

# MILLENNIUM PROPERTIES R/E

# Former Fast Food Restaurant For Sale, Sublease or JV Opportunity

2626 E. 79th St., Chicago, IL

**For Sale: \$399,000**  
**For SubLease: Subject To Offer**



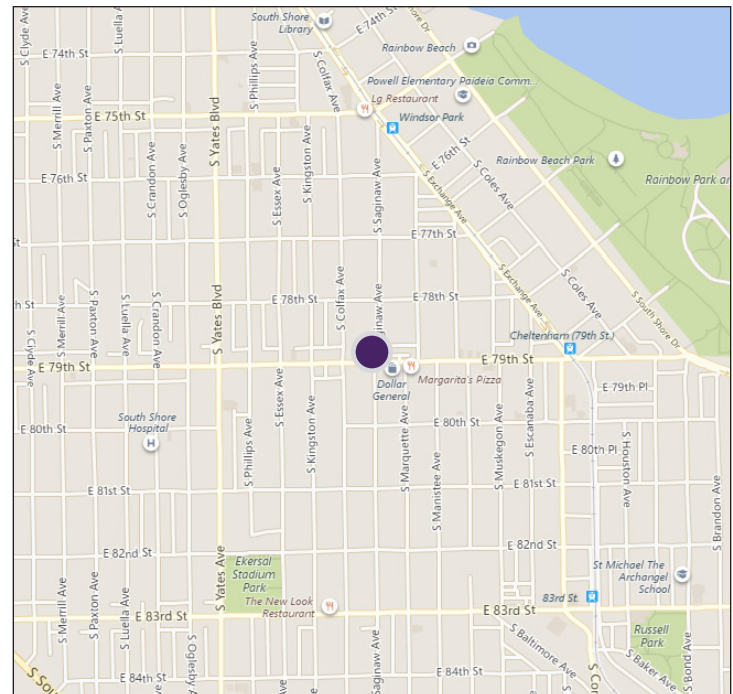
## Property Highlights

- 1,336 SF former restaurant
- Triple net ground lease to Church's Chicken
- Current Annual Rent: Approx. \$45,000 Triple Net
- 1.5% annual escalations through 12/31/2024
- Large corner site, ample parking
- Good visibility on 79th St.
- Potential to rehab or redevelop
- Nearby retailers include Dollar General, Family Dollar, True Value
- Land Area: 16,242 SF
- Zoning: B3-2
- Part of Avalon Park/South Shore TIF
- Taxes (2020): \$23,908

## Property Overview

At the corner of 79th and Saginaw, a 1,336 square foot former fast food restaurant is available for sale or sublease. The restaurant is triple net ground leased to Church's Chicken through 2024, with fixed 1.5% annual increases. The property is highly visible, located on a large site with ample frontage. This location has great potential for a user or investor seeking restaurant or neighborhood retail locations.

East 79th St. is a major commercial corridor for the South Shore neighborhood in Chicago. Nearby retailers include local and national businesses such as Dollar General, Family Dollar, True Value and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,302	280,485	694,938
Households	7,900	85,795	224,156
Median Income	\$64,696	\$48,663	\$48,414

**Brad Thompson**

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

**mpirealestate.com**

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