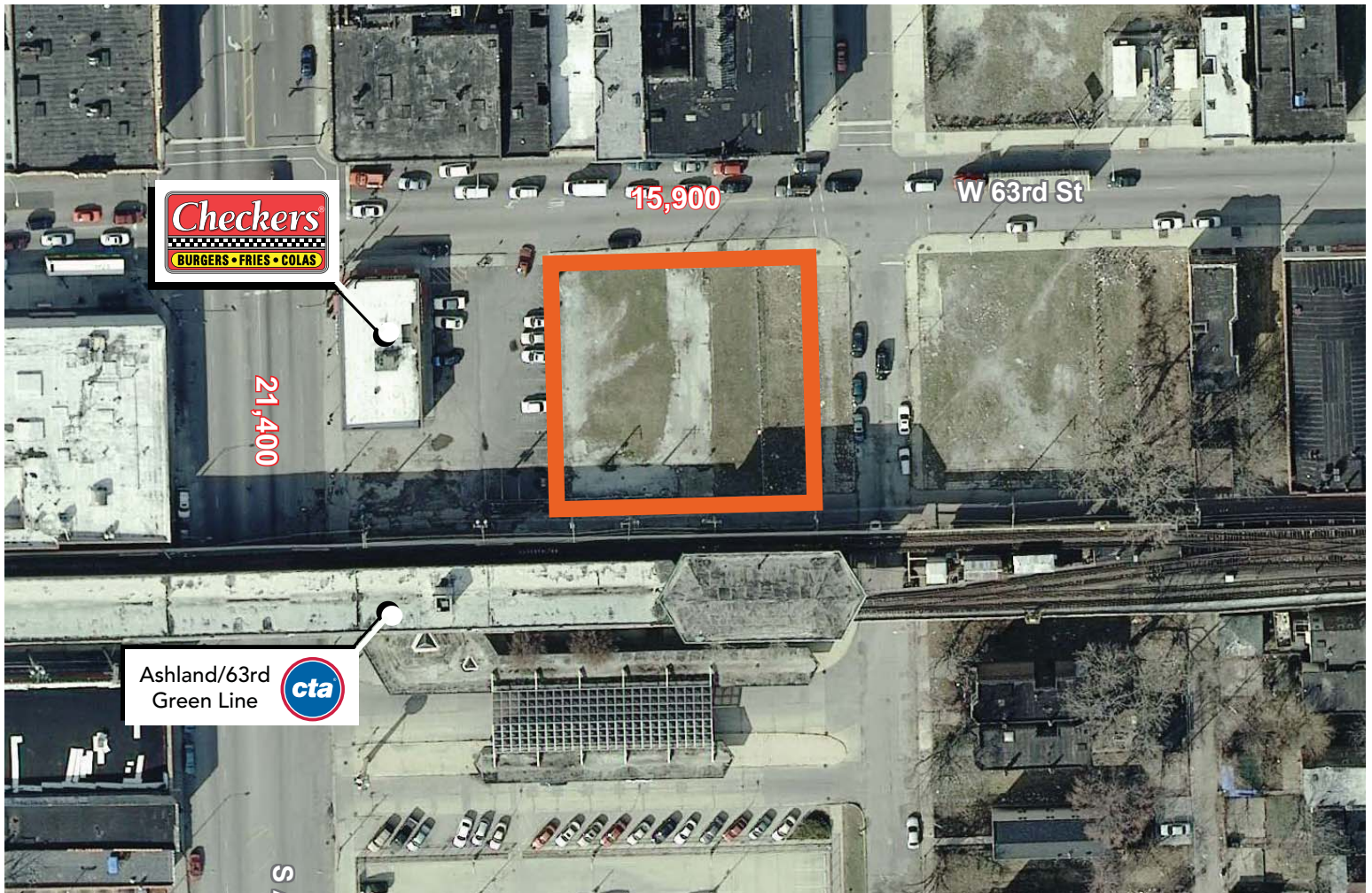


For Sale or Ground Lease

Corner Retail Space

SEQ 63rd & Ashland

Chicago, IL 60636



- 15,625 SF available for sale or ground lease just off the corner of 63rd Street & Ashland Avenue
- Heavy traffic volumes along the 63rd Street & Ashland Avenue corridors
- Located next to the Ashland/63rd Green Line stop
- Neighboring tenants include McDonald's, Checkers (coming soon) & ACE Hardware

DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$34,350	\$34,323	\$34,865
DAYTIME POPULATION	1,756	6,317	22,251
RESIDENTIAL POPULATION	2,487	9,768	36,697

TRAFFIC COUNTS

W. 63 RD STREET	15,900 VPD
S. ASHLAND AVENUE	21,400 VPD

Mark Fredericks
312.275.3109
mark@baumrealty.com

Trevor Jack
312.275.3128
trevor@baumrealty.com



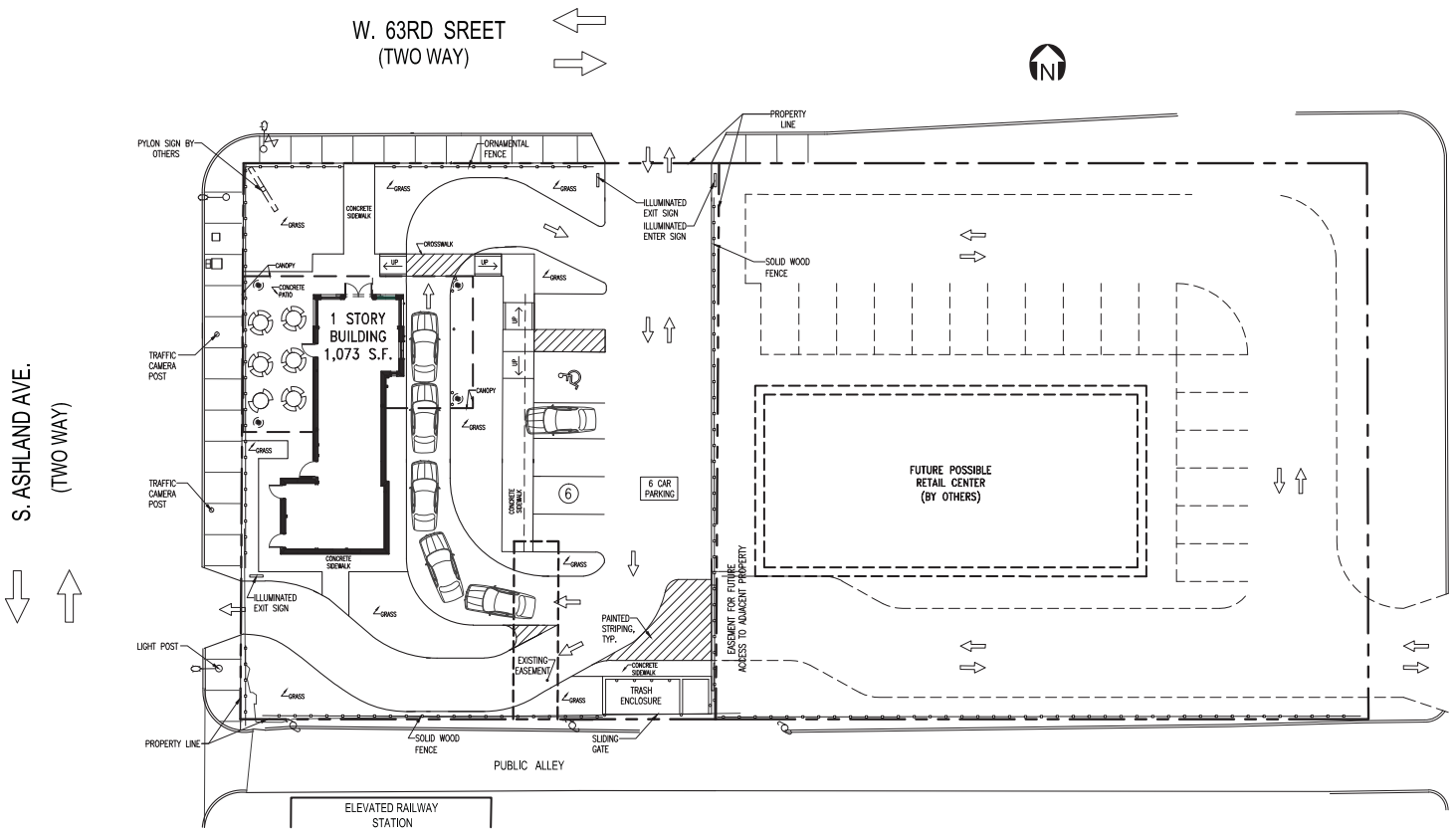
For Sale or Ground Lease

Corner Retail Space

SEQ 63rd & Ashland

Chicago, IL 60636

Conceptual Site Plan



Mark Fredericks
312.275.3109
mark@baumrealty.com

Trevor Jack
312.275.3128
trevor@baumrealty.com



