

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

118 S. Ashland Ave

Chicago, IL

Space Available

12,546 SF

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

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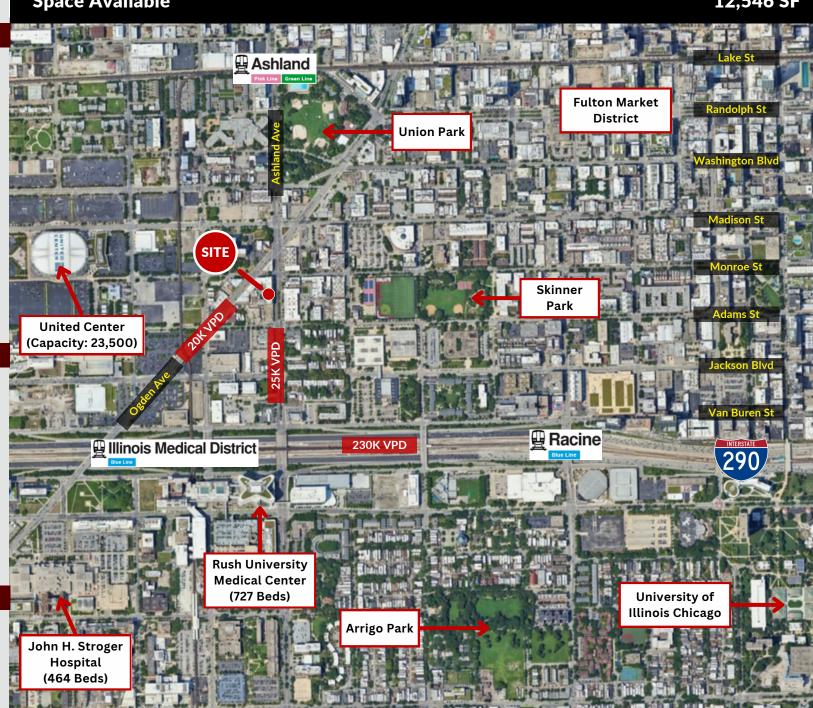
POPULATION	I Mille	43,034
	3 Mile	504,248
	5 Mile	999,084
# HOUSEHOLDS	1 Mile	21,346
	3 Mile	255,652
	5 Mile	459,762
AVG HH INCOME	1 Mile	\$127,385
	3 Mile	\$133,093
	5 Mile	\$119,222

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CONTACT

ALAN ERICKSON

aerickson@lfirealestate.com (708) 390-1629





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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:
 - o 25,711 VPD on Ashland Ave
 - o 20,706 VPD on Ogden Ave



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