

7845 W 79th St , Bridgeview, IL 60455

7845 W 79th St



OFFERING SUMMARY

Available SF:	5,675 SF
Lease Rate: Sale Price:	\$12.00 SF/yr (NNN) \$725,000
Lot Size:	0.47 Acres
Building Size:	5,675
Renovated:	2017
Market:	Chicago MSA
Submarket:	Southwest Suburba

PROPERTY OVERVIEW

For Sale or Lease is a spacious and versatile office warehouse with an overhead door encompassing approximately 5,675 square feet, located on Busy 79th Street. Versatile Bldg can be demised to accommodate need for a variety of uses. This property offers an excellent opportunity for businesses in need of a combination of office and warehouse space. Plenty of parking, convenience and accessibility are assured for both employees and visitors. Situated on 79th Street, the location provides excellent visibility and accessibility. The property benefits from a vibrant commercial area, ensuring easy access to a range of amenities and services. Proximity to major transportation routes and highways further enhances the convenience of commuting and logistical operations.

PROPERTY HIGHLIGHTS

- 5,675sf Office/Warehouse
- Space can be demised
- 33 Parking Spaces
- Busy 79th St

*for more information***Neil Haleem**

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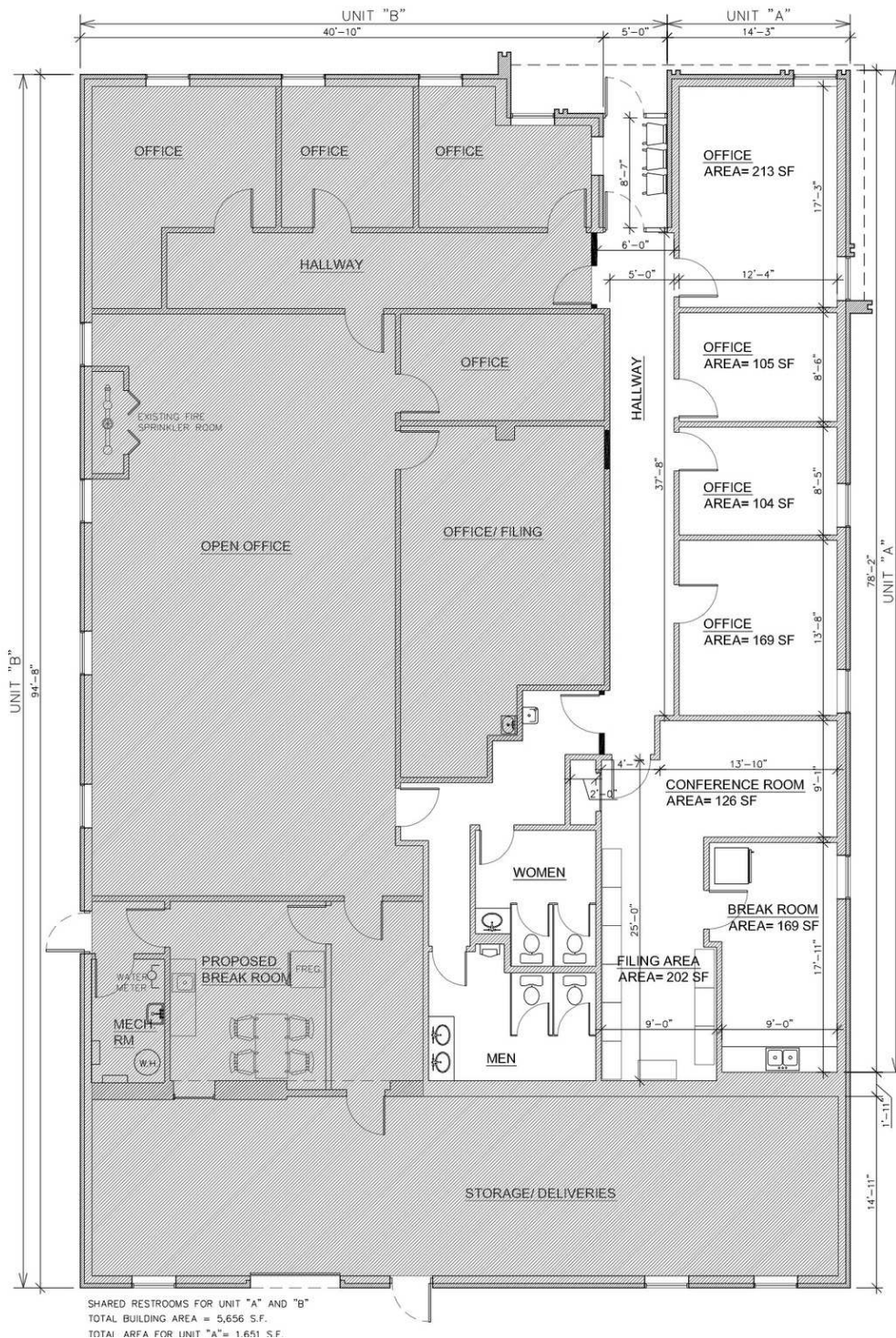
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Office Building For Lease November 22, 2024

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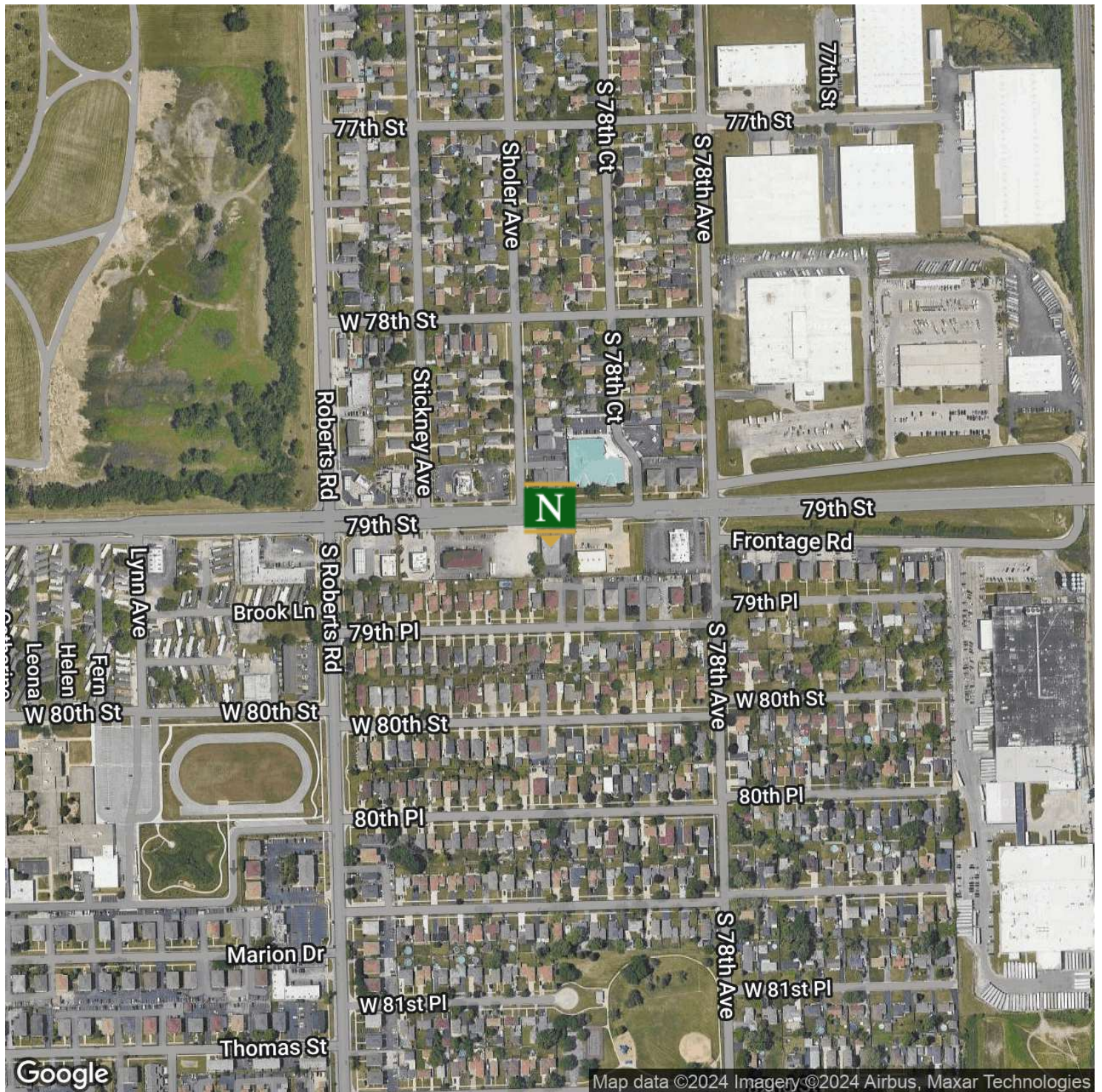
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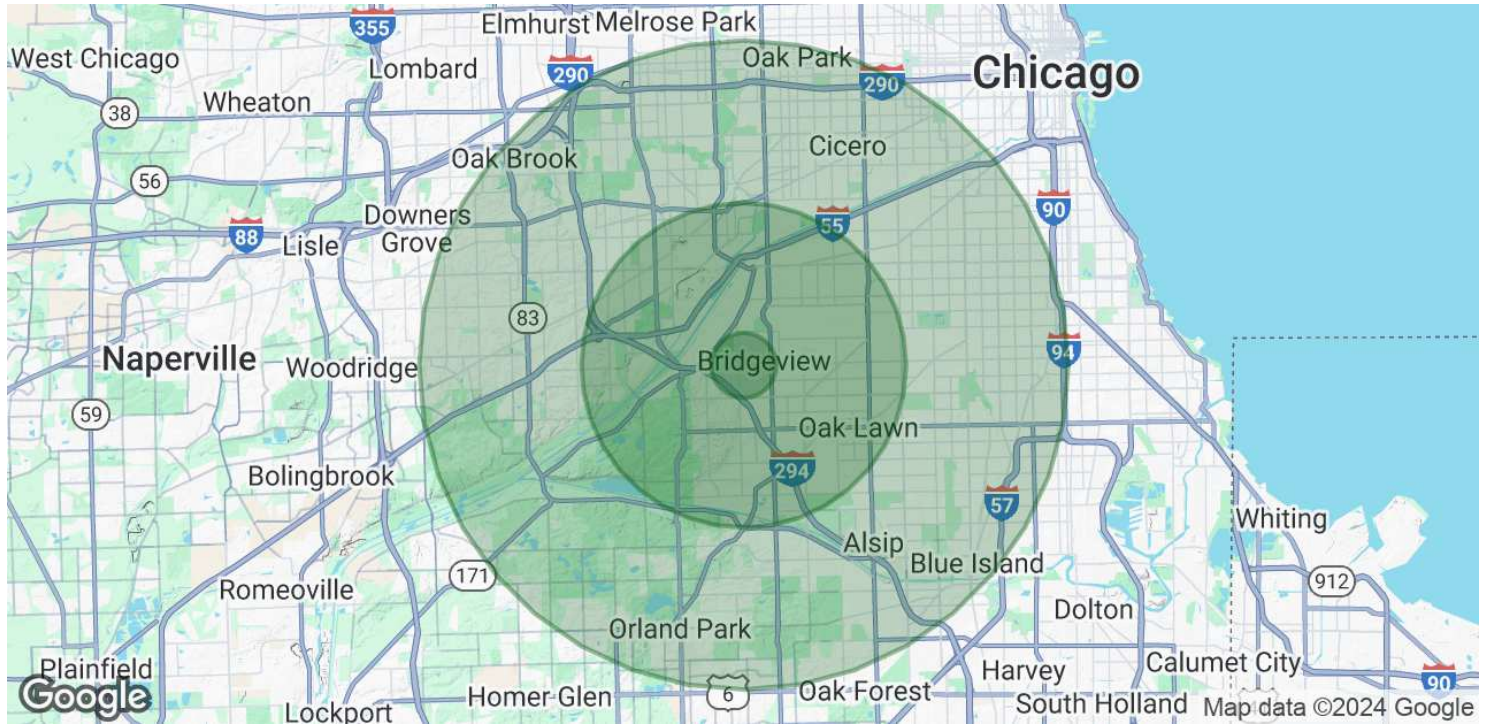
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,772	304,413	1,548,205
Average Age	38.1	39.5	38.6
Average Age (Male)	35.2	38.0	37.1
Average Age (Female)	40.8	40.7	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,442	115,997	603,560
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$65,316	\$81,106	\$78,162
Average House Value	\$195,871	\$220,831	\$236,114
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	21.3%	35.6%	34.9%
RACE	1 MILE	5 MILES	10 MILES

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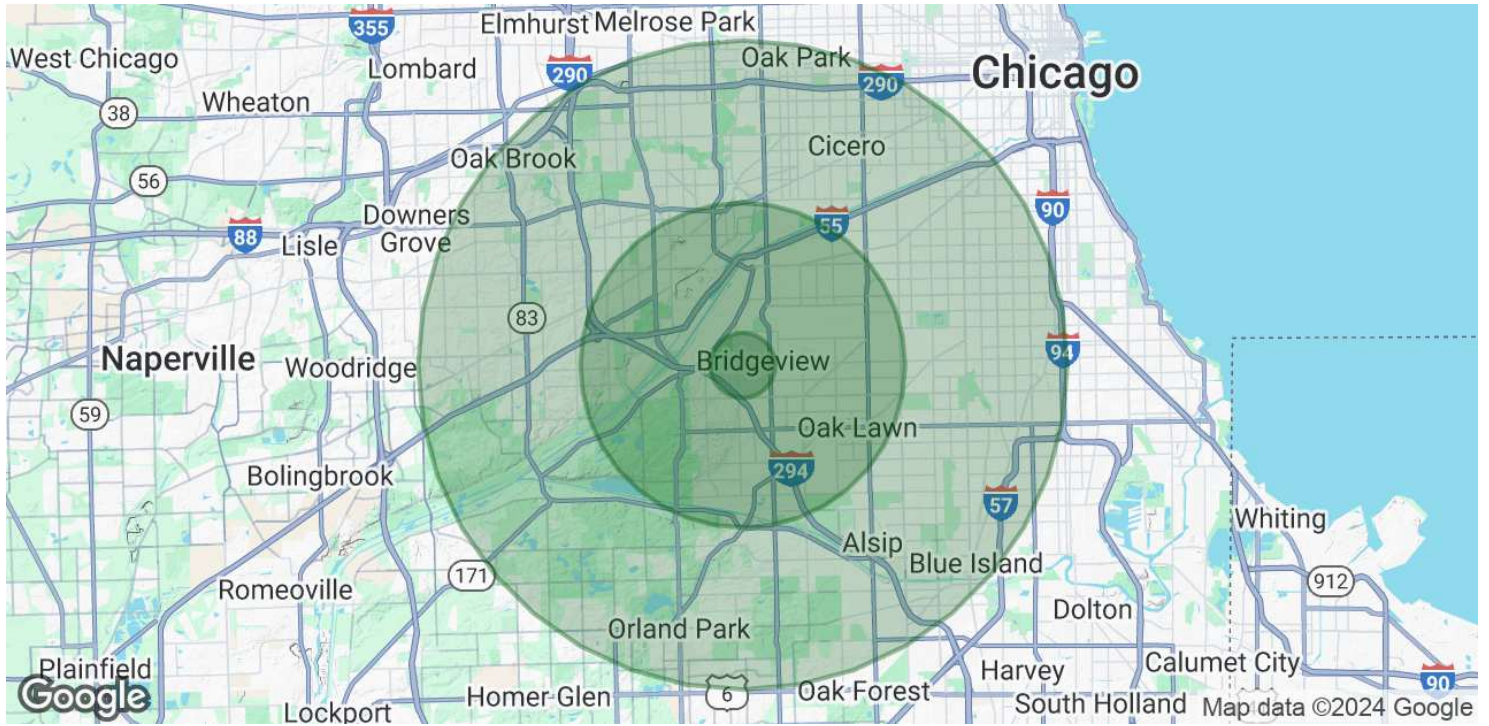
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Total Population - White	11,096	228,265	810,721
% White	80.6%	75.0%	52.4%
Total Population - Black	713	16,883	378,386
% Black	5.2%	5.5%	24.4%
Total Population - Asian	693	6,542	47,926
% Asian	5.0%	2.1%	3.1%
Total Population - Hawaiian	0	35	446
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	2	1,288	4,833
% American Indian	0.0%	0.4%	0.3%
Total Population - Other	624	32,733	229,223
% Other	4.5%	10.8%	14.8%

2020 American Community Survey (ACS)

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