

83rd & Stewart, Lot E1, Chicago, IL

\$250,000



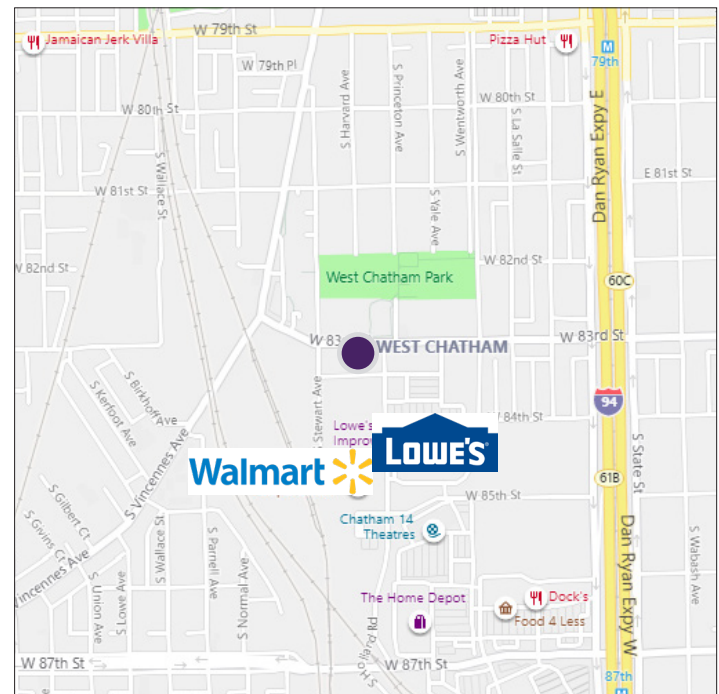
Property Highlights

- 29,553 SF development site
- Adjacent to Chase, BMO Harris, Potbelly's and GameStop
- Outlot for retail center anchored by Walmart and Lowe's
- 130' of frontage on 83rd St.
- Potential to build 2,900 SF retail, drive-thru restaurant, or office
- Nearby businesses: Planet Fitness, Aldi, Home Depot & more
- Traffic Count: 15,400 cars daily
- Zoning: PD 966, 83rd/Stewart TIF
- Taxes (2021): \$6,249.71

Property Overview

Adjacent to Chase, a 29,553 square foot development site is available for sale. Highly visible, this site can potentially be developed as a 2,900 square foot retail or office building or even a restaurant with a drive-thru. The site is an outlot for Chatham Market, a large retail complex anchored by Walmart and Lowe's. Additional tenants in the Chatham Market complex include BMO Harris, Potbelly, GameStop, Planet Fitness, Athletico Physical Therapy, Boost Mobile, Aldi, Home Depot and many more. Three additional lots in the center are also available for sale.

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 Street, this outlot is a highly visible property in a strong retail complex.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	23,531	269,325	701,935
Households	8,859	97,520	248,841
Median Income	\$43,509	\$37,404	\$41,729

Daniel J. Hyman
 President | Managing Broker
 (312) 338 - 3003
 dhyman@mpirealestate.com

Brad Thompson
 Executive Director
 (312) 338 - 3012
 bthompson@mpirealestate.com

mpirealestate.com

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