

# STRAUSS

REALTY, LTD.

1800 S. ASHLAND AVE.  
CHICAGO, IL. 60608

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



<b>Space Available:</b>	±2,400 SF
<b>Lease Rate:</b>	\$25 PSF NNN
<b>Pass Throughs:</b>	\$12 PSF
<b>Zoning:</b>	C1-3
<b>Ashland Avenue</b>	±21,600 VPD
<b>18th Street</b>	±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!**



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**STRAUSS REALTY, LTD.**  
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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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