



FOR SALE
BACK OF THE YARDS RETAIL /
INDUSTRIAL BUILDING
WITH PARKING
5325-51 S Ashland Ave
Chicago, IL 60609



HIGHLIGHTS

Property Type: Retail / Industrial
Taxes: \$16,290.33 (2018)
PIN #(s): 20-08-312-011-0000,
20-08-312-012-0000,
20-08-312-013-0000,
20-08-312-014-0000,
20-08-312-015-0000,
20-08-312-016-0000,
20-08-312-017-0000
Building Size: 5,550 Sq Ft
Lot Size: 27,678 Sq Ft
Zoning: C1-2
Alderman: Coleman

SNAPSHOT



- **10 City Lots totaling 27,678 Sq Ft with an existing 5,550 Sq Ft building for sale on busy S Ashland Avenue**
- **Great location for a new development, zoning allows for a variety of uses**
- **Ideal location for a drive through in an under-served area**
- **High visibility location with traffic over 31,637 vehicles per day**

TRANSIT



0.1 miles to #9
Ashland bus route



0.2 miles to CTA #55
Garfield bus route



1.6 miles to Western
Orange Line Station

DEMOGRAPHICS



Population

1 Mile 36,965



Households

1 Mile 10,271



Avg Household Income

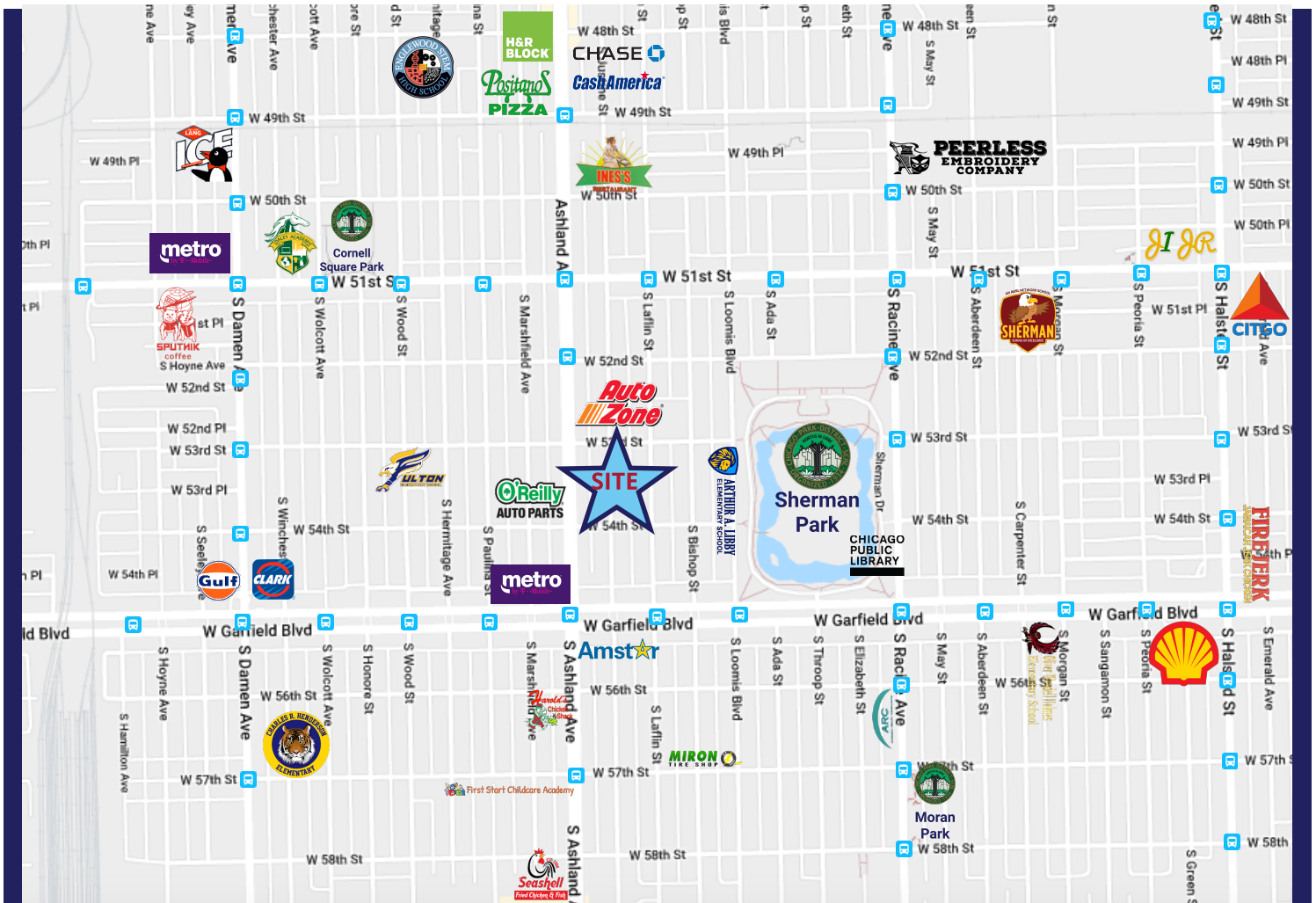
1 Mile \$40,602



Consumer Spending (000s)

1 Mile \$180,722

AREA MAP



TRAFFIC COUNT

S Ashland Ave

31,637