

# 3301 N. ASHLAND

LAKEVIEW WEST, CHICAGO

 **Newcastle**  
INVESTORS

Shopping center with parking in Lakeview



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

(312) 252-1452

[shergott@newcastleinvestors.com](mailto:shergott@newcastleinvestors.com)

[NEWCASTLEINVESTORS.COM](http://NEWCASTLEINVESTORS.COM)



## PROPERTY FEATURES

- 2,217 to 9,660 SF available, with multiple demising options
- Up to 180 feet of frontage along Ashland Ave
- 29 shared surface parking spaces
- Directly across from Target and adjacent to Whole Foods

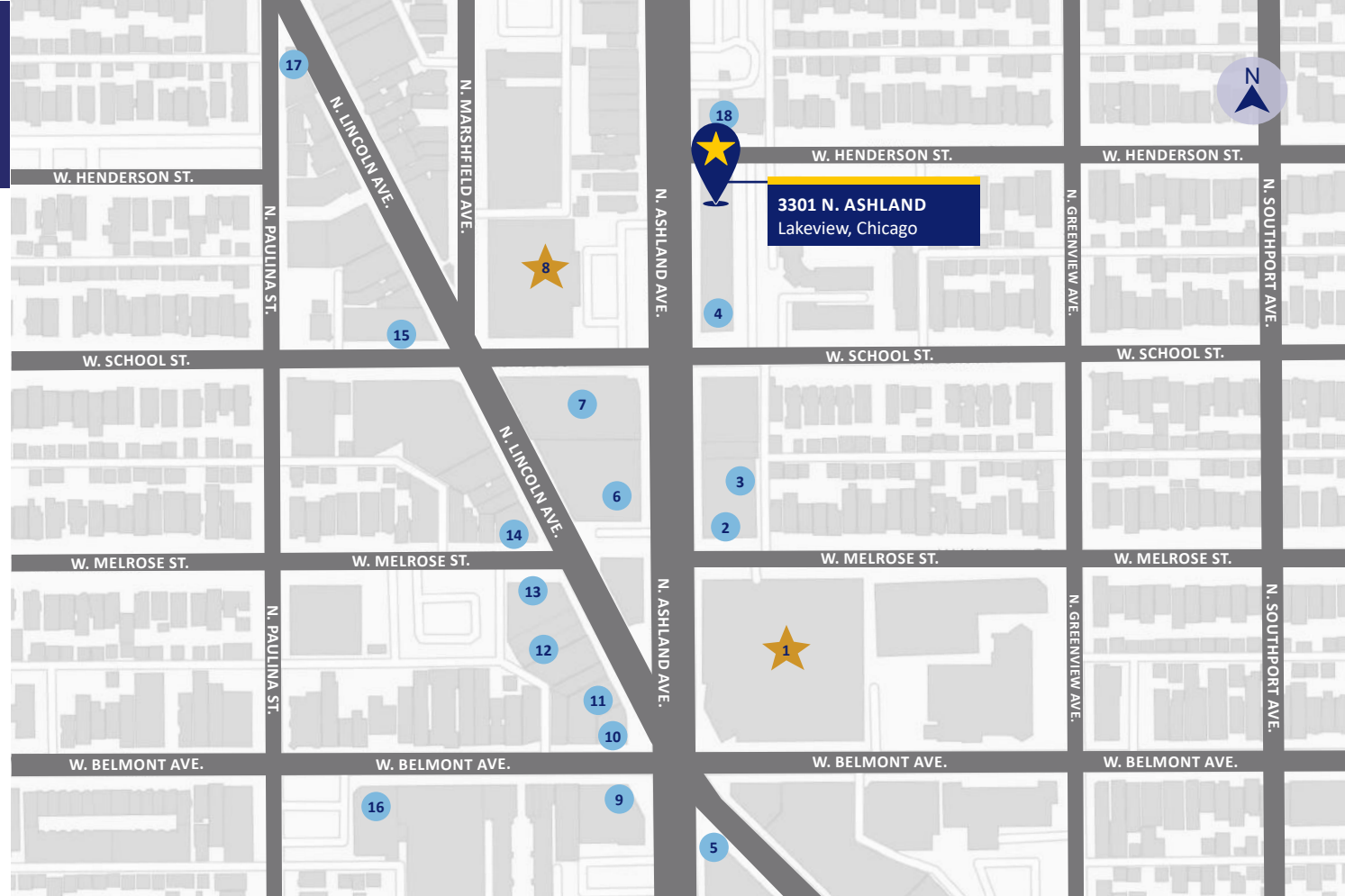
## MARKET EVOLUTION

- 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



## AREA RETAILER DIRECTORY

- |                           |                         |                          |                |
|---------------------------|-------------------------|--------------------------|----------------|
| 1. Whole Foods Market     | 6. Bank of America      | 11. Hand & Stone Massage | 16. Walgreens  |
| 2. Sport Clips            | 7. X Sport Fitness      | 12. The Little Gym       | 17. Starbucks  |
| 3. Pure Barre             | 8. Target               | 13. Resolve ENT          | 18. Chase Bank |
| 4. Midwest Express Clinic | 9. Central Savings      | 14. CorePower Yoga       |                |
| 5. One Main Financial     | 10. Garfield's Beverage | 15. Salon Lofts          |                |



UP TO **9,660 SF** AVAILABLE

**3301 N. ASHLAND**  
Lakeview, Chicago

W. SCHOOL ST.

W. SCHOOL ST.

N. LINCOLN AVE.  
20,300 VPD

N. ASHLAND AVE.  
23,000 VPD

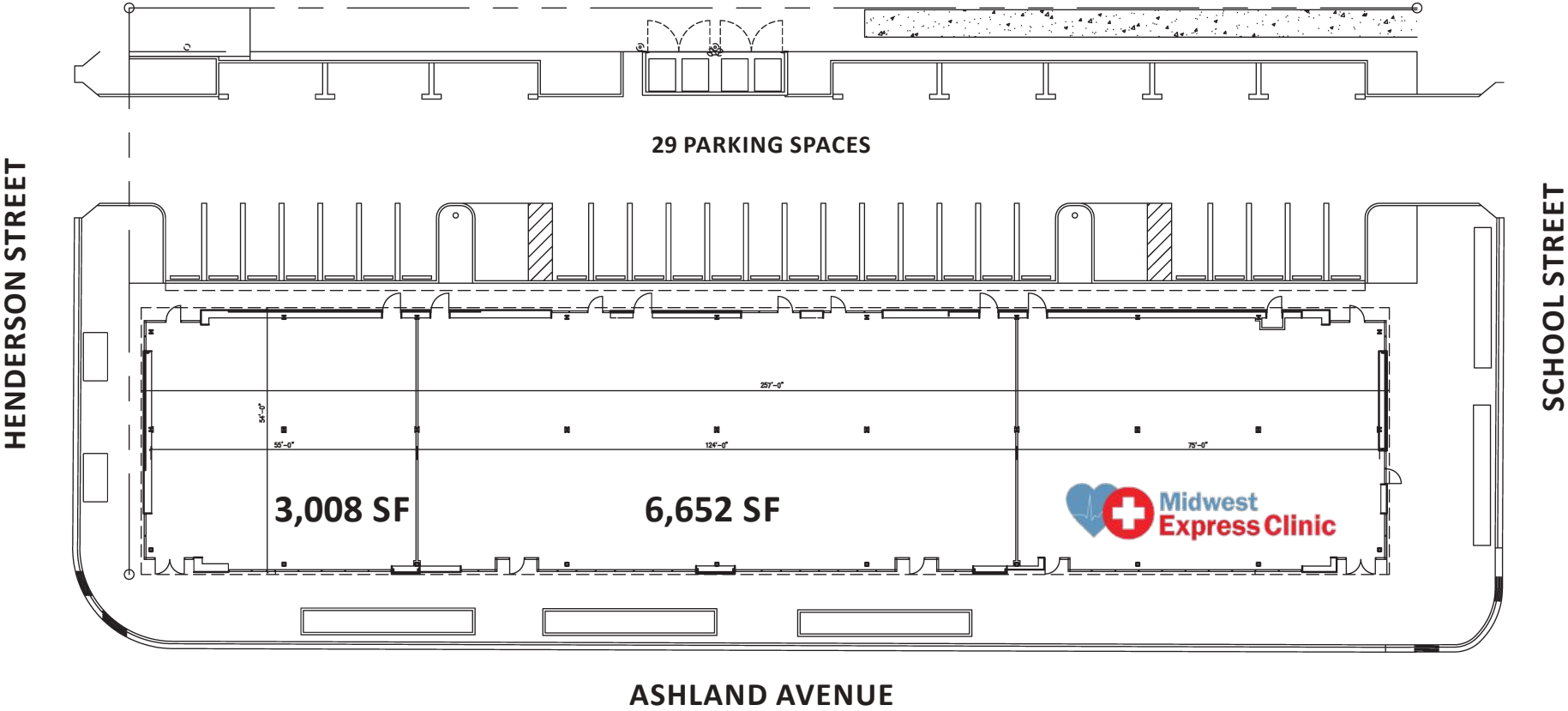
W. MELROSE ST.



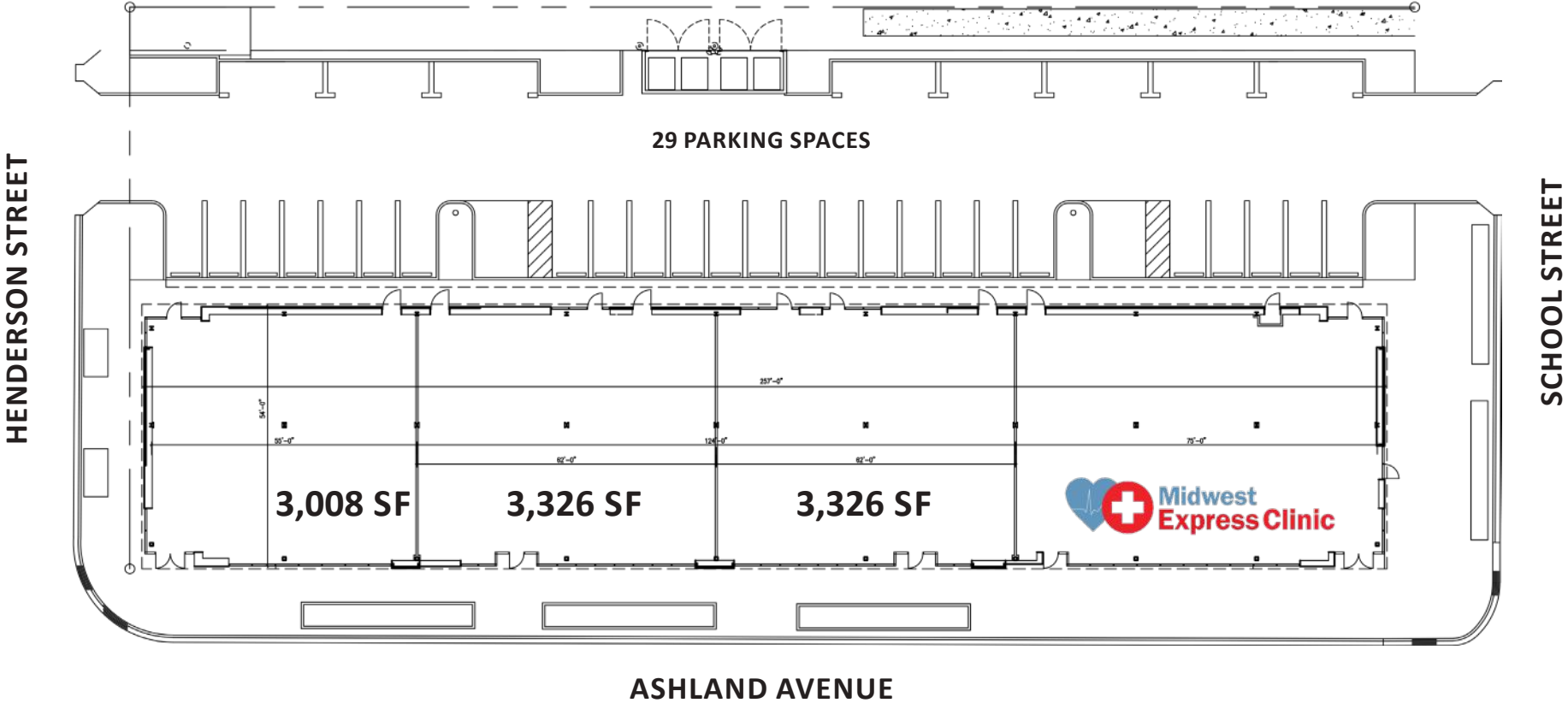
W. BELMONT AVE.  
17,700 VPD

**AERIAL DETAIL**

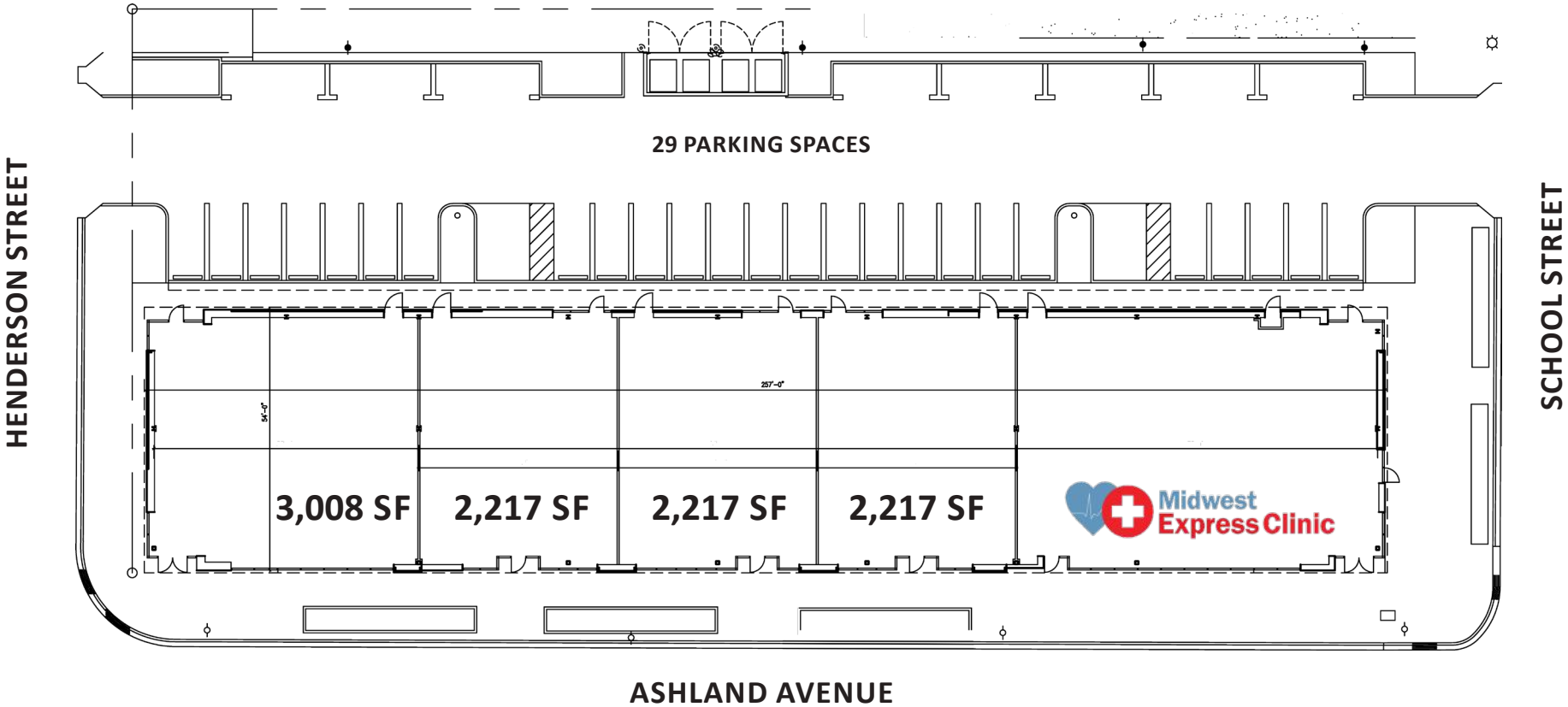
# SITE PLAN – THREE TENANTS



# SITE PLAN – FOUR TENANTS



# SITE PLAN – FIVE TENANTS



## ABOUT NEWCASTLE RETAIL

**16**

**WALKABLE**  
Neighborhoods

**60+**

**WELL-CAPITALIZED**  
Properties

**600K+**

**SQUARE FEET**  
of Prime Retail Space

**160+**

**NOTABLE**  
Retail Tenants

## FOR MORE INFORMATION

### **SAM HERGOTT**

Vice President, Retail Leasing

(312) 252-1452

[shergott@newcastleinvestors.com](mailto:shergott@newcastleinvestors.com)

### **KRISTEN L. MARTIN**

Vice President, Retail Leasing

(312) 252-1418

[kmartin@newcastleinvestors.com](mailto:kmartin@newcastleinvestors.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Newcastle**

**INVESTORS**

[NEWCASTLEINVESTORS.COM](http://NEWCASTLEINVESTORS.COM)