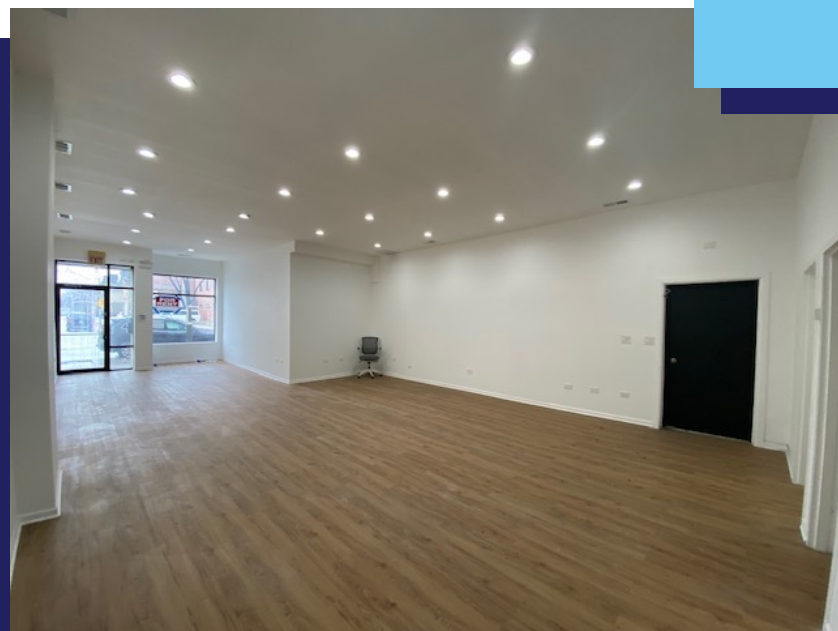




**FOR LEASE**  
**Prime Wicker Park Retail on**  
**Ashland Avenue**  
**1026 N Ashland Avenue**  
**Chicago, IL 60622**



## **HIGHLIGHTS**

**Property Type:** Retail  
**Lease Type:** Modified Gross  
**Size:** 1,000 Sq Ft  
**Ceiling Height:** 12'  
**Zoning:** B1-2  
**Alderman:** La Spata  
**Parking Spaces:** 1 Included

## **SNAPSHOT**



- 1,000 Sq Ft retail space available on ground floor of 4-story residential building in Wicker Park
- Features open floor plan with high ceilings, large storefront windows, bathroom and utility / mop closet
- 0.4 miles from I-90/94 Kennedy expressway Augusta Ave exit
- Neighboring retailers include Boneyard Chicago, El Barco Mariscos, Alegrias Seafood Chicago, Super Submarine, Lab Rabbit Optics, Plant Salon, and Coco Rolled Ice Cream

## **TRANSIT**



0.2 miles from CTA  
#9 Ashland and #70  
Division bus stops



0.3 miles from  
Blue Line Division  
station



0.3 miles from CTA #56  
Milwaukee & #50 Damen  
bus stops

## DEMOGRAPHICS



### Population

1 Mile 50,927



### Households

1 Mile 23,781



### Avg Household Income

1 Mile \$148,769



### Consumer Spending (000s)

1 Mile \$873,286

## AREA MAP



## TRAFFIC COUNT WALK SCORE

N Ashland Ave

25,921

96