

**PRIME PILSEN RETAIL SPACE AT SIGNALIZED CORNER  
W. 18TH STREET & S. ASHLAND AVENUE**



**Space Available:** ±2,400 SF

**Lease Rate:** \$25 PSF NNN

**Pass Throughs:** \$12 PSF

**Zoning:** C1-3

**Ashland Avenue** ±21,600 VPD  
**18th Street** ±6,950 VPD

Highly visible retail space at the corner of Ashland & 18th Street. Right in the heart of the lively Pilsen neighborhood, this property is conveniently located one block East of the Pink Line 18th Street Station & walking distance from various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use.



**Call For More Information!**



**CRAIG WOLF**

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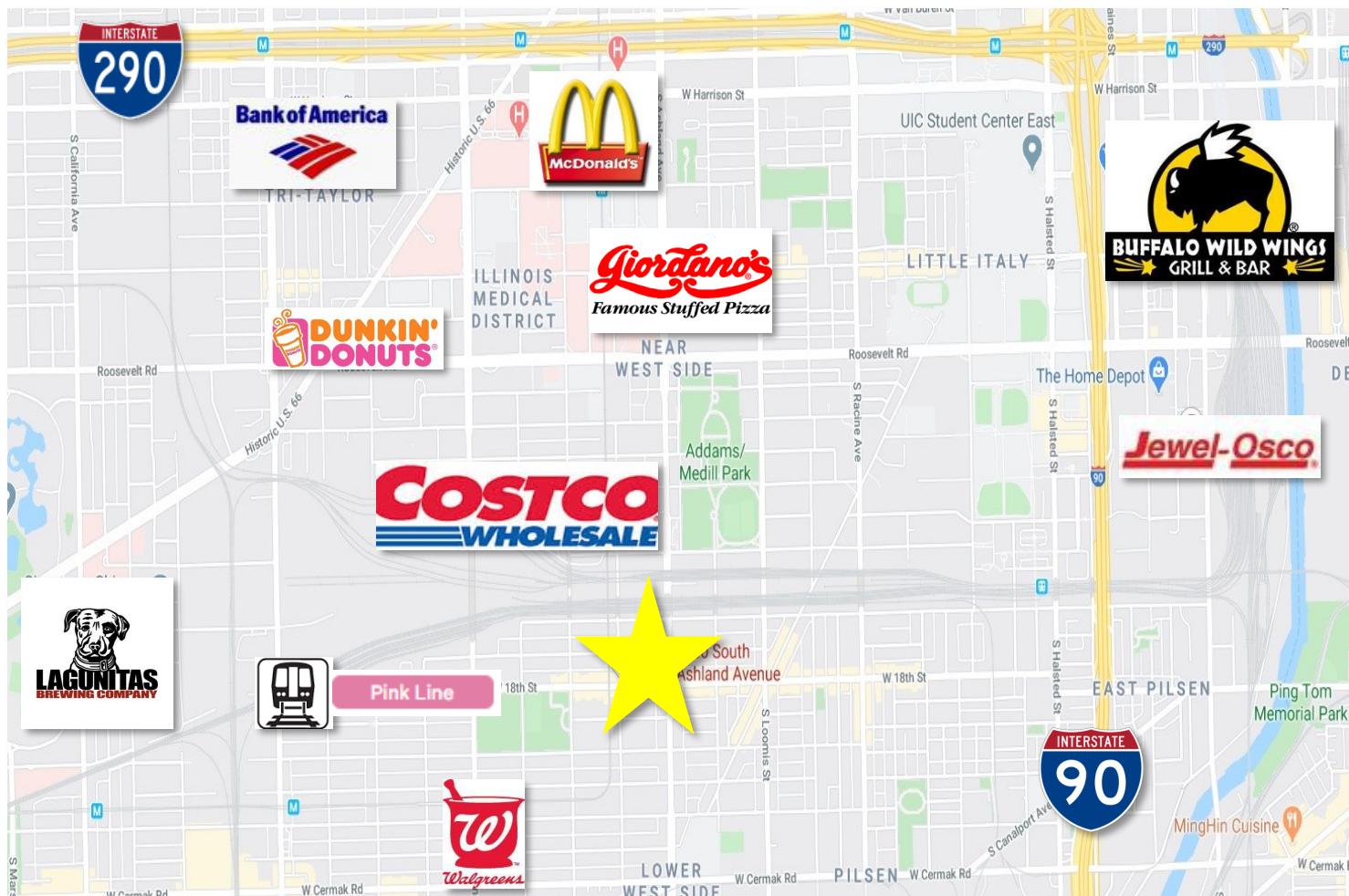
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## Retail Map



## Additional Nearby Retailers

- Heights Finance
- Fifth Third Bank
- Boost Mobile
- Yami's Fashion
- Victory Outreach City Church
- La Mejikana Restaurant
- Metro by T-Mobile
- Amego Mini Mart
- Pilsen Law Center
- Pilsen Dog Grooming

**And Many More!**



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