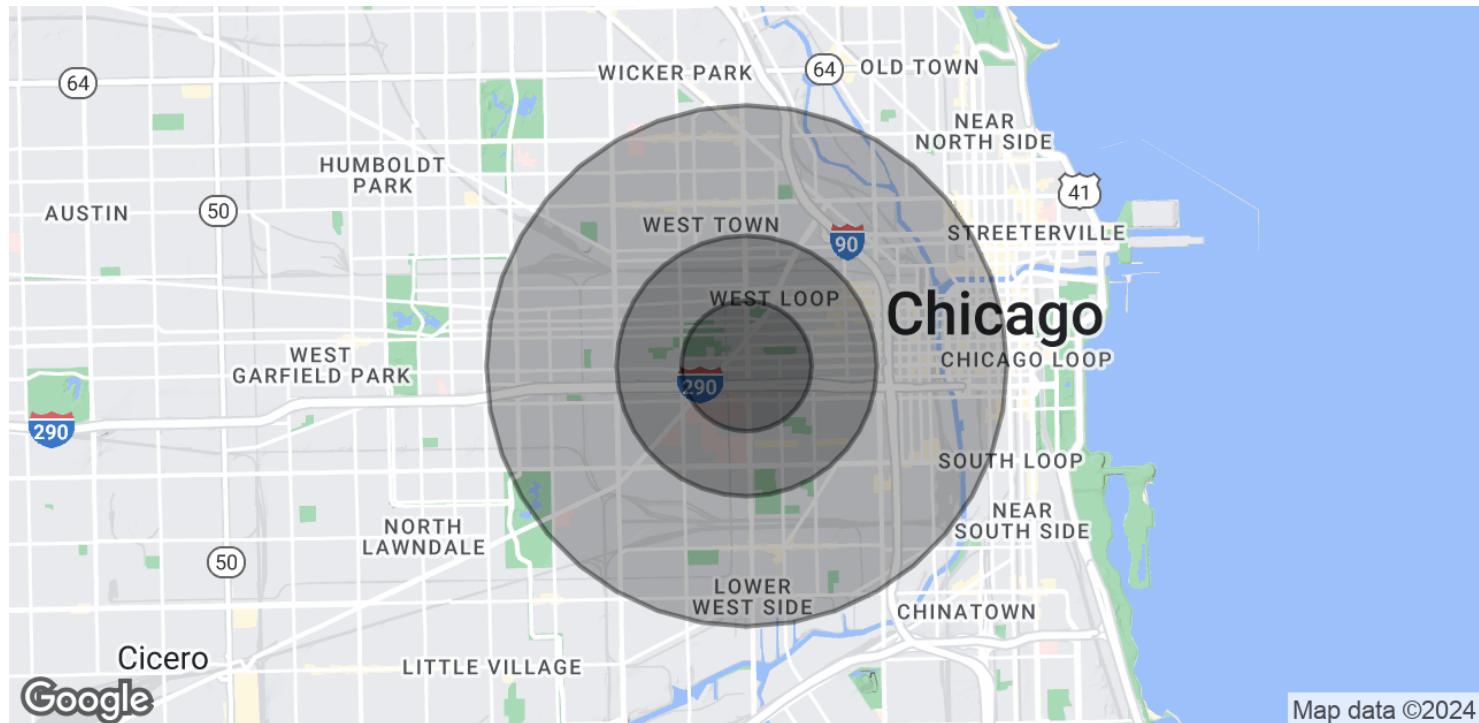
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	7,686	37,853	191,889
Average Age	38	36	36

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	4,094	18,728	95,599
# of Persons per HH	1.9	2	2
Average HH Income	\$147,767	\$142,763	\$145,205
Average House Value	\$622,578	\$615,205	\$562,748

Demographics data derived from AlphaMap

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