

83rd & Stewart, Lot A, Chicago, IL

\$375,000



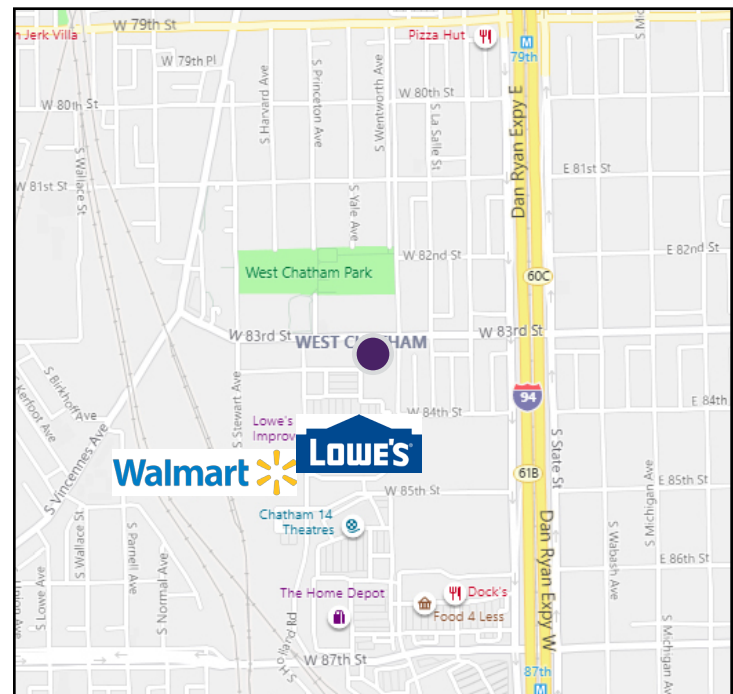
Property Highlights

- 35,568 SF development site
- Outlot for retail center anchored by Walmart and Lowe's
- 277.7' of frontage on 83rd St., 148.7' on Wentworth
- Potential to build 4,086 SF retail, drive-thru restaurant, or office
- Nearby businesses: Planet Fitness, Athletico, Boost Mobile, Chase, Aldi, Home Depot & more
- Traffic Count: 15,400 cars daily
- Zoning: PD 966, 83rd/Stewart TIF
- Taxes (2018): \$4,640

Property Overview

A 35,568 square foot development site at the corner of 83rd and Wentworth is available for sale. The site is an outlot for Chatham Market, a large retail complex anchored by Walmart and Lowe's. The site features 277.7' of frontage on 83rd and 148.7' of Wentworth. The lot can potentially be developed as a retail center, a drive-thru restaurant, or an office. Additional tenants in the Chatham Market complex include Planet Fitness, Athletico Physical Therapy, Boost Mobile, Chase, Aldi, Home Depot and many more. Three additional lots are also available for sale in the center.

Located 10 miles south of the Loop, Chatham is a middle class neighborhood on the south side. The neighborhood is one of the strongest retail areas outside of downtown Chicago. Near the Dan Ryan Expressway and with frontage on 83rd St., this outlot is a highly visible property in a strong retail complex.



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MILLENNIUM PROPERTIES R/E

0.82 Acre Outlot to Walmart at 83rd and Wentworth

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Chatham Market: Center Site Plan



Demographics: Chatham Area

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	26,809	280,132	736,540
2019 Estimate	27,236	281,073	738,253
2010 Census	28,382	274,847	717,962
Growth 2019-2024	(1.57%)	(0.33%)	(0.23%)
Growth 2010-2019	(4.04%)	2.27%	2.83%
2019 Population Hispanic Origin	396	4,812	111,503
Households:			
2024 Projection	9,825	100,225	259,338
2019 Estimate	10,056	101,228	260,837
2010 Census	10,864	102,386	258,126
Growth 2019 - 2024	(2.30%)	(0.99%)	(0.57%)
Growth 2010 - 2019	(7.44%)	(1.13%)	1.05%
Owner Occupied	4,664	47,675	122,923
Renter Occupied	5,392	53,553	137,914
2019 Average Household Income	\$51,127	\$49,775	\$55,963
2019 Median Household Income	\$38,662	\$34,154	\$37,778
2019 Households by Household Inc:			
Less than \$25,000	3,652	39,867	94,254
\$25,000 - \$50,000	2,353	25,145	62,572
\$50,000 - \$75,000	1,709	14,049	37,927
\$75,000 - \$100,000	1,139	10,090	26,603
\$100,000 - \$125,000	608	5,347	16,156
\$125,000 - \$150,000	248	2,746	8,744
\$150,000 - \$200,000	260	2,543	8,073
Greater than \$200,000	88	1,441	6,506
Businesses and Employment:			
Total Number of Businesses	466	4,555	14,169
Total Number of Employees	5,048	45,177	158,464

Demographics: Chatham Area

Consumer Spending (2019) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	177,216	1,781,148	4,971,370
Total Apparel	14,007	142,602	380,928
Women's Apparel	5,632	56,993	150,374
Men's Apparel	2,771	27,794	75,485
Girl's Apparel	1,084	11,281	30,793
Boy's Apparel	720	7,551	20,687
Infant Apparel	644	6,701	18,223
Footwear	3,157	32,282	85,366
Total Entertainment, Hobbies & Pets	13,696	136,909	377,233
Entertainment	2,115	21,189	61,015
Audio & Visual Equipment/Service	7,891	78,371	206,079
Reading Materials	598	5,918	16,930
Pets, Toys, Hobbies	3,092	31,431	93,210
Personal Items	15,343	154,339	405,202
Total Food & Alcohol	52,520	527,294	1,473,504
Food at Home	33,411	338,630	910,480
Food Away From Home	16,689	164,224	484,571
Alcoholic Beverages	2,420	24,440	78,454
Total Household	24,462	247,108	690,233
House Maintenance & Repair	4,743	48,497	127,982
Household Equipment & Furnishings	10,261	103,800	288,278
Household Operations	7,412	74,722	211,726
Housing Costs	2,046	20,089	62,246
Total Health Care	8,700	88,300	247,539
Medical Services	4,387	44,380	132,265
Prescription Drugs	3,250	33,344	87,218
Medical Supplies	1,063	10,577	28,056
Total Education & Day Care	10,389	103,197	307,049
Education	7,823	76,847	222,045
Fees & Admissions	2,566	26,351	85,004

Demographics: Chatham Area

Consumer Spending (2024) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	189,331	1,929,886	5,406,631
Total Apparel	14,423	148,875	398,778
Women's Apparel	5,727	58,766	156,047
Men's Apparel	2,868	29,196	79,381
Girl's Apparel	1,116	11,804	32,196
Boy's Apparel	756	8,002	21,856
Infant Apparel	728	7,599	20,474
Footwear	3,229	33,507	88,824
Total Entertainment, Hobbies & Pets	13,773	139,692	386,277
Entertainment	2,122	21,588	62,369
Audio & Visual Equipment/Service	7,924	79,836	210,690
Reading Materials	603	6,052	17,441
Pets, Toys, Hobbies	3,124	32,216	95,777
Personal Items	16,051	163,685	432,357
Total Food & Alcohol	55,997	570,053	1,598,354
Food at Home	35,692	366,756	990,597
Food Away From Home	17,828	177,847	526,118
Alcoholic Beverages	2,477	25,450	81,639
Total Household	25,179	258,087	722,702
House Maintenance & Repair	4,793	49,673	131,401
Household Equipment & Furnishings	10,180	104,736	292,186
Household Operations	8,151	83,104	234,765
Housing Costs	2,055	20,575	64,350
Total Health Care	9,489	97,645	276,785
Medical Services	4,767	48,948	147,163
Prescription Drugs	3,559	36,967	98,164
Medical Supplies	1,162	11,729	31,458
Total Education & Day Care	10,752	108,445	325,136
Education	8,149	81,337	237,477
Fees & Admissions	2,604	27,108	87,659