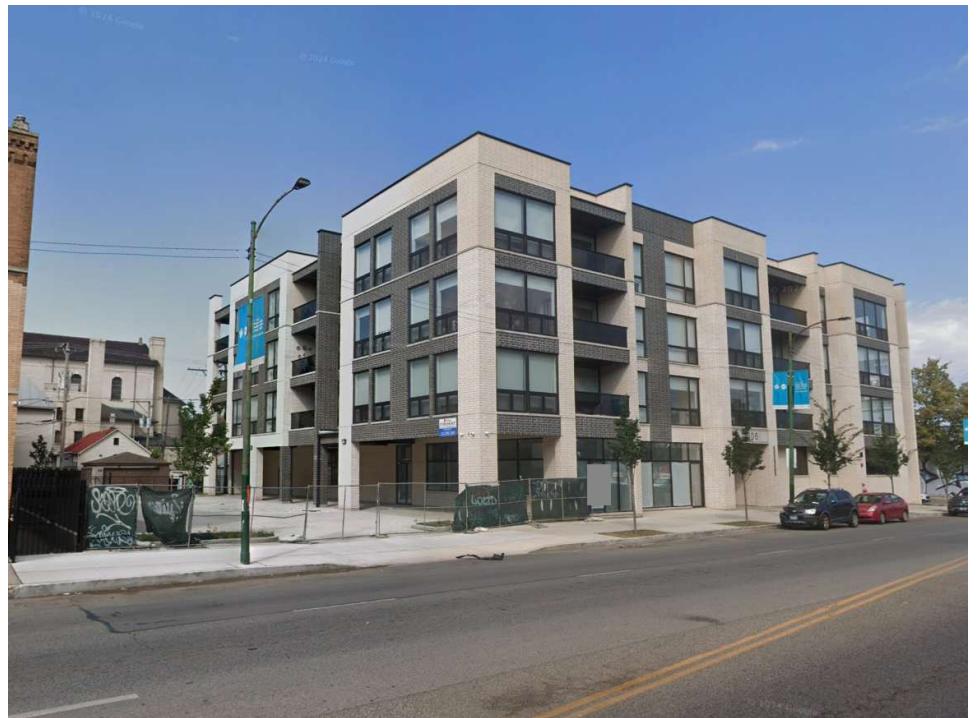


1606 S ASHLAND - +/-4,690 SF OF STREET-LEVEL COMMERCIAL SPACE FOR LEASE

1606 S ASHLAND AVENUE, CHICAGO, IL

33



PRESENTED BY: **GENE
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OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	1,800 - 4,690 SF
Zoning:	C1-2
Market:	Chicago
Submarket:	Pilsen

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 1606 S Ashland, a +/-4,690 SF street level commercial space located in the Pilsen neighborhood of Chicago.

Constructed in 2024, the space is potentially divisible for multiple users subdivided down to ~1,800 SF.

The property is zoned C1-2 which allows for a variety of business uses "as-of-right."

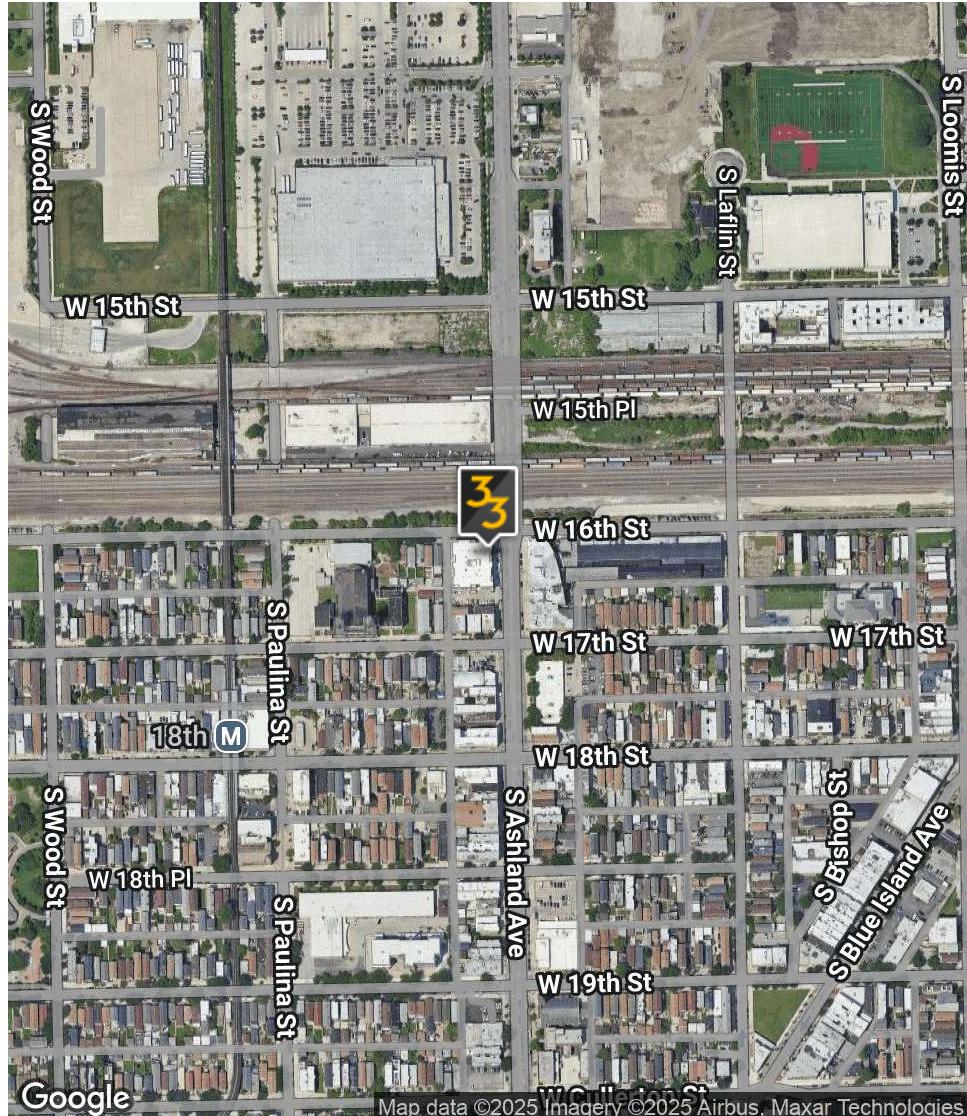
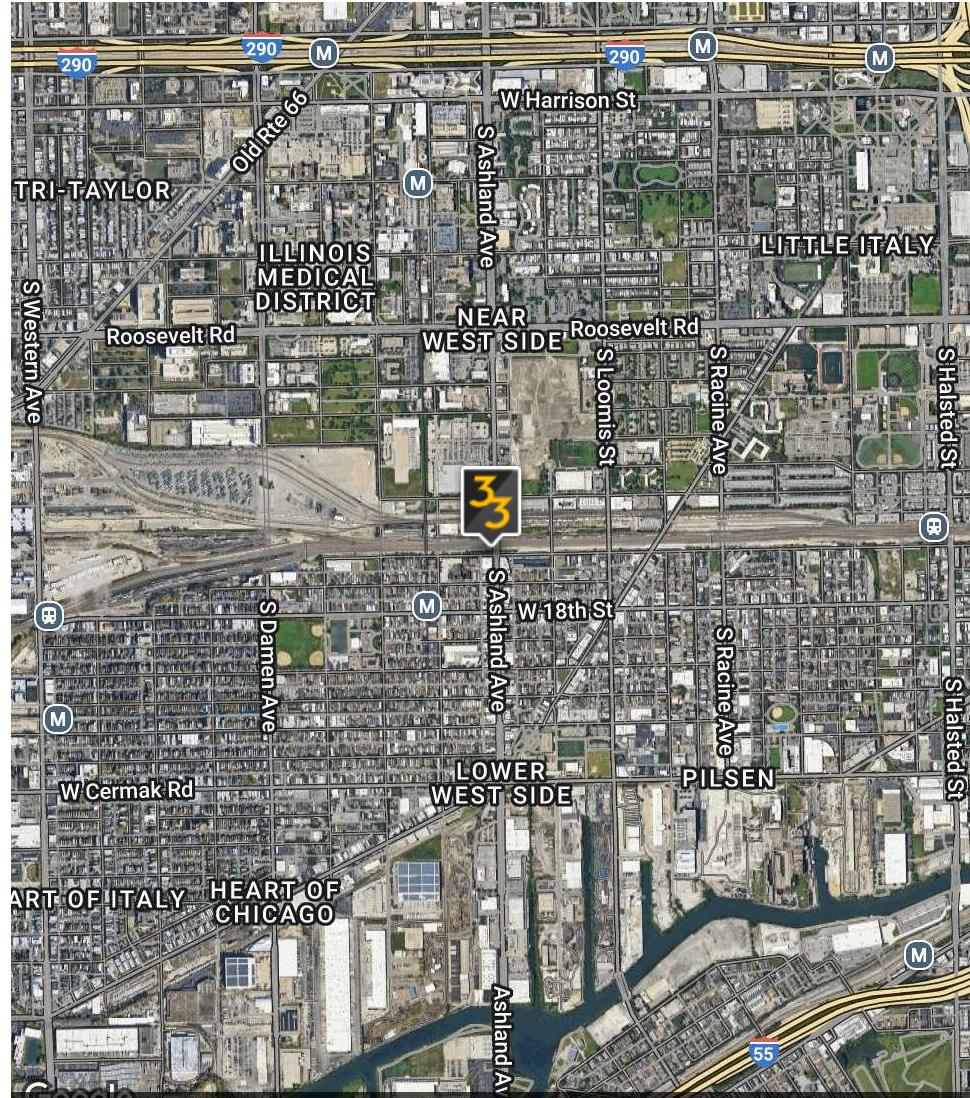
Additionally, there are 12 exterior parking spaces, large covered outdoor areas, drive-through potential, 12' clear, and Black Iron ventilation currently installed for food-related uses.

Asking rent is \$30/SF with the tenant responsible for monthly rent, electric, gas, TBD parking fee, and TBD water fee.

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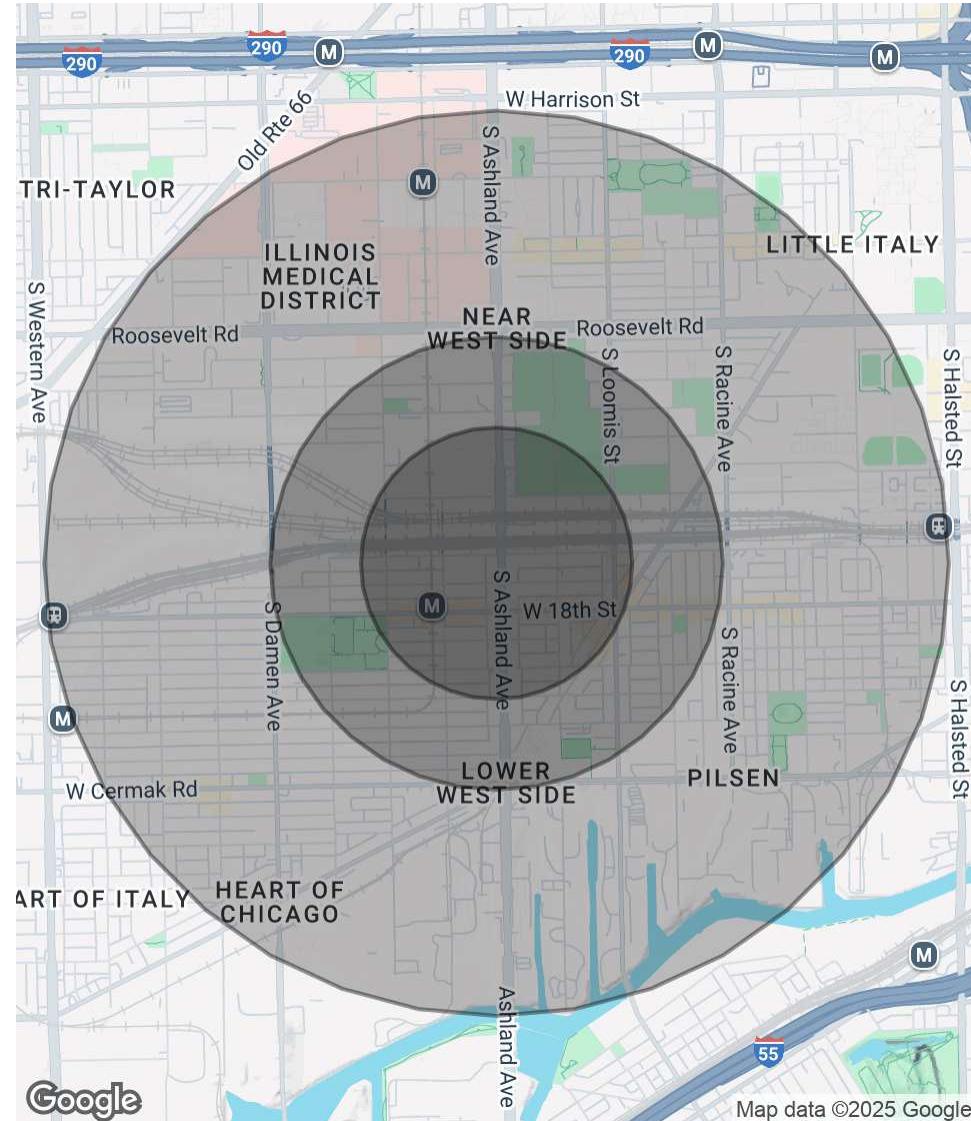
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,033	12,245	41,336
Average Age	36	37	36
Average Age (Male)	36	37	36
Average Age (Female)	36	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,293	5,323	17,720
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,193	\$81,400	\$91,034
Average House Value	\$424,162	\$406,705	\$427,750

Demographics data derived from AlphaMap



Map data ©2025 Google

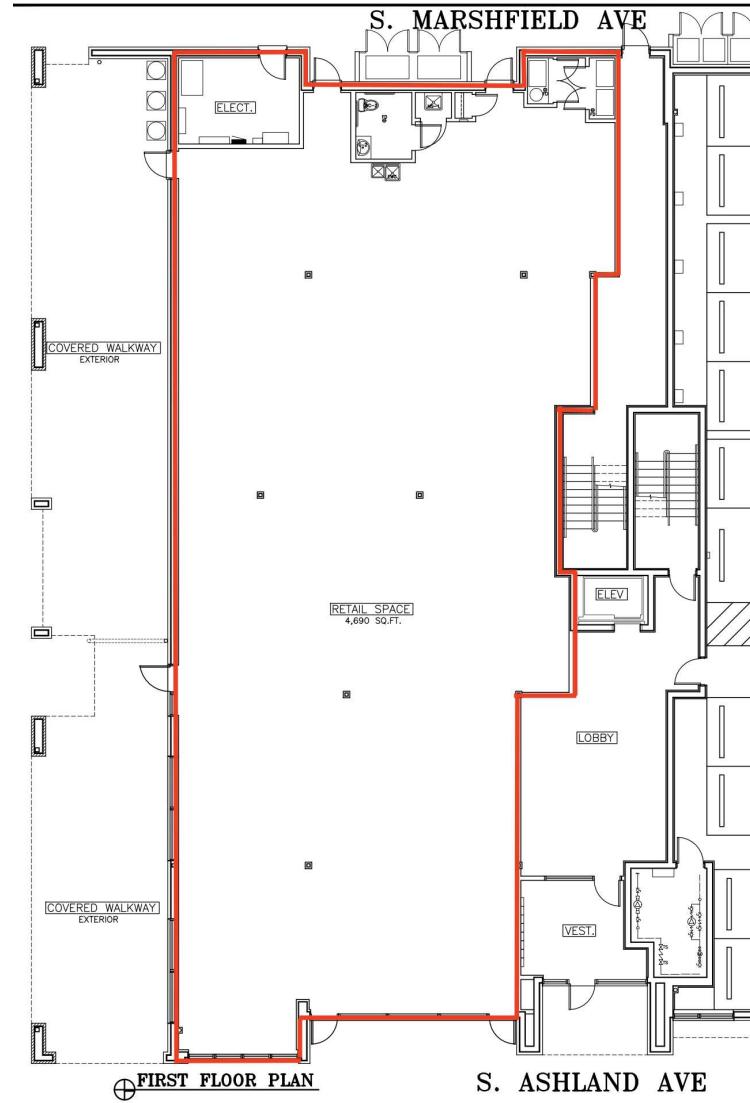
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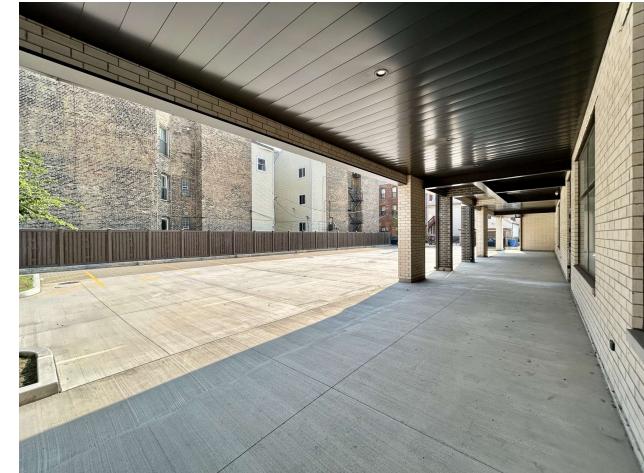
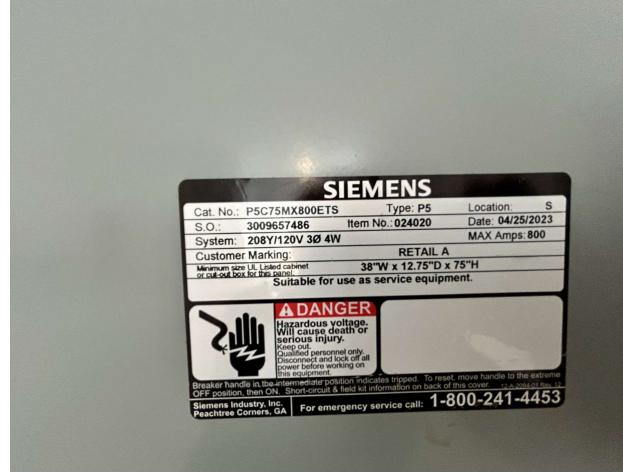
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GENE HART

Broker

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Direct: **219.465.8584**

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

DePaul University - Honors Program - Liberal Studies

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