

MCKINLEY PARK PAD SITE FOR GROUND LEASE, BUILD-TO-SUIT, OR SALE

# NWC 39th & Ashland

CHICAGO, IL 60609



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## AVAILABLE SPACE

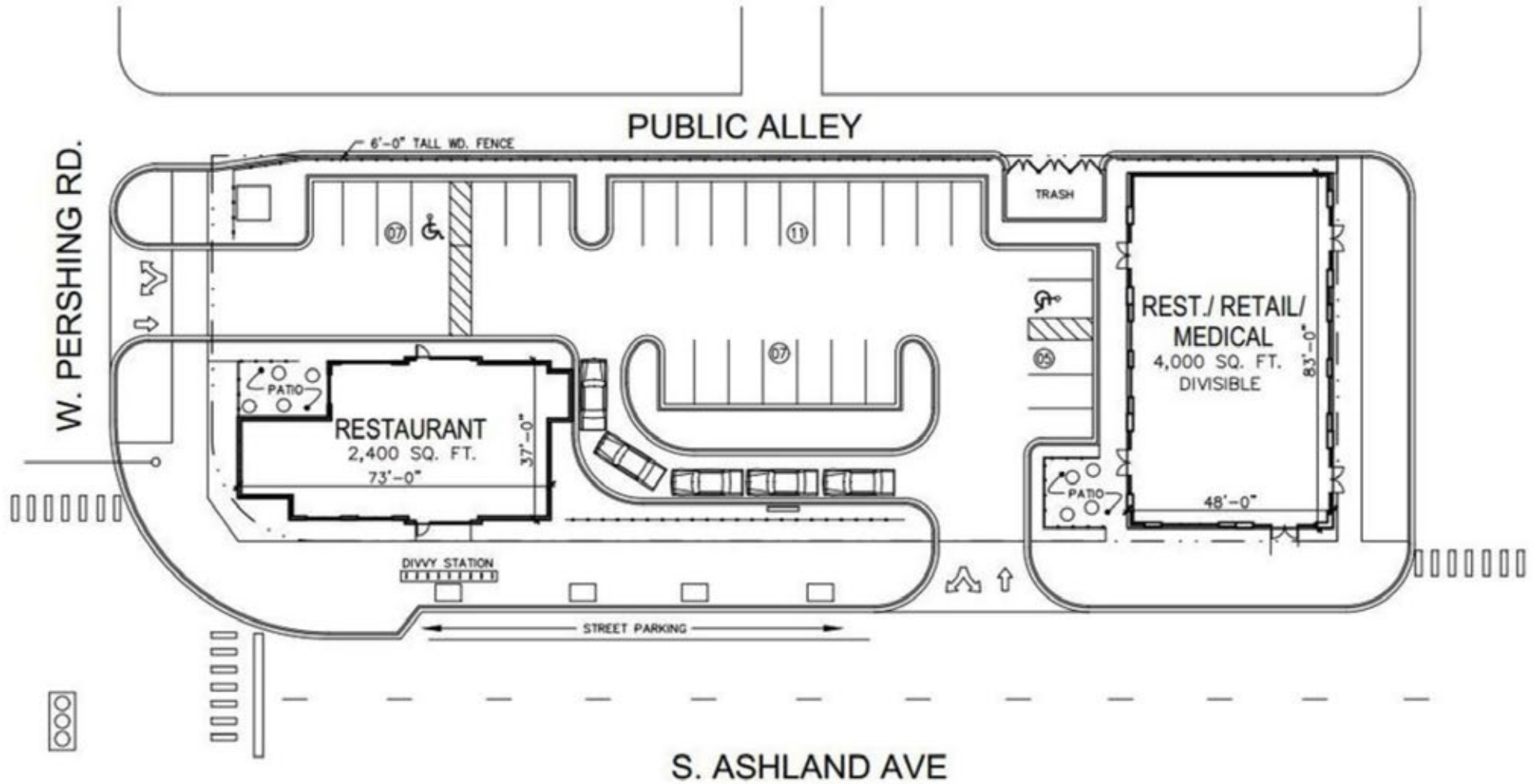
# Up to ±6,000 SF

## PROPERTY HIGHLIGHTS

- + Hard-corner retail pad available
- + Signalized intersection with over 39,000 vehicles per day
- + Surrounded by a dense working population with 12,932 employees within 1 mile
- + Established residential neighborhood directly west in McKinley Park
- + Flexible development options: ground lease, build-to-suit, or sale
- + Ideal for banks, coffee, QSR, fuel, medical, or convenience retail
- + 25,401 SF lot
- + Zoned MI-2



# Conceptual Site Plan



*Conceptual Renderings*



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## Culture & commerce converge in one of Chicago's most active corridors.

**39th & Ashland sits at the crossroads of three Chicago neighborhoods (McKinley Park, Bridgeport, and Back of the Yards) and two high-traffic corridors.** With strong visibility, a signalized intersection, and close proximity to I-55 and the CTA Orange Line, the site offers seamless access to both neighborhood traffic and regional connectivity, making it an ideal site for QSR, medical, convenience, fuel, or financial operators looking to capture a high-traffic location with strong residential and daytime population density.

The surrounding area is anchored by national retailers, local businesses, and community institutions that serve a diverse customer base across McKinley Park, Bridgeport, and Back of the Yards. Nearby operators include Target, LA Fitness, Jewel-Osco, and a range of independent restaurants and service providers along Ashland Avenue and Pershing Road.

Just minutes from the site, Bridgeport has emerged as a creative and cultural hub, home to the recently restored Ramova Theatre, a destination live music venue with an on-site brewery, taproom, and grill. Also nearby, Marz Community Brewing draws locals and visitors alike with its lively taproom, rotating craft beers, and regular pop-up events. The area is also home to the Bridgeport Art Center and Zhou B Art Center, both offering galleries, studios, and event programming that support a thriving arts community.

The site benefits from proximity to McKinley Park's athletic fields and Chicago Park District campus, further enhancing its neighborhood appeal. High visibility, strong demographics, a central location within three distinct neighborhoods, and access to a dynamic cultural and commercial landscape make this a compelling development opportunity.

1 MILE RADIUS

**22,939**  
POPULATION

**23,943**  
DAYTIME POPULATION

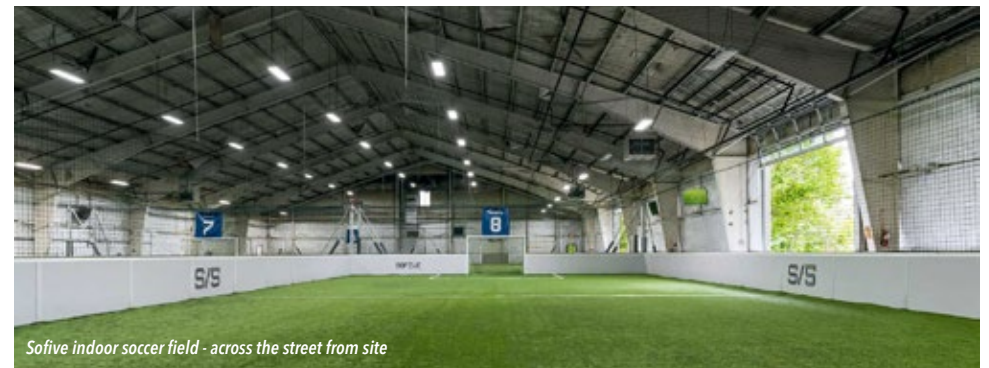
**\$91,632**  
AVG. HOUSEHOLD INCOME



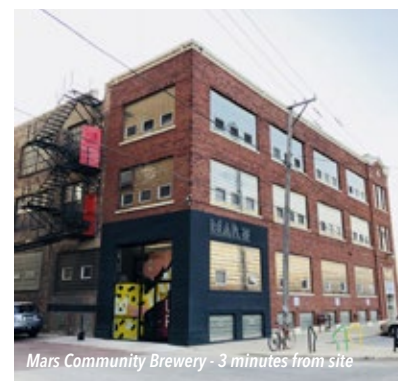
Ramova Theater - 4 minutes from site



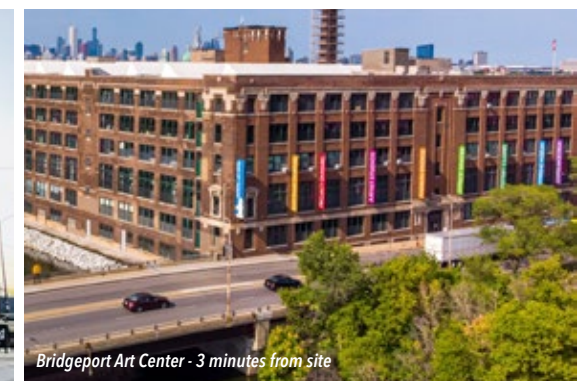
Skyline views over McKinley Park - 3 minutes from site



Sofive indoor soccer field - across the street from site



Marz Community Brewery - 3 minutes from site



Bridgeport Art Center - 3 minutes from site

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