

MILLENNIUM PROPERTIES R/E *Prime Office/Retail for Lease* *Near Heavily-Trafficked Corner*

707 E 47th St., Chicago, IL

\$15.50/SF



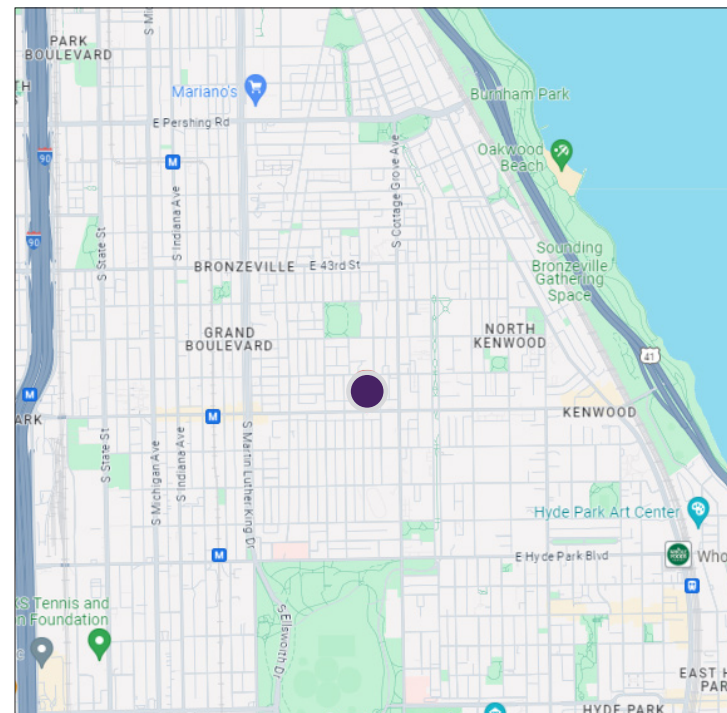
Property Highlights

- 11,815 SF of built-out office space
- Space consists of 16 offices, a conference room and an open floor for cubicles
- Perfect for a variety of uses including office, medical or retail
- Parking available in two adjacent lots
- Great location near the intersection of 47th and Cottage Grove
- Nearby businesses: Dollar Tree, McDonald's, O'Reilly Auto Parts, Burger King, BMO Harris Bank
- Close to Dan Ryan expressway as well as CTA train (Red Line) and bus lines
- Traffic count: 11,240 vehicles daily
- Zoning: B1-1

Property Overview

Available for lease is a 11,815 square foot office/retail location suitable for a variety of uses. Two lots of adjacent parking included. The space consists of a reception area, a total of 20 rooms/offices, a kitchenette, open floor space and a conference room. Located in the Bronzeville neighborhood right off of the heavily trafficked corner of 47th and Cottage Grove Avenue, approximately 5 miles from downtown Chicago. Easy access to public transportation, major thoroughfares and expressways.

The Bronzeville neighborhood boasts a diverse and vibrant population, reflecting its rich cultural heritage and storied history. Bronzeville attracts a diverse mix of families, professionals, artists, and students, making it an appealing destination for both businesses and residents alike.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	52,537	224,745	629,980
Households	23,389	91,803	239,965
Median Income	\$41,156	\$38,177	\$43,582

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