



# for lease



## 61ST & ASHLAND

6119-41 S Ashland Ave Chicago IL 60636

8,820 SF NEIGHBORHOOD SHOPPING CENTER

### Offering Summary



AVAILABLE SF | 1,010 SF  
ASKING PRICE | \$18 SF/YR  
CAM & TAX | \$11.88 SF/YR  
ZONING | C1-3



Traffic Count:  
20,000+ VPD



Population:  
323,784 (3 MILES)



Avg HH Income:  
\$56,298 (3 MILES)



#Households:  
110,923 (3 MILES)

One prime retail space available in the heart of Englewood, just one block from the CTA Green Line and steps from the #9 Ashland bus. Surrounded by national tenants like Family Dollar, Subway, and Dunkin', this 1,010 SF space offers strong foot traffic and ample parking. Perfect for retailers or service providers looking to grow in a dense, transit-accessible South Side corridor.

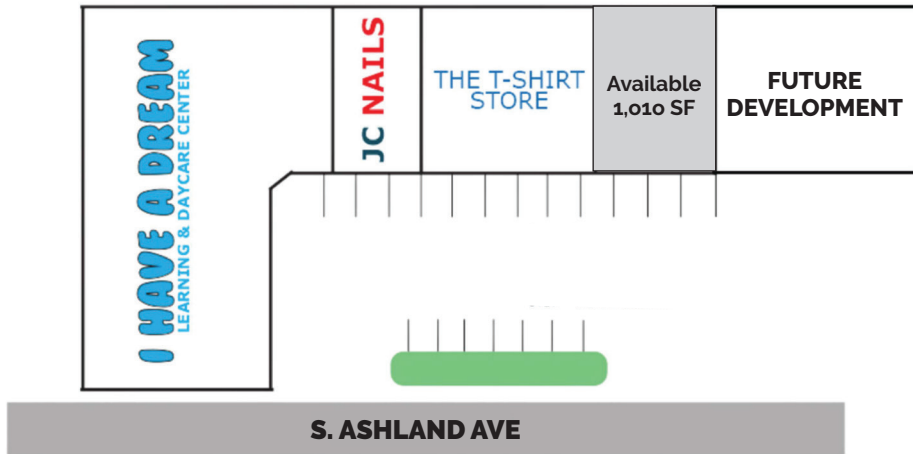
- **Transit-Rich Frontage:** CTA #9 stop, two-block Green Line, and quick I-90/94 access route 600K+ South-Side residents past this Walk Score of 78 site.

### Nearby Tenants:



MATANKY REALTY GROUP  
200 N LASALLE ST, 2350  
312-337-1001  
MATANKY.COM

GREGORY BLADE  
312-977-2016  
GBLADE@MATANKY.COM



SF	Tenant
4,870	I Have a Dream Daycare
925	JC Nails
2,015	The T-Shirt Store
1,010	AVAILABLE
0.25 AC	Future Development



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