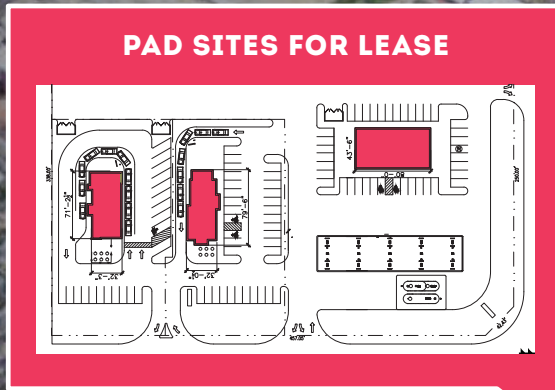


NEC PERSHING ROAD (39TH STREET) & ASHLAND AVENUE

CHICAGO, IL // RETAIL REDEVELOPMENT



Pershing Road 23,00 VPD
Ashland Avenue 40,000 VPD

FOR LEASING INFORMATION CONTACT:

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NEC PERSHING ROAD (39TH STREET) & ASHLAND AVENUE

PAD SITES FOR LEASE

REDEVELOPMENT OPPORTUNITY

Great redevelopment opportunity at a signalized intersection in one of the country's hottest affordable neighborhoods.

EXCELLENT LOCATION

The area is home to many major employers including Chicago Indoor Sports, Midland Metal Products, ComEd Chicago, Vienna Beef, Pepsi Beverages, Lakeshore Beverages, Berkshire Refrigerated Warehousing, among many others.

Easily accessible to surrounding neighborhoods including Pilsen, Bridgeport, and Back of the Yards.

INTERSTATE ACCESS

Easy access to both I-90/94 and I-55.

STRONG TRAFFIC COUNTS

40,000 VPD on Ashland Avenue
23,000 VPD on Pershing Road

DEMOGRAPHIC SUMMARY			
	.25 Mile	.5 Mile	1 Mile
Estimated Population	1,072	5,254	25,569
Adj. Daytime Demographics	1,399	6,893	31,114
Estimated Average Household Income	\$54,235	\$59,459	\$57,465

THE MARKET



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▼ SITE PLAN · ±2,400 SF TO ±6,000 AVAILABLE



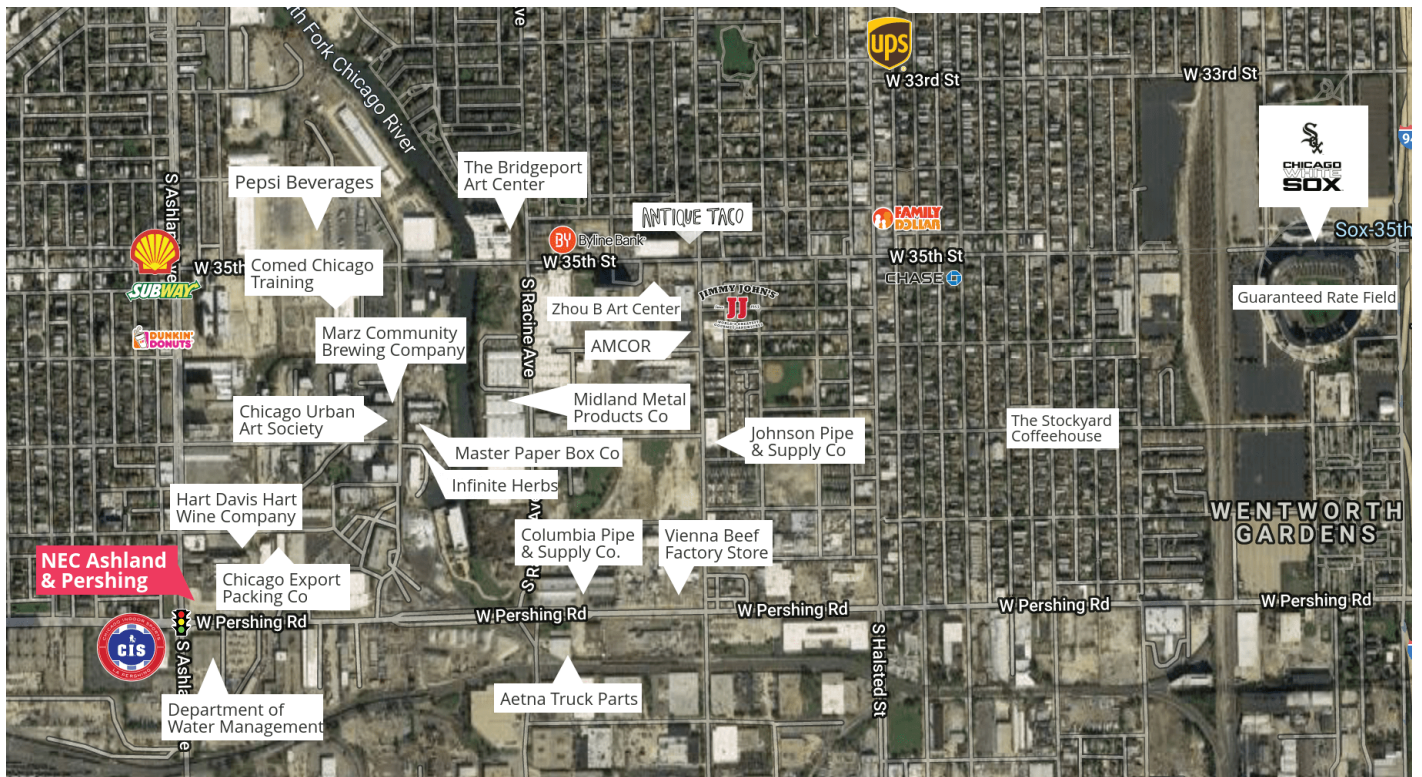
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▼ SURROUNDING ATTRACTIONS



1 Guaranteed Rate Field, home of the Chicago White Sox



2 Marz Community Brewing Tap Room



3 Chicago Indoor Sports 90,000 SF Facility

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