

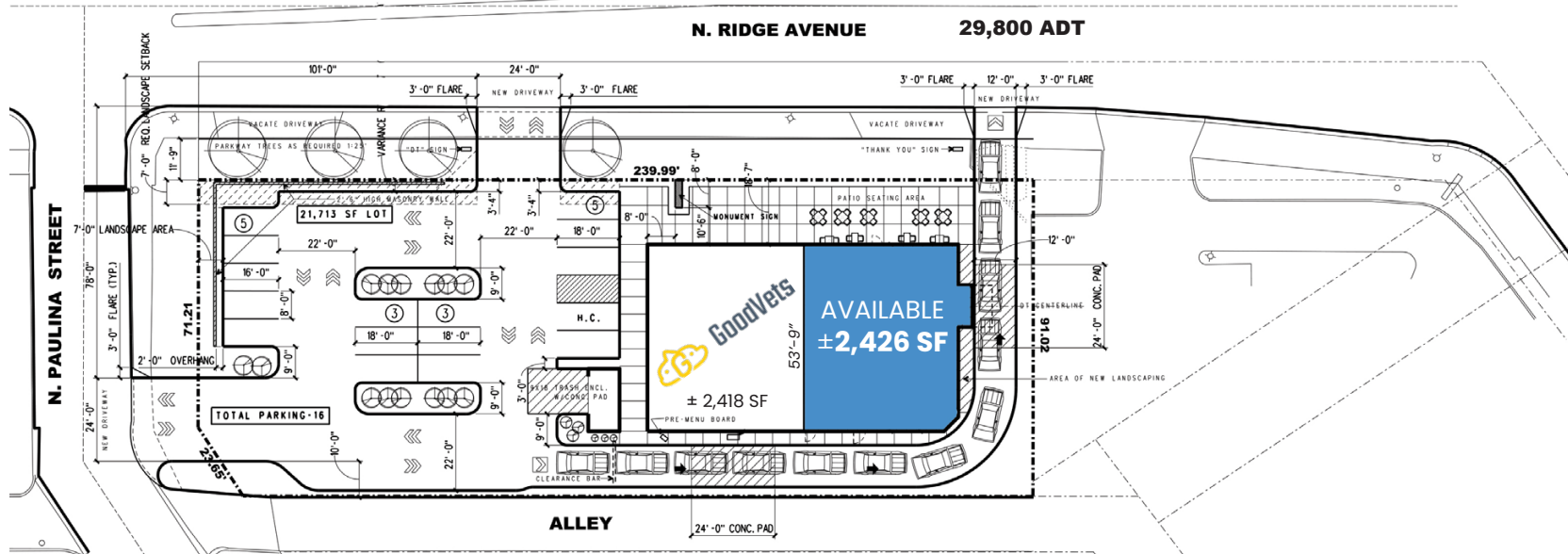
SPACE AVAILABLE FOR LEASE WITH DRIVE-THRU

# 5964-5970 N. RIDGE AVENUE

Chicago | Andersonville, Illinois 60660



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**SPACE AVAILABLE**

±2,426 SF - Drive-thru capability – rare amenity within Chicago’s North Side market

**SITE SUMMARY**

- **Prime retail/restaurant opportunity** at the highly visible intersection of Ridge, Peterson & Ravenswood
- **Former Starbucks space** – fully built-out with existing drive-thru infrastructure
- **Outstanding accessibility** with multiple points of ingress/egress and shared parking
- **Strategic location** just minutes from the new Ravenswood Metra Station, enhancing daily foot and vehicle traffic
- **Dense, affluent neighborhood demographics** supporting strong daytime and residential demand
- **High traffic counts and excellent visibility** along major commuter routes
- **Surrounded by national and local retailers** within a vibrant mixed-use corridor
- **Ideal for QSR, coffee, or fast-casual concepts** seeking an established trade area with built-in customer base

**DEMOGRAPHICS**

	1/2 Mile	1 Mile	2 Miles
<b>Total Population</b>	15,071	74,557	236,593
<b>Average HH Income</b>	\$127,388	\$100,214	\$102,605
<b>Daytime Population</b>	9,142	55,919	173,578
<b>Median Age</b>	40.7	38.1	37.9

