

3951 N Ashland Avenue

Lakeview

Chicago, IL 60613

**FOR LEASE** 624 - 825 SF

Corner Retail Space at Ashland & Irving Park



Great Lakeview location at corner of Ashland & Irving Park--  
high-traffic intersection with excellent storefront visibility!

**MILLER**  
CHICAGO

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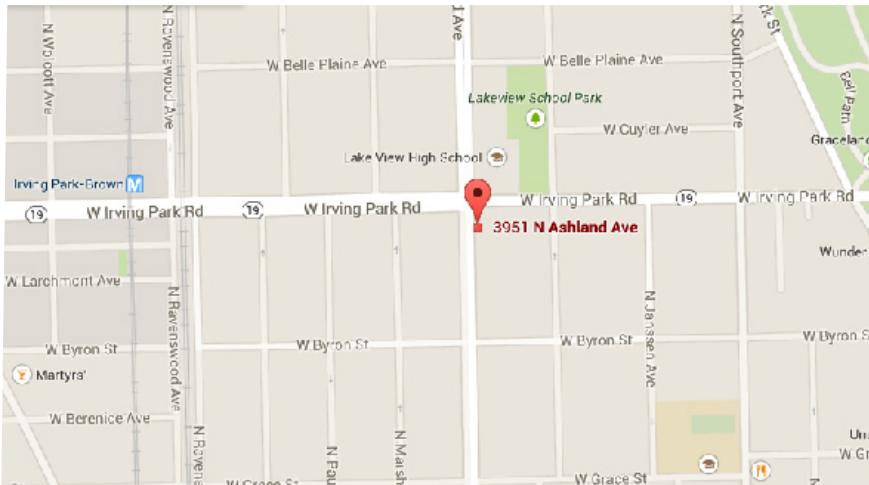
# Property Highlights

## 3951 N Ashland Avenue

Lakeview  
Chicago, IL 60613

### DEMOGRAPHICS (2013 Estimates)

	1 Mile	3 Mile
Population	61,259	419,654
Households	35,202	230,680
Average Income	\$74,047	\$59,637



Price: \$1,100 - \$1,150 / month  
Listing Type: For Lease  
Property Type: Retail / Office  
Lease Type: Gross  
Size: 624 - 825 Sq Ft  
Zoning: B1-2  
Parking: Street Parking

### Highlights:

- Corner building retail / office with excellent visibility
- Available spaces include:
  - 624 Sq Ft inline retail (Irving Park frontage) for \$1,100 / month
  - 825 Sq Ft retail (Ashland frontage) for \$1,150 / month
- All quoted rates are Gross rents – including taxes, building insurance & CAM
- Ideal location for any retail store or street-level office user