

6738 S. Western Ave., Chicago, IL

\$15.00/SF



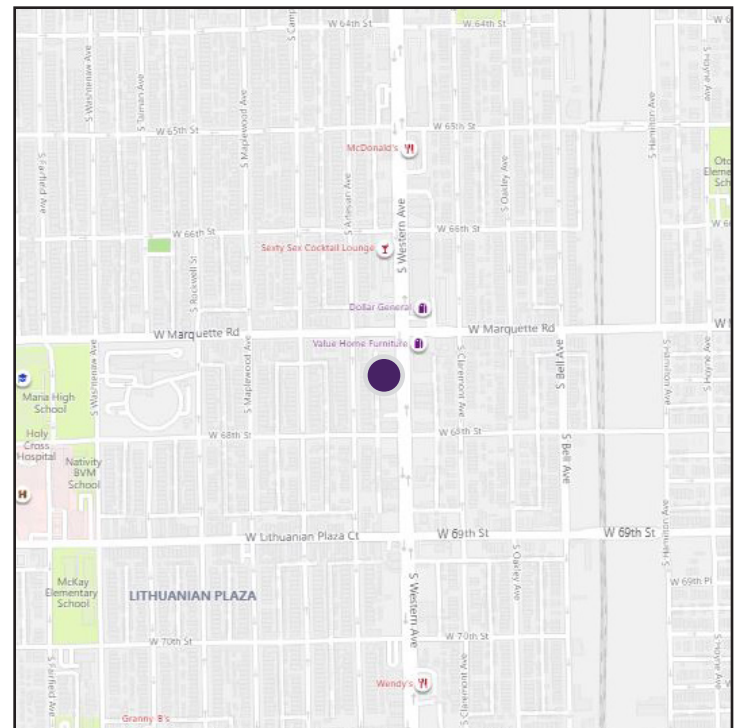
Property Highlights

- 5,600 SF property for lease
- Space is perfect for retail, office, restaurant and more
- Located in strong retail corridor
- Near the intersection of Western Avenue and Marquette Road
- Pedestal signage adds to great visibility
- Great opportunity for user or investor
- Nearby businesses: Advance Auto Parts, Walgreens, McDonald's, Dunkin', Subway, Hertz, several car dealerships, shops, restaurants and more
- Traffic Count: 21,774 vehicles daily

Property Overview

A 5,600 square foot retail property on Western Avenue is available for lease. Located in a strong retail corridor, the space is adjacent to Advance Auto Parts and has ample parking. Pedestal signage has adds great visibility to the location. The space is perfect for retail, office, restaurant and more. Great opportunity for a user or investor. Easy access to public transportation and Midway Airport. Nearby attractions include Nearby businesses include Walgreens, McDonald's, Dunkin', Subway, Hertz, several car dealerships, shops, restaurants and more.

Marquette Park is less than 12 miles from downtown Chicago. Commercial real estate is clustered in several corridors in this largely residential area, including along Western and Kedzie.



DEMOGRAPHICS	2 Mile	5 Mile	10 Mile
Population	39,778	326,003	726,885
Households	11,386	92,486	233,435
Median Income	\$32,626	\$38,882	\$43,330

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