

3540 N Ashland Ave

Chicago, IL 60657

DENTAL SPACE FOR LEASE



Scott Fitzgerald: 630.353.1190 | sfitzgerald@jrossiandassociates.com
Dominic Rossi III: 630.353.1190 | dr@jrossiandassociates.com

3540 N Ashland Ave

Dental Spaces

Property Summary



PROPERTY DESCRIPTION

Rare opportunity to secure an existing turn-key dental office Chicago's bustling Wrigleyville neighborhood. The office offers a functional clinical layout designed to maximize operatory efficiency and patient flow. The space allows an incoming operator to dramatically reduce construction timelines and costs compared to a de novo build.

With strong visibility along Ashland Avenue and dense surrounding residential population, the location provides tremendous opportunity and upside.

Second-generation dental space in high-barrier-to-entry Chicago neighborhoods is increasingly difficult to find — this is a plug-and-play opportunity for any dental office.

OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,720 SF
Property Tx SF:	\$7.81
CAM SF:	\$2.86

Population



6,916

TOTAL POPULATION

0.3 MILES

19,391 | 73,191
0.5 MILES | 1 MILE



34

AVERAGE AGE

0.3 MILES

34 | 34
0.5 MILES | 1 MILE



34

AVERAGE AGE (MALE)

0.3 MILES

35 | 35
0.5 MILES | 1 MILE



33

AVERAGE AGE (FEMALE)

0.3 MILES

34 | 34
0.5 MILES | 1 MILE

Households and Income



3,175

TOTAL HOUSEHOLDS

0.3 MILES

8,899 | 33,563
0.5 MILES | 1 MILE



2.2

OF PERSONS PER HH

0.3 MILES

2.2 | 2.2
0.5 MILES | 1 MILE

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

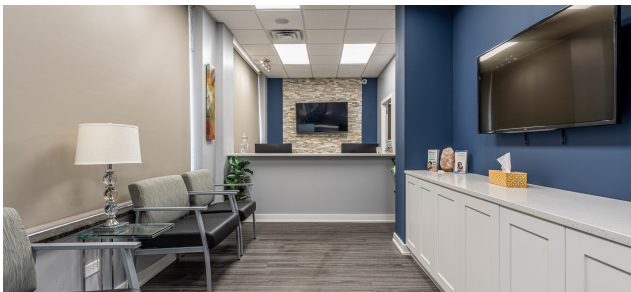
- Rare second-generation turn-key dental space in Wrigleyville
- Existing dental infrastructure & FF&E in place—minimizes buildout time and startup costs
- Efficient layout designed for operatory flow and patient experience
- Strong visibility along Ashland Ave with high daily traffic
- Prominent signage opportunity for branding and exposure
- Dense surrounding residential population
- Affluent demographics supporting long-term patient growth
- Close proximity to CTA transit, including Brown Line access

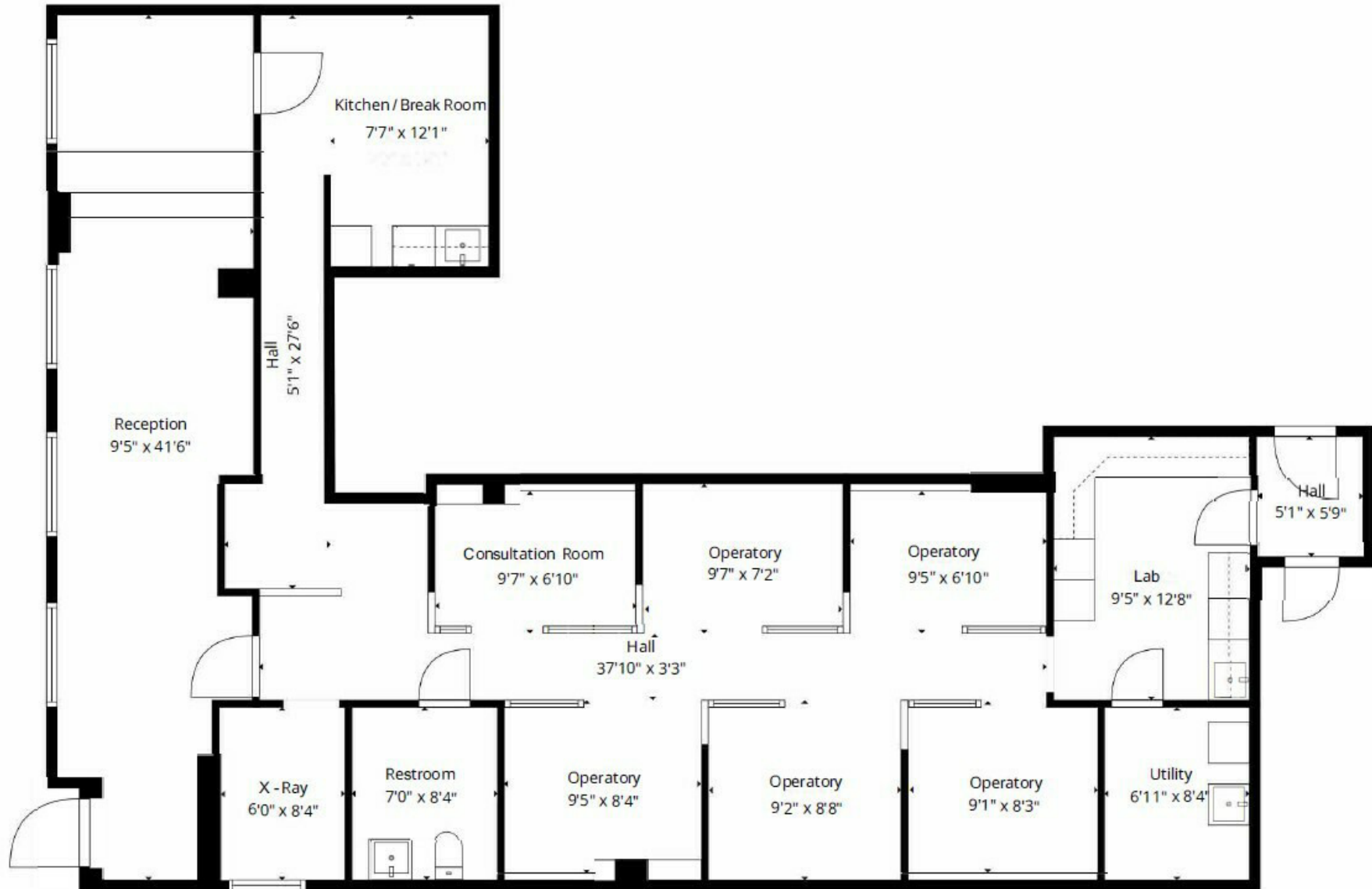


3540 N Ashland Ave

Dental Space

Additional Photos





Total: 1,720 sq. ft

3540 N Ashland Ave

Dental Spaces

Meet The Team



Scott Fitzgerald

Vice President

630.353.1190

sfitzgerald@jrossiandassociates.com



Dominic Rossi III

Senior Vice President

630.353.1190

dr@jrossiandassociates.com



REAL ESTATE &
PRACTICE ADVISORY

630-353-1190

info@jrossiandassociates.com

jrossiandassociates.com

600 Enterprise Drive, Suite 214
Oak Brook, IL 60523