

3120 W 63rd St., Chicago, IL

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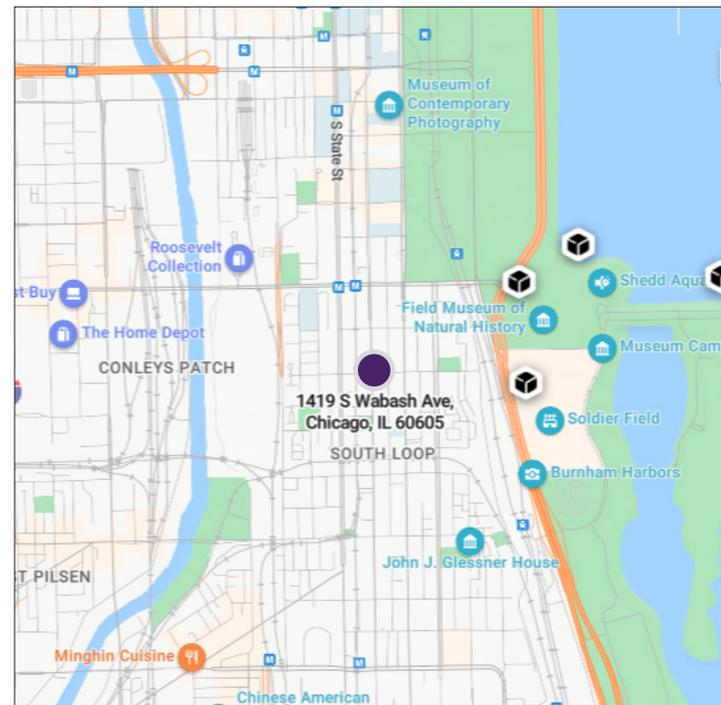
Property Highlights

- 6,700 SF retail building
- Former Family Dollar
- Corner location on 63rd Street
- Close to public transportation
- Opportunity Zone
- Retailers in area include Walgreens, Dunkin', Dollar General and several restaurants
- Great opportunity for user or investor
- Land area: 7,405 SF
- Traffic count: 10,885 vehicles daily
- Zoning: B1-1
- Real estate taxes (2021): \$26,764

Property Overview

A 6,700 square foot retail corner property on 63rd Street near busy Kedzie Avenue is available for sale. The building is currently vacant and is situated on a 7,405 square foot lot. The brick, single-story building features ample room for signage and has great potential for a user or investor to add value. Excellent access to public and vehicular transportation. Nearby businesses include Walgreens, Dollar General, Dunkin' and more.

Chicago Lawn is less than 12 miles from downtown Chicago. Commercial real estate is clustered in several corridors in this largely residential area, including along 63rd Street and Kedzie Avenue.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	56,723	306,040	706,674
Households	14,050	83,137	214,430
Median Income	\$37,317	\$42,700	\$47,031

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