

9244

South Ashland Avenue
Chicago, IL

9,026 Sq. Ft. Freestanding Retail Building
For Sale

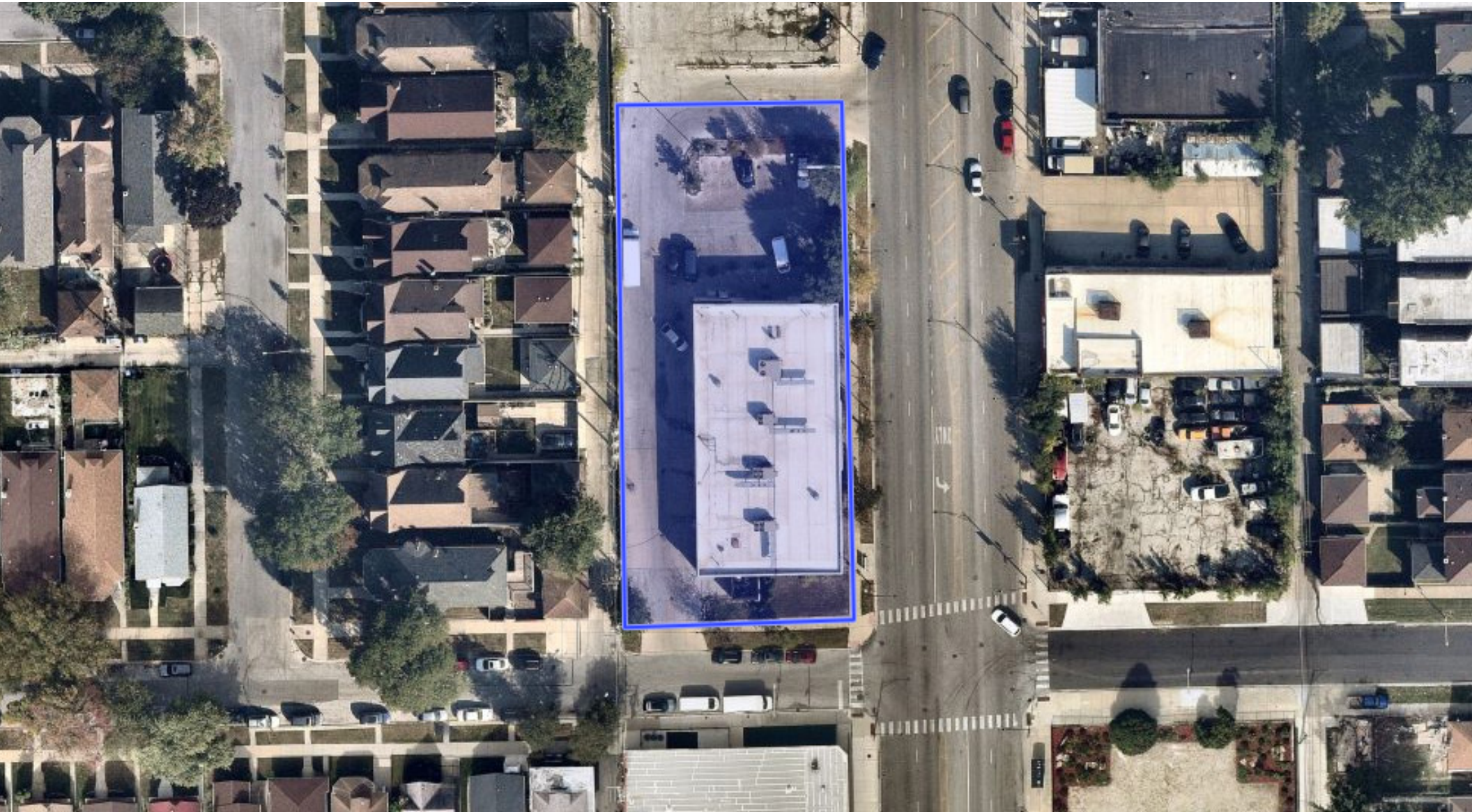


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PROPERTY AERIAL



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PROPERTY SPECIFICATIONS

Address:	9244 S. Ashland Ave. Chicago, IL 60620
Tenant:	Dollar General
Building Area:	9,026 SF
Land Area:	0.62 AC
Sale Price:	Subject to Offer

- Lease extension recently signed
- Current lease term expires January 31, 2032
- 2 options to extend lease
- Full financials upon request

PROPERTY HIGHLIGHTS

9244 S. Ashland Avenue is a fully leased retail investment located along the heavily traveled Ashland Avenue corridor on Chicago's South Side, near the Washington Heights and Beverly neighborhoods. The property is subject to a recently executed long-term lease extension through 2032, with two additional renewal options, providing stable cash flow and long-term tenancy.

Positioned in a dense residential trade area with strong daily traffic counts, the asset benefits from consistent consumer demand and established surrounding retail. With convenient access to I-57, major thoroughfares, and public transportation, this offering presents a stabilized investment opportunity with a strong credit tenant.

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PROPERTY PHOTOS



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