



For Lease

1800 S. Ashland Ave & 1641 W 18th St Chicago, IL 60608

1800: \$35 NNN 1641: \$2,500/Month MG

Two Highly visible retail spaces at the hard corner of Ashland & W 18th Street and 1641 W 18th St. Excellent frontage for both locations. Located in the heart of the lively Pilsen neighborhood, these properties are conveniently located one block East of the Pink Line 18th Street Station and within walking distance of various restaurants & retailers. The spaces are ideal for retail, bank, medical office, coffee shop, or restaurant

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Executive Summary



Offering Summary

Lease Rate 1800 Ashland:	\$35.00 SF NNN
Size:	2,400 SF
Lease Rate 1641 18th:	\$2,500/Month MG
Size:	650 SF
Available SF:	650 -2,400 SF
Zoning:	C1-3
Market:	Chicago
Submarket:	Pilsen

Property Overview

Two Highly visible retail spaces at the hard corner of Ashland & W 18th Street and 1641 W 18th St. Excellent frontage and visibility for both locations. Located in the heart of the lively Pilsen neighborhood, these properties are conveniently located one block East of the Pink Line 18th Street Station and within walking distance of various restaurants & retailers. The spaces are ideal for retail, bank, medical office, coffee shop, or restaurant

Property Highlights

- 2,400 sf Hard Corner Location with prominent signage available
- 650 sf Fully Built out turn-key coffee shop serving food
- 18th Street Station (Pink Line) - 4-minute walk
- Excellent visibility and frontage
- Traffic Count - 30,000+ VPD
- Walk Score® Walker's Paradise (96)

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1800 Ashland - 2,400 SF



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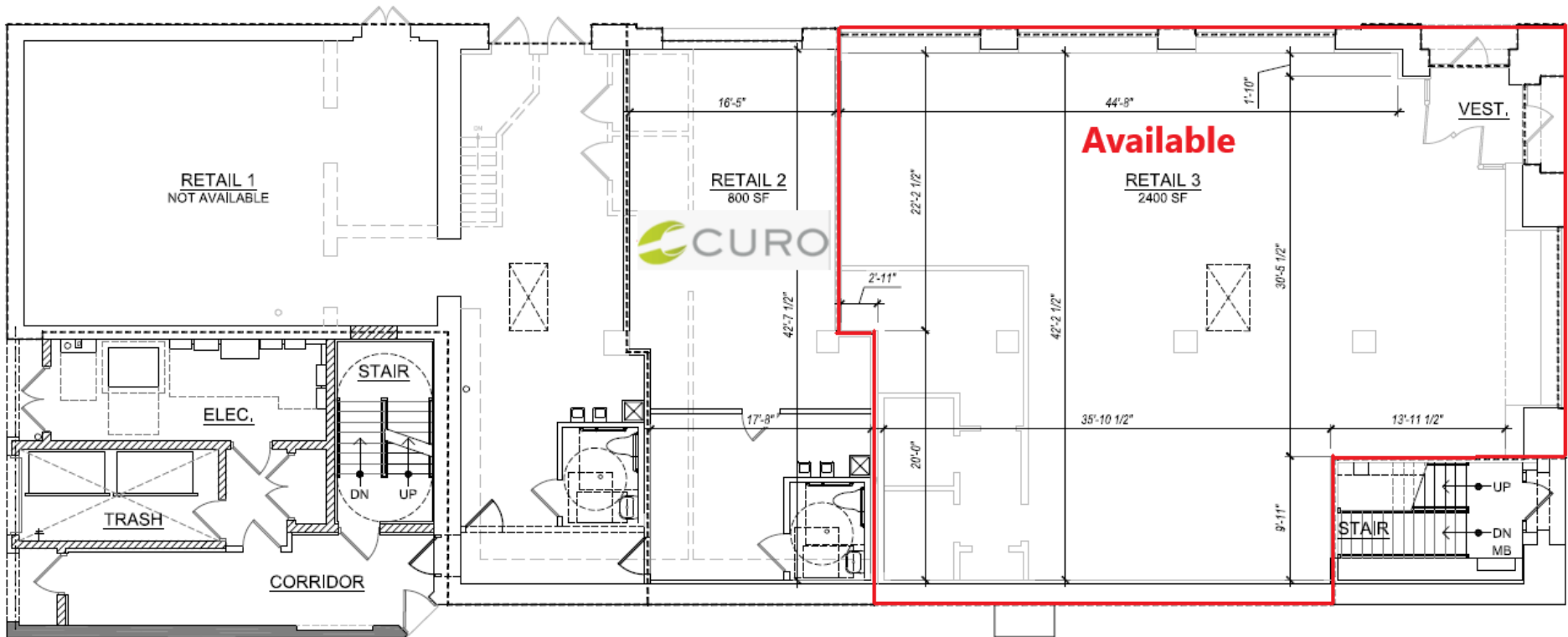
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1800 Ashland Space Plan



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1641 18th St - 650 SF

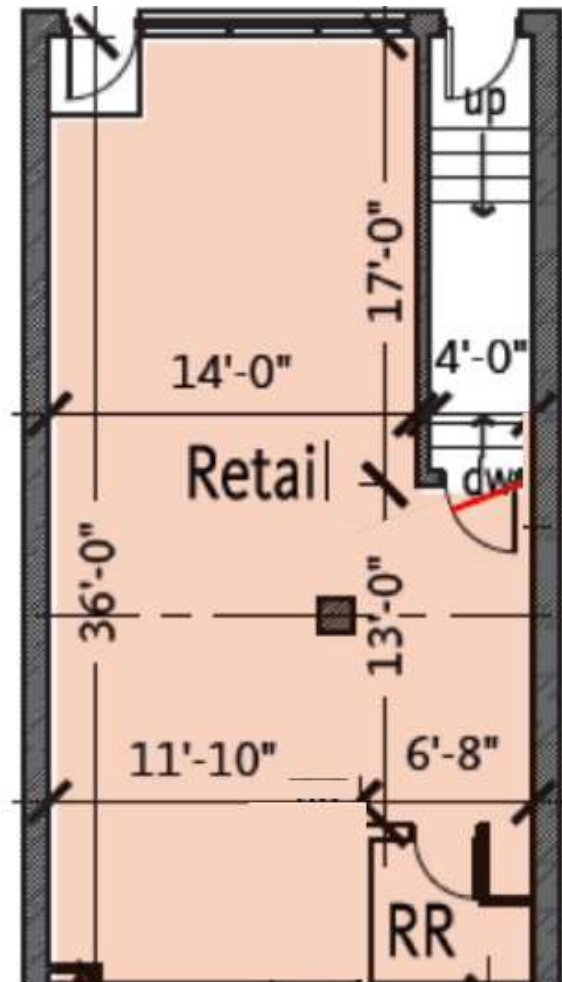


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1641 18th St Space Plan



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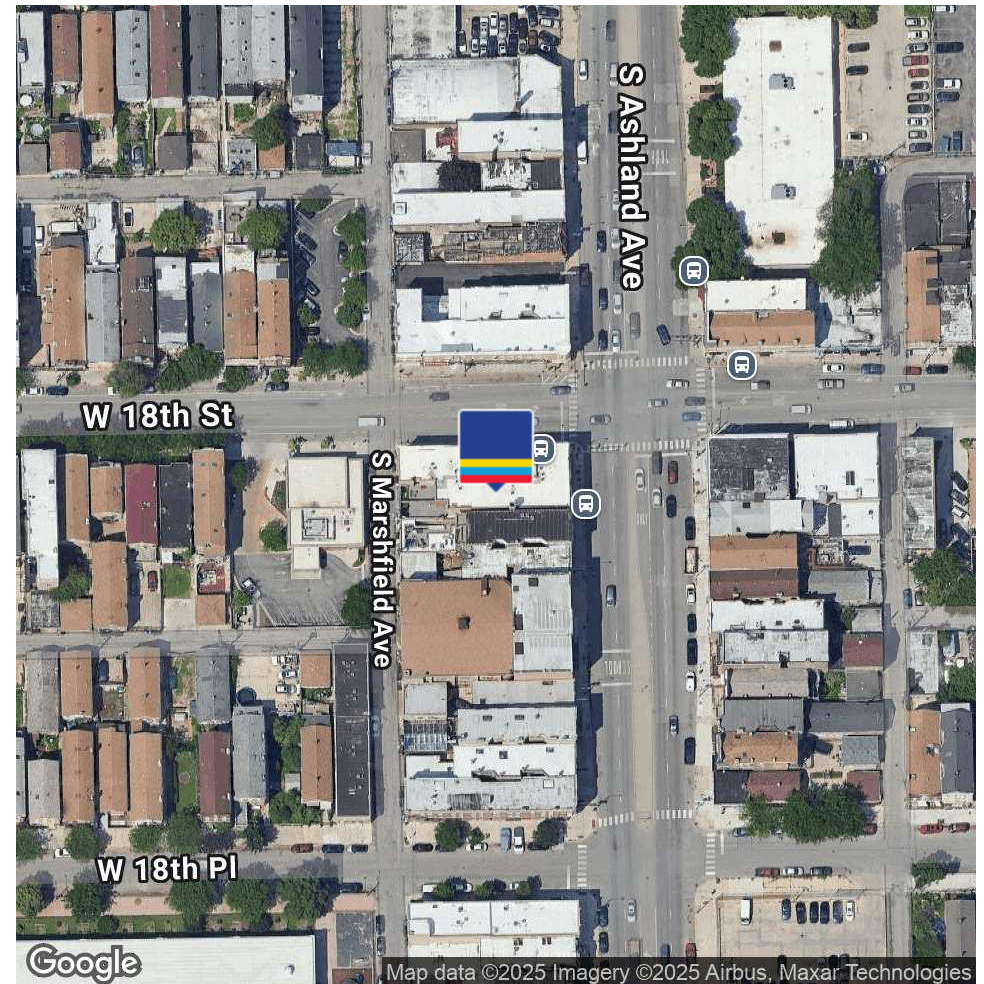
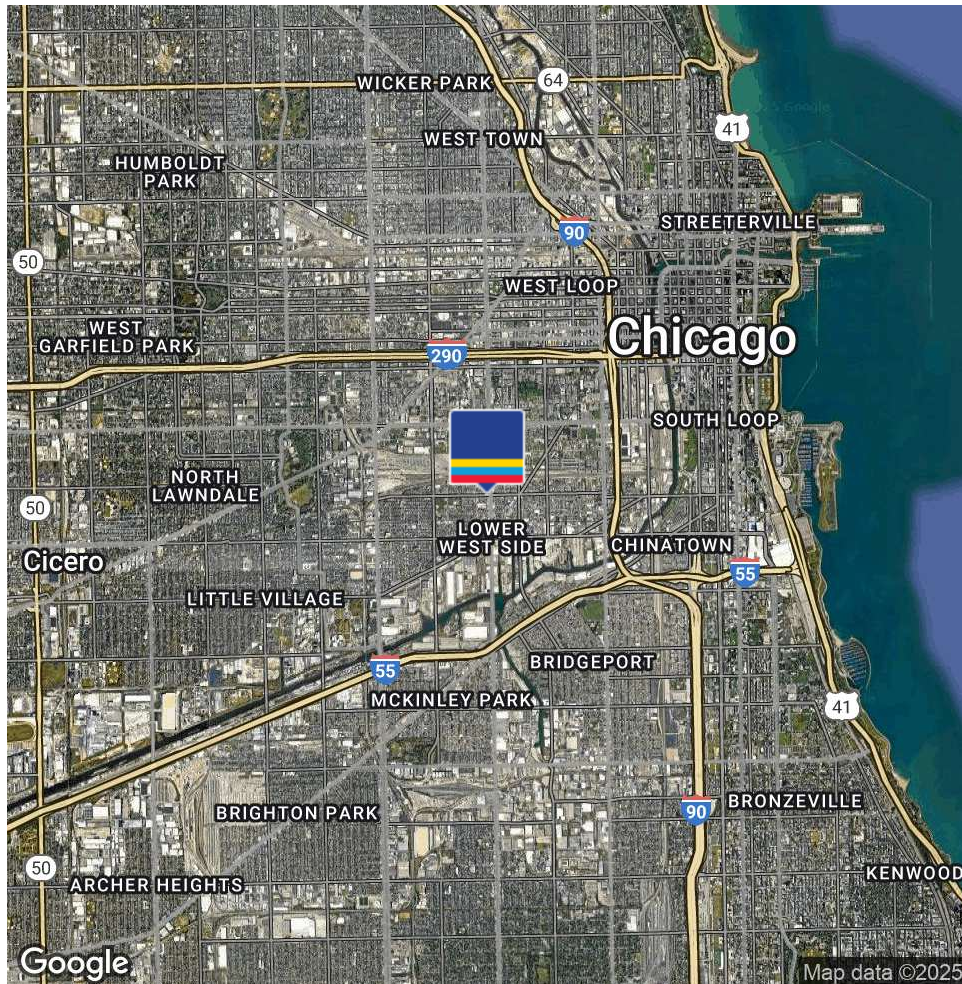


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Location Map



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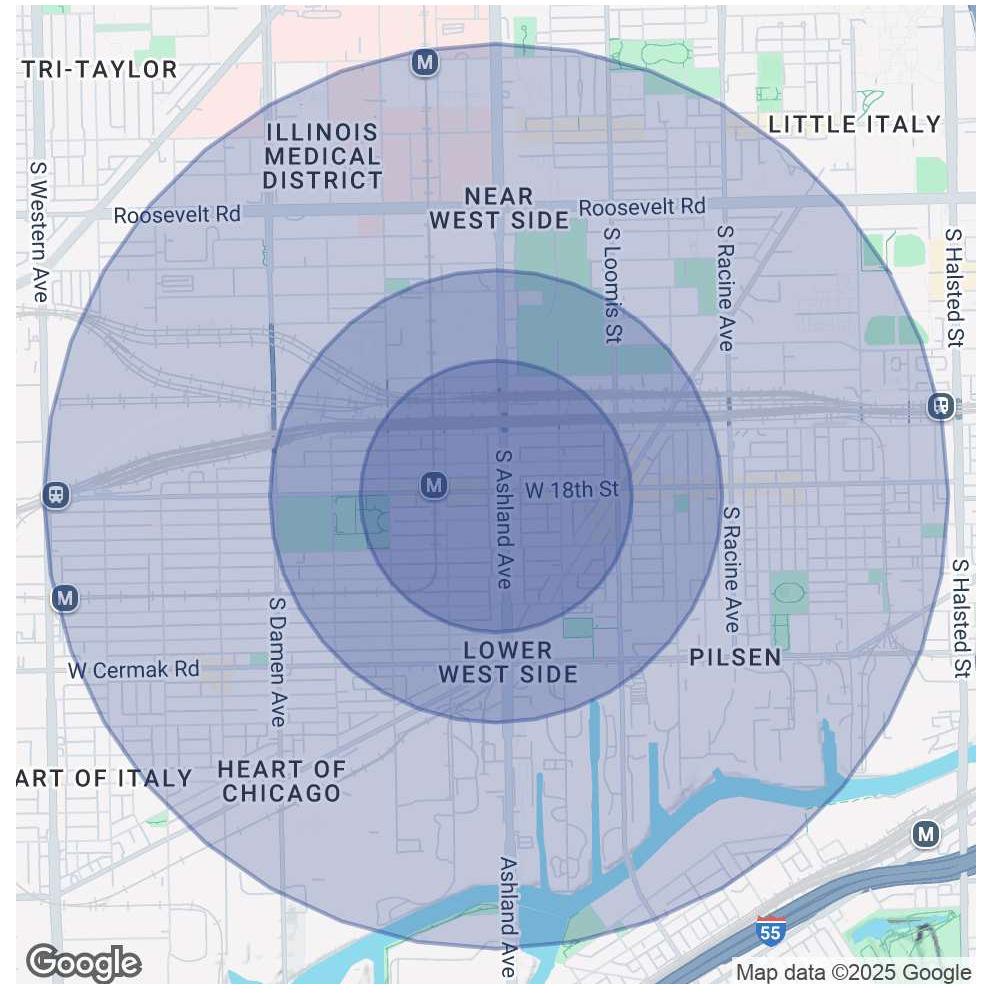
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,657	13,668	40,689
Average Age	36	37	37
Average Age (Male)	36	37	36
Average Age (Female)	36	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,900	5,757	17,409
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$81,071	\$83,598	\$88,886
Average House Value	\$436,392	\$411,215	\$419,254

Demographics data derived from AlphaMap



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