



ASHLAND

HADDON

**CRE** ADVISING

# 1133 NORTH ASHLAND AVE

**REDEVELOPMENT SITE FOR LEASE**

WICKER PARK

# PROPERTY DETAILS

## SIZE

- Land: 14,000 square feet

## RENTAL RATE

- Upon request

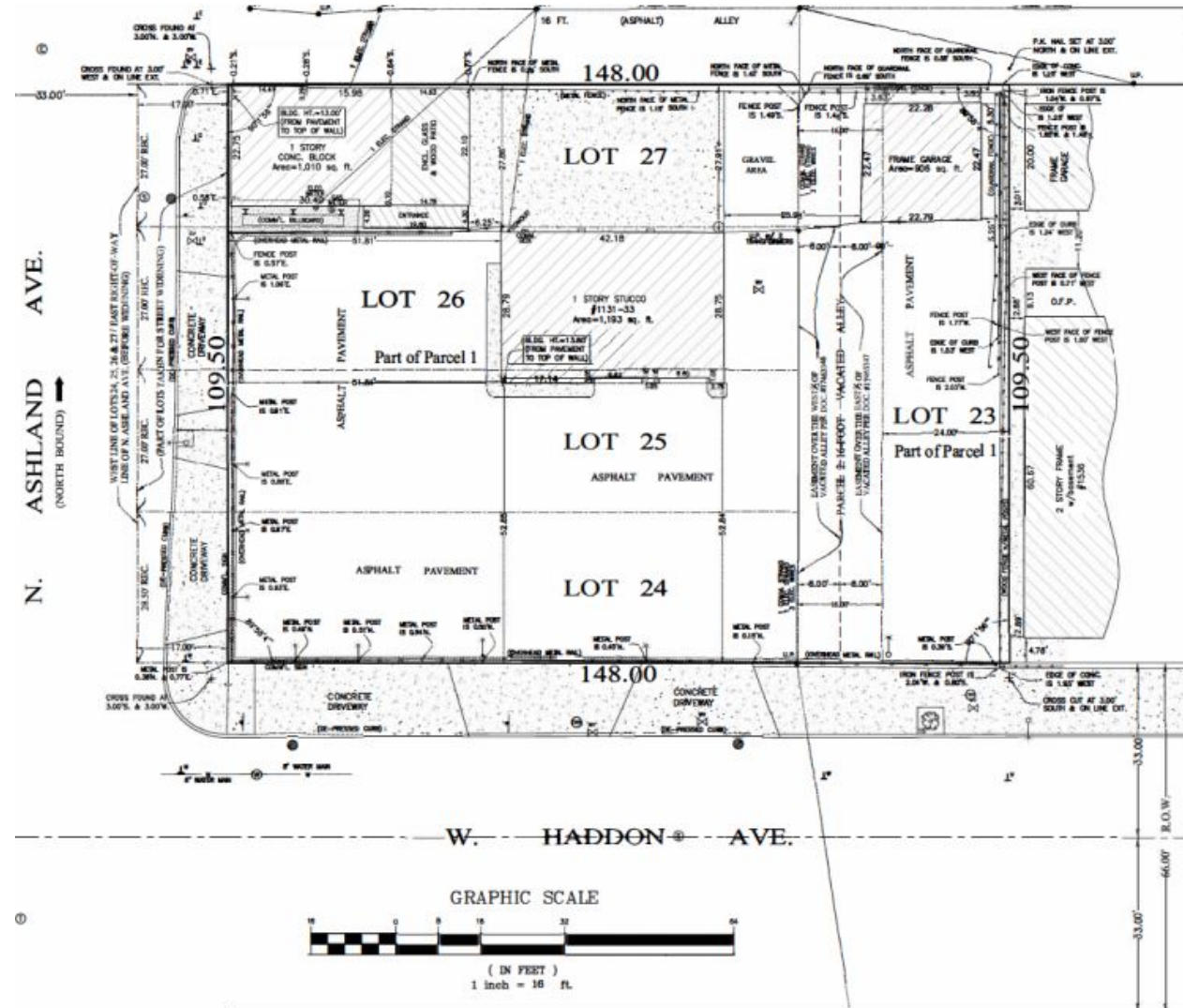
## COMMENTS

- Approximately 14,000 SF redevelopment site in ideal Wicker Park location
- Traffic count: 35,000 on Ashland
- Just steps from Ashland/Division/Milwaukee intersection and Division Blue Line L station and minutes from all the nightlife, restaurants and retail that Wicker Park has to offer
- Area national retail/restaurant tenants include Target, Wendy's, Intelligentsia Coffee, Starbucks, PNC Bank, Foot Locker, CVS, Dunkin' Donuts, Jewel-Osco, Ulta Beauty, Popeyes, FedEx,
- Area local retail/restaurant tenants include Gorilla Sushi, Lawn Restaurant - Hamburger, Wicker Park Athletic Club, Chopin Theatre, Dusty Grooves, Alliance Bakery, Tous Les Jours, La Pasadita
- Zoning: B1-2
- 2019 Taxes: \$15,790.42
- PIN: 17-05-300-028-0000

## DEMOGRAPHICS

	1 MI	3 MI
POPULATION	59,179	557,425
HOUSEHOLDS	23,901	277,473
MEDIAN HH INCOME	\$122,107	\$105,377
DAYTIME EMPLOYEES	34,028	761,911

*No representation or warranty is made to the accuracy herein.  
All broker opinions are subject to market conditions.*





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EXCLUSIVE AGENTS

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