

5633-53 N. Ashland Ave., Chicago, IL

\$25.00/SF MG



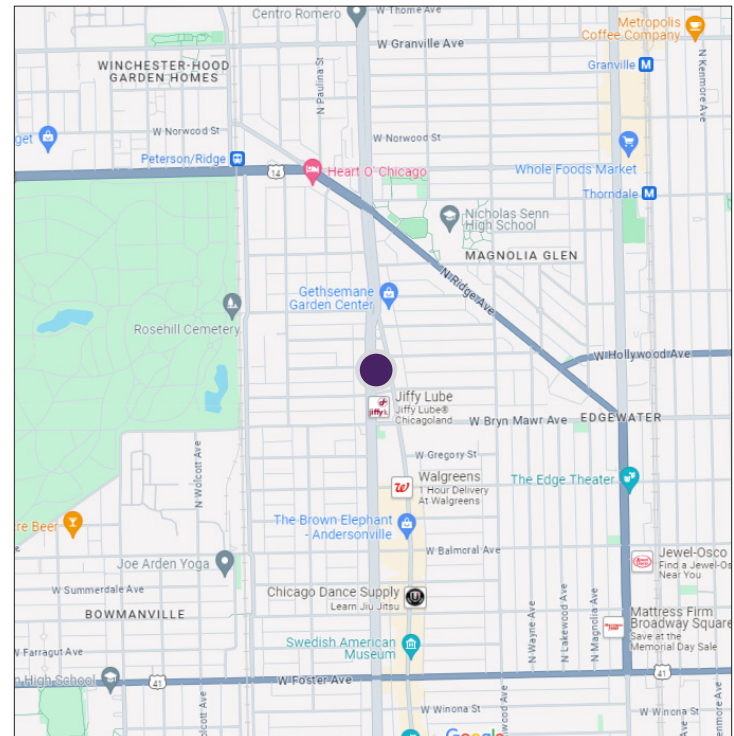
Property Highlights

- Three retail storefronts available
 - 2,120 SF former restaurant
 - 860 SF (Unit 5647)
 - 780 SF (Unit 5649)
 - Units 5647 and 5649 can be combined
- First floor of a 95,702 SF mixed-use property undergoing a complete renovation
- Located in the heart of Andersonville between Hollywood Boulevard and Olive Avenue
- Easy access to public transportation and expressways
- Businesses nearby: Jewel-Osco, Mariano's, Walgreens, Fireside, The Edge Theater, Parson's Chicken and Fish, La Baguette Bakery, The Coffee Studio, m. henry, Little Bad Wolf and more
- Traffic Count: 16,591 vehicles daily
- Zoning: B3-2
- Taxes (2024): \$230,999.10

Property Overview

Three retail spaces are available for lease in a four-story, mixed-use building that is currently undergoing a complete renovation. The property is well-located in the vibrant Andersonville neighborhood and is surrounded by a variety of restaurants, cafes and boutiques. The location benefits from easy access to public transportation, the Bryn Mawr "L" stop and the lake front. This is the perfect opportunity for a restaurant, cafe, boutique or retail establishment.

Andersonville, approximately six miles north of downtown, is a very diverse neighborhood. The low-rise buildings, pedestrian-oriented streets, specialty restaurants and historic architecture create a small-town feel for residents and attracts a great number of visitors alike.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	75,579	430,142	824,763
Households	37,611	186,665	353,120
Average Income	\$61,833	\$67,512	\$79,558

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MILLENNIUM PROPERTIES R/E *For Lease: Rarely Available Retail in Andersonville*

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Retail Space: 860 SF (Unit 5647)



Retail Space: 780 SF (Unit 5649)



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MILLENNIUM
PROPERTIES R/E

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Retail in Andersonville*

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2,120 SF Former Restaurant



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Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	72,162	424,966	823,069
2023 Population	75,579	430,142	824,763
2028 Population Projection	76,306	431,531	825,829
Annual Growth 2010-2023	0.4%	0.1%	0%
Annual Growth 2023-2028	0.2%	0.1%	0%
Households:			
2010 Households	36,964	189,396	359,108
2023 Households	37,611	186,665	353,120
2028 Household Projection	37,774	186,332	352,333
Annual Growth 2010-2023	0.3%	0.2%	0.3%
Annual Growth 2023-2028	0.1%	0%	0%
Owner Occupied Households	13,342	71,350	147,950
Renter Occupied Households	24,432	114,982	204,383
Median Household Income	\$61,833	\$67,512	\$79,558
Households by Household Inc:			
Less than \$25,000	7,280	33,051	54,803
\$25,000 - 50,000	8,296	37,470	60,366
\$50,000 - 75,000	6,472	31,286	53,963
\$75,000 - 100,000	3,805	21,644	40,741
\$100,000 - 125,000	3,451	17,197	34,226
\$125,000 - 150,000	2,357	12,339	25,104
\$150,000 - 200,000	2,804	14,218	32,878
Greater than \$200,000	3,146	19,461	51,039
Businesses and Employment:			
Total Number of Businesses	2,205	14,501	33,164
Total Number of Employees	19,573	110,179	264,745

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Consumer Spending (2023) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$985,722	\$5,246,024	\$10,873,074
Apparel	\$53,080	\$292,234	\$592,509
Women's Apparel	\$20,531	\$112,135	\$230,176
Men's Apparel	\$11,418	\$61,425	\$124,571
Girl's Apparel	\$3,568	\$20,608	\$41,716
Boy's Apparel	\$2,598	\$15,133	\$30,211
Infant's Apparel	\$2,576	\$14,561	\$28,847
Footwear	\$12,390	\$68,371	\$136,987
Entertainment, Hobbies & Pets	\$143,812	\$757,352	\$1,563,334
Entertainment	\$12,059	\$64,186	\$134,037
TV, Radio & Sound Equipment	\$33,285	\$172,709	\$346,192
Reading Material	\$2,586	\$12,986	\$26,902
Pets, Toys, Hobbies	\$24,456	\$130,620	\$275,895
Personal Items	\$71,427	\$376,851	\$780,308
Food & Alcohol	\$291,969	\$1,547,738	\$3,123,439
Food at Home	\$145,181	\$777,103	\$1,535,299
Food Away From Home	\$123,784	\$651,177	\$1,338,604
Alcoholic Beverages	\$23,004	\$119,458	\$249,536
Household	\$167,212	\$883,395	\$1,877,902
House Maintenance & Repair	\$26,340	\$141,398	\$300,480
Household Equipment/Furniture	\$64,966	\$341,352	\$712,847
Household Operations	\$51,971	\$275,984	\$591,935
Housing Costs	\$23,935	\$124,661	\$272,640
Health Care	\$50,047	\$258,993	\$524,514
Medical Services	\$30,080	\$157,303	\$322,872
Medical Supplies	\$5,850	\$29,709	\$59,521
Prescription Drugs	\$14,118	\$71,981	\$142,122
Education & Daycare	\$72,109	\$389,662	\$856,553
Education	\$44,964	\$245,176	\$539,468
Fees & Admissions	\$27,145	\$144,487	\$317,084

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Consumer Spending (2023)*in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$1,078,489	\$5,709,943	\$11,835,864
Apparel	\$56,657	\$310,015	\$629,018
Women's Apparel	\$22,017	\$119,638	\$245,517
Men's Apparel	\$12,126	\$65,119	\$132,223
Girl's Apparel	\$3,863	\$21,902	\$44,450
Boy's Apparel	\$2,811	\$16,041	\$32,125
Infant's Apparel	\$2,640	\$14,899	\$29,491
Footwear	\$13,200	\$72,416	\$145,211
Entertainment, Hobbies & Pets	\$152,146	\$796,957	\$1,644,713
Entertainment	\$12,429	\$65,470	\$136,503
TV, Radio & Sound Equipment	\$34,400	\$177,471	\$355,994
Reading Material	\$2,667	\$13,336	\$27,575
Pets, Toys, Hobbies	\$25,293	\$134,450	\$284,589
Personal Items	\$77,356	\$406,231	\$840,052
Food & Alcohol	\$320,494	\$1,690,164	\$3,411,789
Food at Home	\$160,644	\$855,775	\$1,690,365
Food Away From Home	\$135,849	\$710,251	\$1,461,656
Alcoholic Beverages	\$24,001	\$124,138	\$259,768
Household	\$173,220	\$910,874	\$1,937,901
House Maintenance & Repair	\$27,254	\$145,635	\$309,472
Household Equipment/Furniture	\$66,390	\$346,604	\$724,311
Household Operations	\$54,564	\$288,848	\$619,801
Housing Costs	\$25,013	\$129,787	\$284,317
Health Care	\$57,147	\$294,235	\$594,573
Medical Services	\$34,171	\$177,643	\$364,136
Medical Supplies	\$6,658	\$33,694	\$67,318
Prescription Drugs	\$16,319	\$82,899	\$163,118
Education & Daycare	\$80,395	\$431,755	\$950,091
Education	\$52,236	\$282,871	\$622,789
Fees & Admissions	\$28,159	\$148,884	\$327,302

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