

MARKET SUMMARY

- Prime location at the edge of West Loop, near Fulton Market and the Illinois Medical District
- Dense daytime population from nearby hospitals, universities, and offices
- Excellent access via Ashland Ave, I-290, and CTA bus/train lines
- Continued neighborhood growth with strong demographics and development momentum

DEMOGRAPHICS

POPULATION	1 Mile	43,634
	3 Mile	504,248
	5 Mile	999,084
# HOUSEHOLDS	1 Mile	21,346
	3 Mile	255,652
	5 Mile	459,762
AVG HH INCOME	1 Mile	\$127,385
	3 Mile	\$133,093
	5 Mile	\$119,222

CONTACT

ALAN ERICKSON
aerickson@lfirealestate.com
(708) 390-1629

Space Available

12,546 SF





Location Finders Brokerage, LLC
9440 Enterprise Dr, Mokena, IL 60448
(708) 390-1629

118 S. Ashland Ave
Chicago, IL

Space Available

12,546 SF

SITE SUMMARY

- **DO NOT DISTURB EMPLOYEES OR STUDENTS**
- **Available:** 12,546 SF Fully Built-Out Daycare. Fenced-in Play Area included.
- **Signage:** Awning signage visible from Ashland Ave
- **Traffic:**
 - 25,711 VPD on Ashland Ave
 - 20,706 VPD on Ogden Ave

CONTACT

ALAN ERICKSON
aerickson@lfirealestate.com
(708) 390-1629

