



# 6119 - 35 S. ASHLAND AVENUE

CHICAGO, ILLINOIS 60636



**FOR RENT** | RETAIL

UP TO 4,875 SF AVAILABLE IN THIS HIGHLY VISIBLE SHOPPING CENTER LOCATED ON S. ASHLAND AVE. JUST 1 1/2 BLOCKS FROM THE ASHLAND/63RD GREEN LINE STATION. TENANTS INCLUDE THE T-SHIRT STORE, I HAVE A DREAM LEARNING & DAYCARE CENTER, AND JERK CHICKEN RESTAURANT. SURROUNDING NATIONAL TENANTS INCLUDE SHELL, CVS, ACE HARDWARE, AND MCDONALDS.

- SPACE AVAILABLE** | 925 - 4,875 SF
- ANNUAL NET RENT\*** | \$10 - \$17 / SF
- CAM & TAX** | \$8.00 / SF
- DAYTIME POPULATION** | 287,000+ WITHIN 3 MILES
- POPULATION** | 353,000+ WITHIN 3 MILES
- AVERAGE HH INCOME** | \$45,000+ WITHIN 3 MILES
- TRAFFIC** | 21,500 VEHICLES PER DAY

\*Available spaces only



TENANTS

**THE T-SHIRT STORE**

**I HAVE A DREAM**  
LEARNING & DAYCARE CENTER

**JERK CHICKEN**  
RESTAURANT

CONTACT

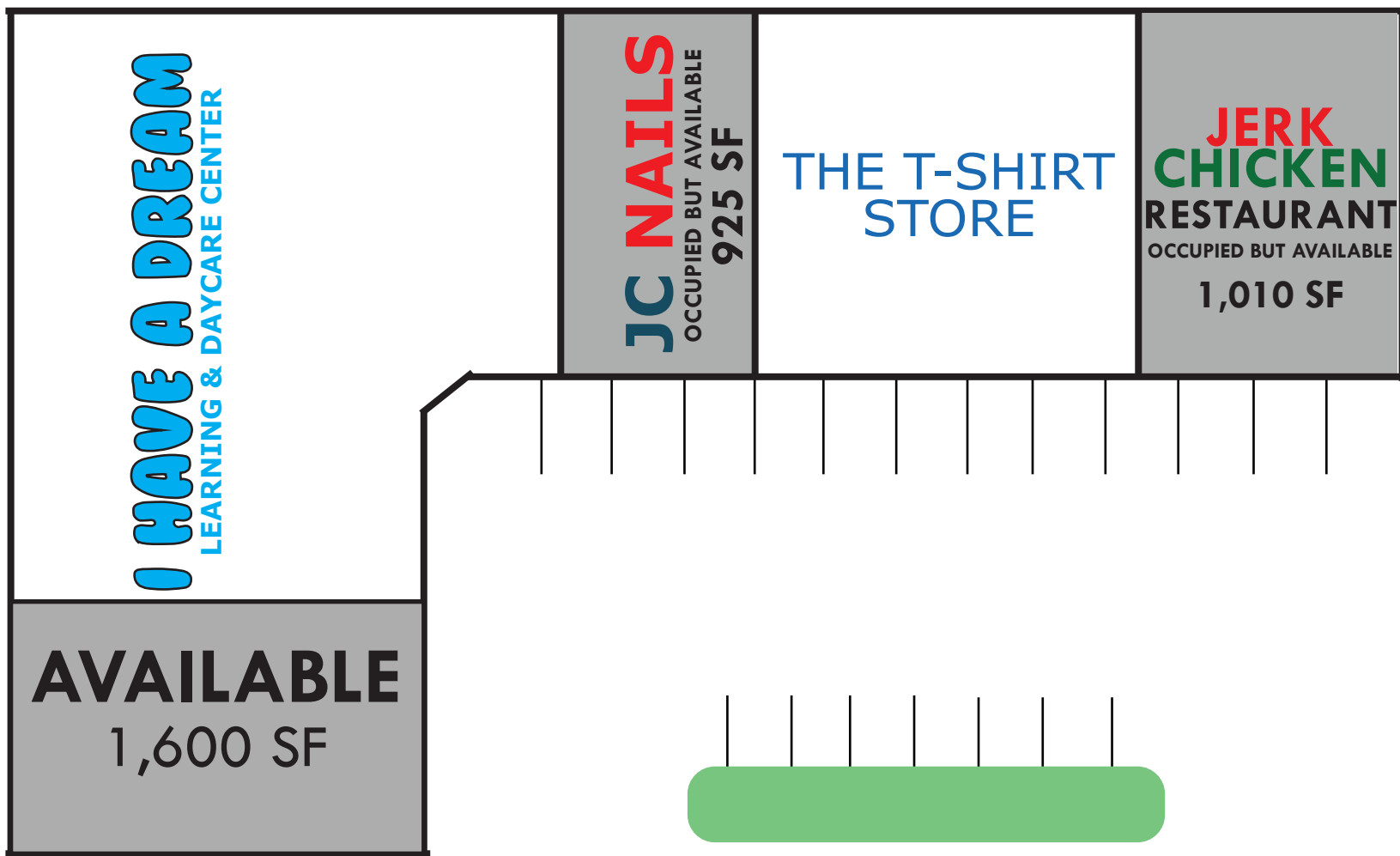
**TERRI COX**  
312-337-1001 xt. 2028  
tcox@matanky.com

**DON WAGENER**  
312-337-1001 xt. 2014  
dwagener@matanky.com

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SITE PLAN



S. ASHLAND AVE

MAP



AERIAL



312-337-1001

TERRI COX | DON WAGENER

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