

Lakeview - Chicago

RETAIL FOR LEASE - OR - NEW RESTAURANT FOR LEASE



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

3055 N. Ashland Ave. Chicago, IL



Lakeview

Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field & the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.

3055 N. Ashland Ave. Chicago, IL

Size	2,479 SF
Rental Rate	\$26/SF, Modified Gross (Retail)
	\$33/SF, Modified Gross (Restaurant, including installation of an exhaust hood and roughed in plumbing for two ADA bathrooms)

For additional information or to schedule a showing contact:

Adam Salamon

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	38,257	252,011	538,426
2015 Female Population	37,410	253,159	542,522
2015 Total Population	75,667	505,170	1,080,948
2015 Total Households	35,192	243,338	476,869
Housing			
2015 Total Housing Units	37,504	268,023	501,688
Income			
2015 Median Household Income	\$91,038	\$64,097	\$57,646
2015 Per Capita Income	\$61,668	\$47,390	\$39,884
2015 Average Household Income	\$127,724	\$96,545	\$88,124

Nearby Businesses

Whole Foods
Redhot Ranch
Starbucks
Jewel Osco

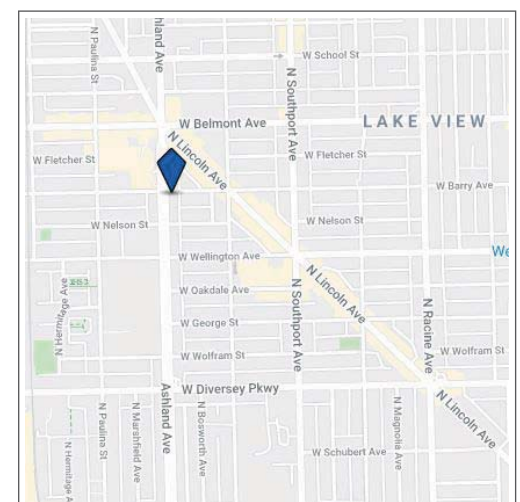
Description

Great opportunity for retail or restaurant in the much desired Lakeview retail corridor. Space has great retail frontage facing Ashland Ave. and a newly paved shared parking lot included. The space can also be easily converted into a restaurant with an exhaust hood, Ansul system, and roughed in plumbing for two ADA bathrooms to be included with lease.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 10-17-2013 A111

Map

Ashland Ave. & Barry Av.



LISTING INFO

Agent Responsible	Adam Salamon adam@kudangroup.com
Transaction Type	Real Estate Only for Lease
Type of Property	Retail or Restaurant
Property Data	
Address	3055 N. Ashland Ave.
City, Zip Code	Chicago, 60657
Area	Lakeview
County	Cook
Rental Rate	Retail - \$26/SF, Modified Gross Restaurant - \$33/SF, Modified Gross (includes installation of an exhaust hood and roughed in plumbing for two ADA bathrooms)
Lease Type	Modified Gross
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	Three Percent (3%)
Security Deposit	TBD
Building Type	Retail
Stories	One
Size	2,479 SF
Parking	Yes, there's a shared parking lot on premises.
Zoning	B3-2
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10'
Ward	32
Alderman	Scott Waguespack 773-248-1330
Nearby Businesses	Whole Foods, Redhot Ranch, Starbucks, Jewel-Osco, The Art of Pizza, Boston Market
Property Description	Great opportunity for retail or restaurant in the much desired Lakeview retail corridor. Space has great retail frontage facing Ashland Ave. and a newly paved shared parking lot included. The space can also be easily converted into a restaurant with an exhaust hood, Ansul system, and roughed in plumbing for two ADA bathrooms to be included with lease.
Location Highlights	<ul style="list-style-type: none"> • Stoplight corner in the heart of Lakeview • New pylon signage – highly visible to over 40,000 VPD • One block south of brand new Whole Foods (2nd largest in the city) & one block north of Jewel Osco
Cross Streets	Ashland Ave. & Barry Ave.

GOLDMARC PLAZA II
3053-3057 NORTH ASHLAND AVENUE, CHICAGO

