

# 3301 N. ASHLAND

LAKEVIEW WEST, CHICAGO

 **Newcastle**  
INVESTORS

Shopping center with parking in Lakeview



**SAM HERGOTT**, *Vice President, Retail Leasing*

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## PROPERTY FEATURES

- 2,217 to 13,705 SF available, with multiple demising options
- Up to 257 feet of frontage along Ashland Ave
- 29 shared surface parking spaces
- Directly across from Target and adjacent to Whole Foods

## MARKET EVOLUTION

- Convenient access from Lakeview, Lincoln Park, Bucktown, and Roscoe Village neighborhoods
- Home to 75,000 SF Whole Foods and 30,000 SF Target
- 17,155 residents in 0.5-mile radius
- 51,000 VPD along Belmont, Ashland and Lincoln Avenues

## AREA DEMOGRAPHICS

MILES	POPULATION	HOUSEHOLD INCOME
0.25	4,691	\$210,626
0.50	17,155	\$217,849
0.75	39,691	\$214,514
1.00	68,508	\$200,088



# AREA RETAILERS

1



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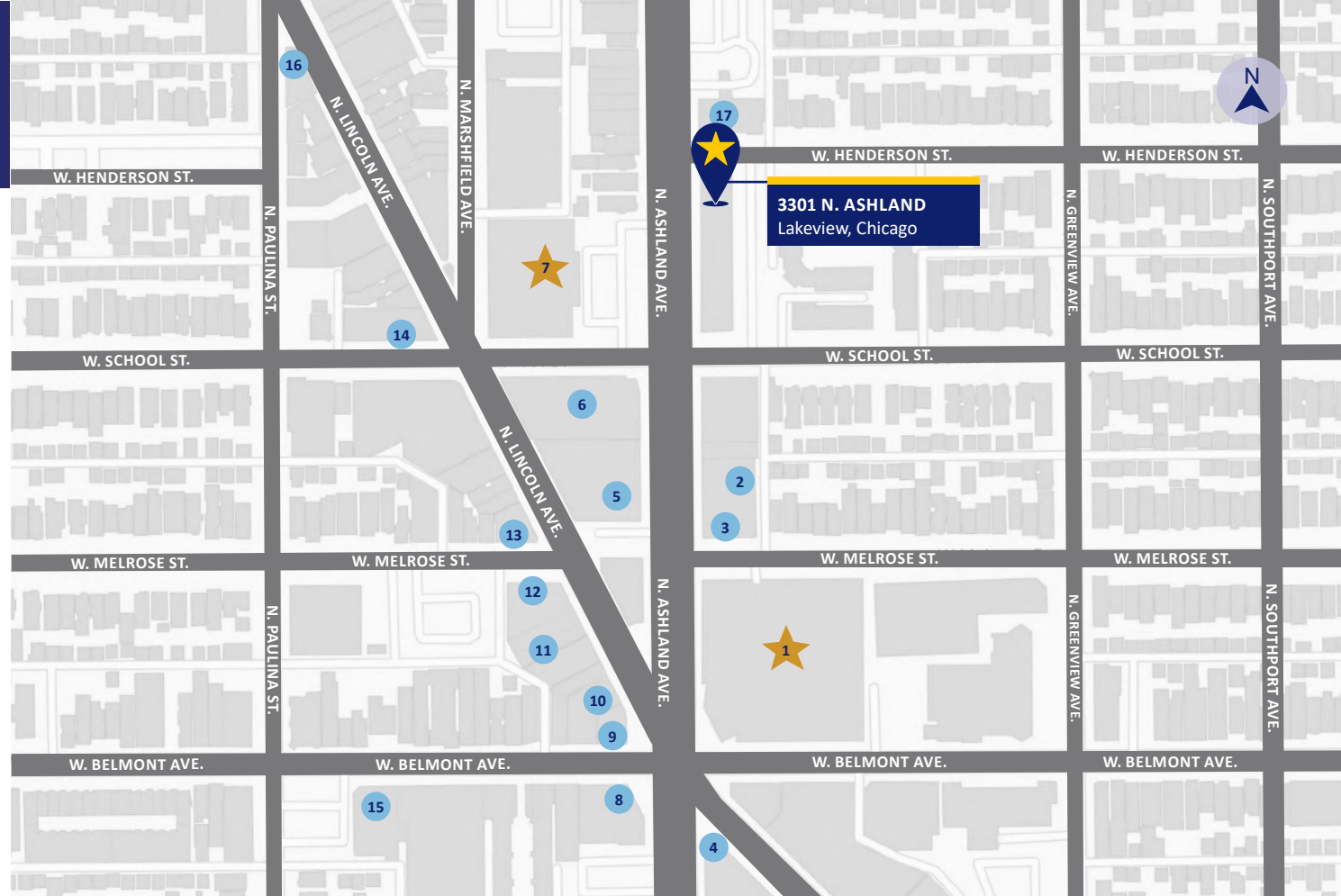
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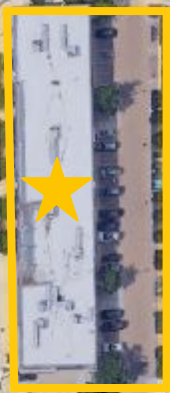
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## AREA RETAILER DIRECTORY

- ★ 1. Whole Foods Market
- 2. Pure Barre
- 3. Sport Clips
- 4. One Main Financial
- 5. Bank of America
- 6. X Sport Fitness
- ★ 7. Target
- 8. Central Savings
- 9. Garfield's Beverage
- 10. Hand & Stone Massage
- 11. The Little Gym
- 12. Resolve ENT
- 13. CorePower Yoga
- 14. Salon Lofts
- 15. Walgreens
- 16. Starbucks
- 17. Chase Bank





UP TO **13,705 SF** AVAILABLE

**3301 N. ASHLAND**  
Lakeview, Chicago

W. SCHOOL ST.

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N. LINCOLN AVE.  
20,300 VPD

N. ASHLAND AVE.  
23,000 VPD

W. MELROSE ST.

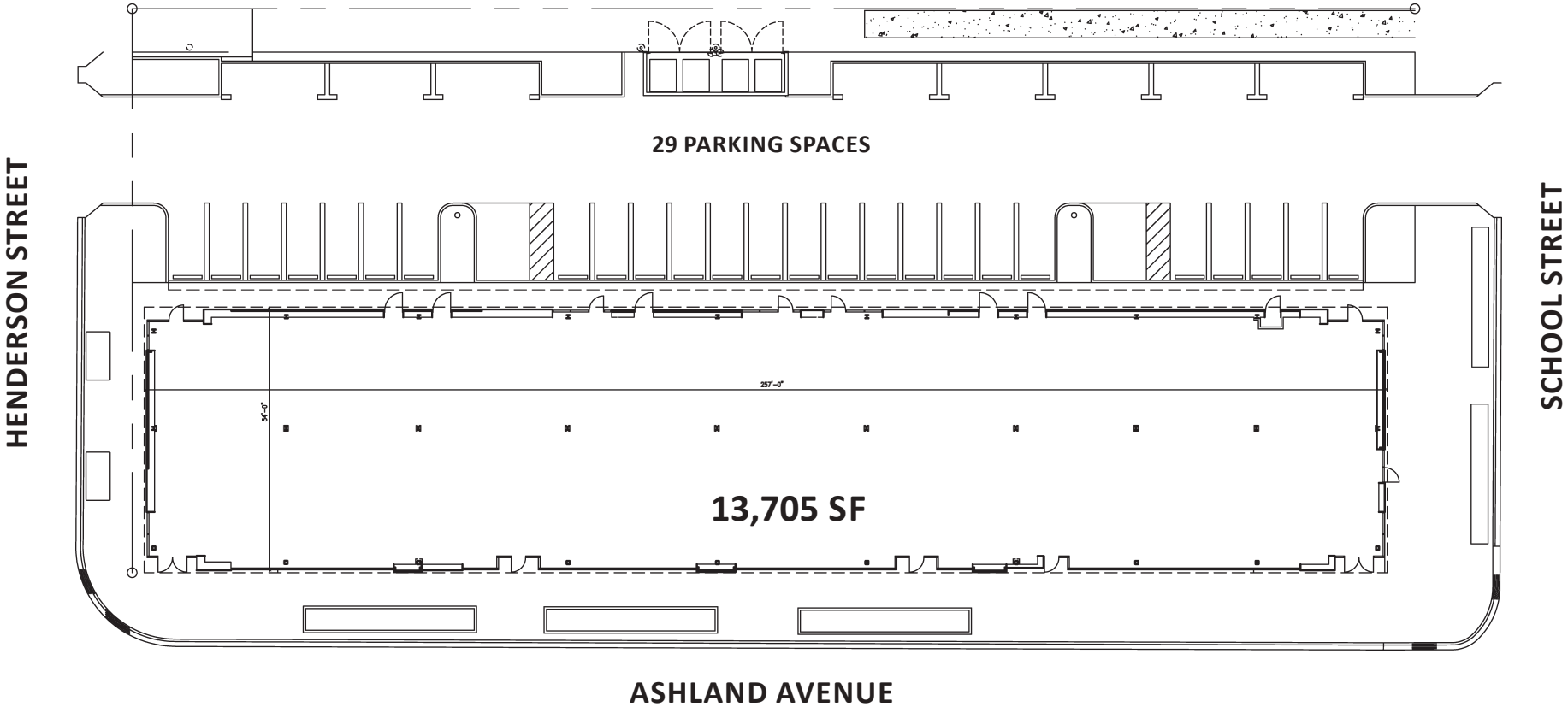


W. BELMONT AVE.  
17,700 VPD

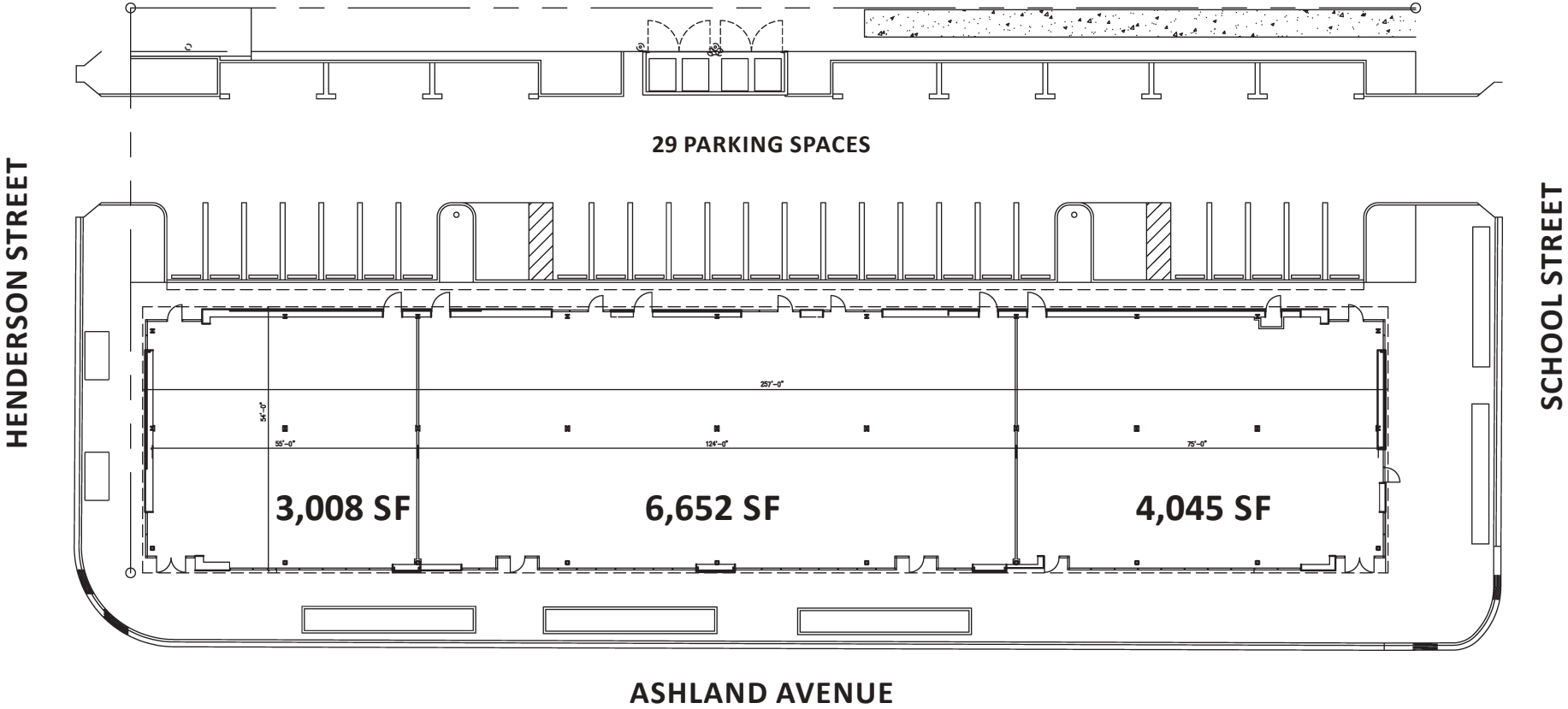
**AERIAL DETAIL**



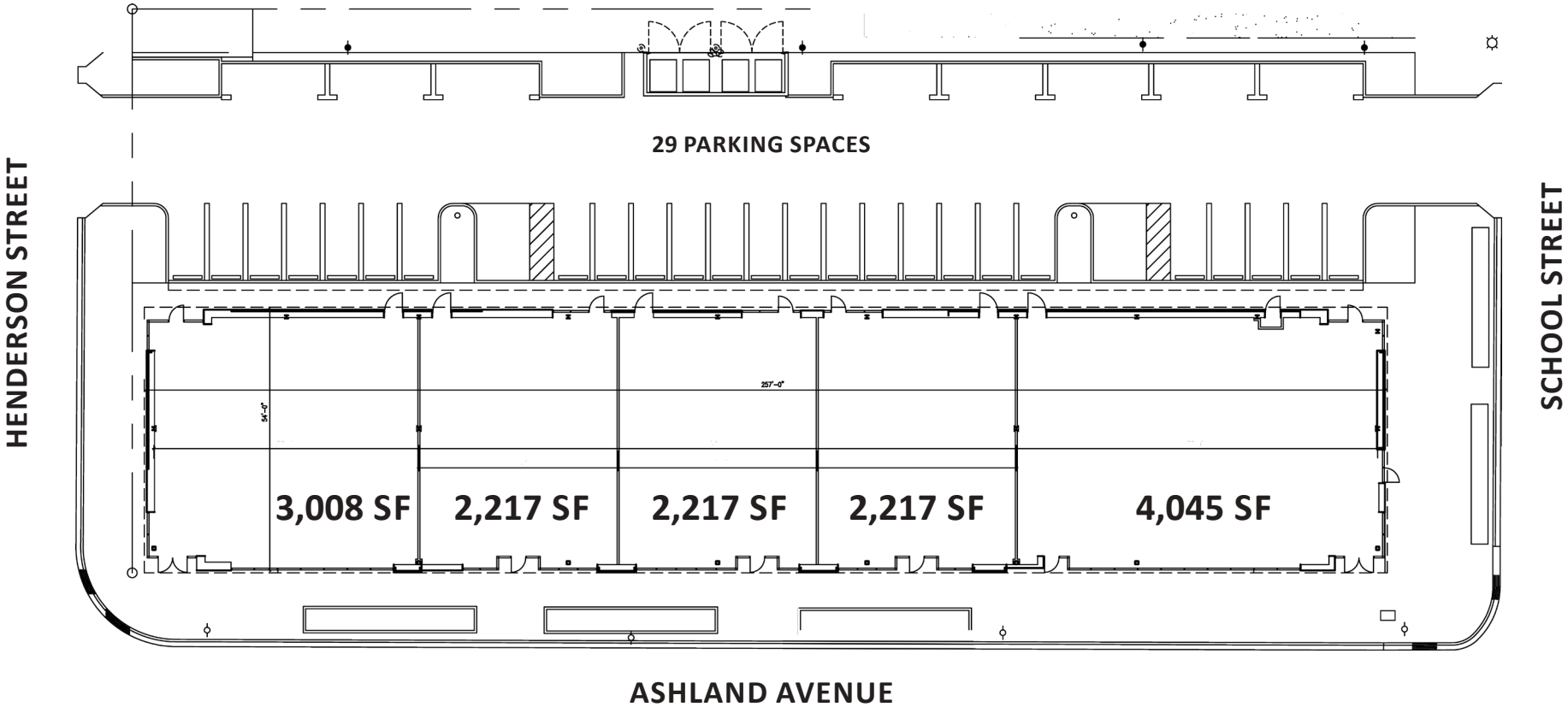
# SITE PLAN – SINGLE TENANT



# SITE PLAN – THREE TENANTS



# SITE PLAN – FIVE TENANTS



## ABOUT NEWCASTLE RETAIL

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**WALKABLE**  
Neighborhoods

**60+**

**WELL-CAPITALIZED**  
Properties

**600K+**

**SQUARE FEET**  
of Prime Retail Space

**160+**

**NOTABLE**  
Retail Tenants

## FOR MORE INFORMATION

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