Riverside Square & River's Edge

3145 South Ashland Avenue,
Chicago, IL 60608

169,128 SF

Brian Landru
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Property Summary GLA: 169,128

Highlights

Riverside Square is a Mariano's-anchored shopping center with great co-tenancy. The property benfits from an excellent location at a high-traffic intersection with access to I-55 in a densely populated area in the core of Chicago, Illinois.

Trade Area

	1 Mile	3 Mile	5 Mile
Population	30,074	359,947	971,220
No. of Households	11,468	138,070	407,561
Avg. HH Income	$88,317	$88,078	$109,015

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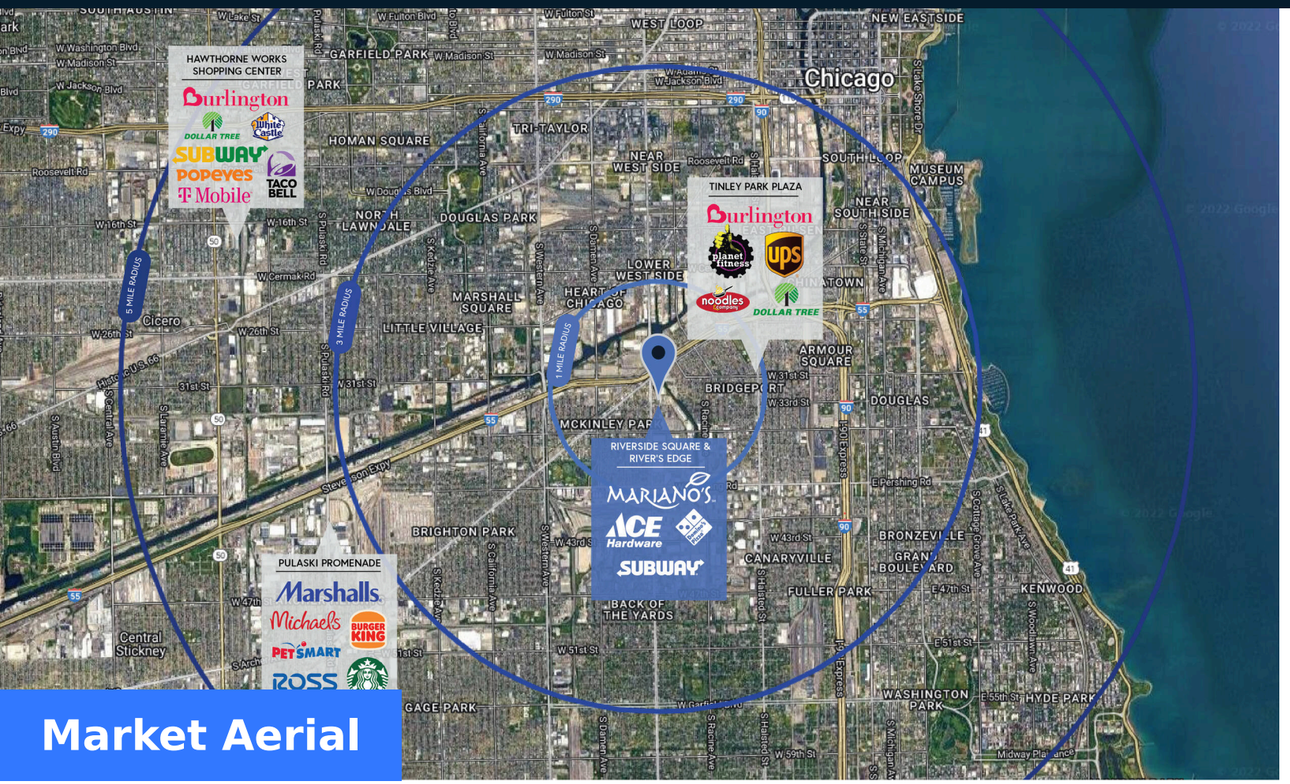
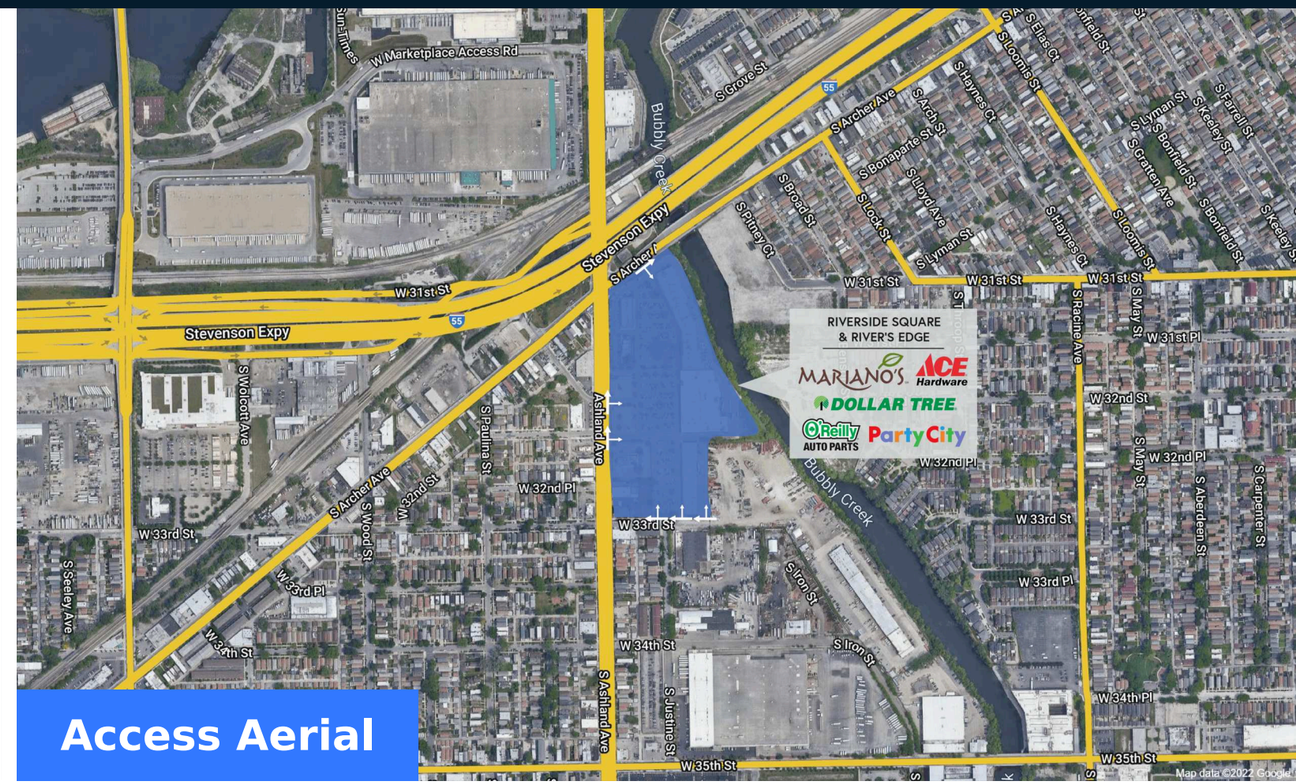
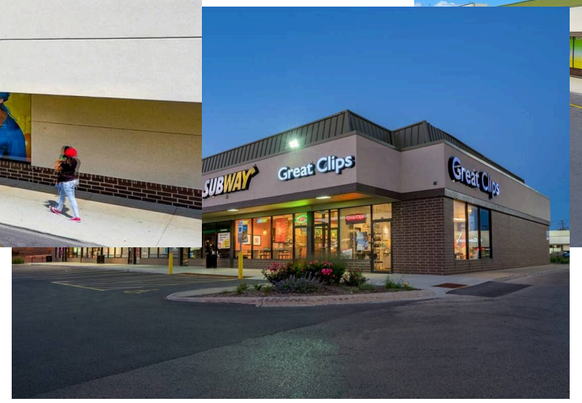


Market Aerial



Access Aerial



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AVAILABLE SPACE

Retailers	SF
01 MARIANO'S FRESH MARKET	74,495
02 Pet Supplies Plus	6,000
04 Ace Hardware	10,200
06 Sally Beauty Supply	1,600
07 CONCENTRA	9,360
08 Comcast	3,166
09 Domino's Pizza	1,527

Retailers	SF
10 GNC	1,400
11 Blink Fitness	15,000
14 Mattress Firm	6,000
15 Chipotle Mexican Grill	1,200
16 H & R Block	2,400
17 MIAMI OPTICAL	3,880
19 Subway	1,430

Retailers	SF
20 Great Clips	970
21 O'Reilly Auto Parts	6,000
22 Party City	10,100
23 ARCHER CLEANERS	1,200
24 Patty's Hair Design	1,200
25 GOLDEN AQUARIUM	1,200
26 Dollar Tree	10,800

GLA TOTAL 169,128

Where It Really Matters.

FWR