



FIRST WESTERN PROPERTIES

Adding value to every transaction

1205 W. Adams, Chicago, IL 60607 • <http://1stwesternproperties.com>
Office 773.545.2000 Fax: 773.545.4067 E-mail: fwp@1stwesternproperties.com

For Lease:

Size:
944 - 1,260 SF

Space Use:
Strip Center

Zoning:
C3

Site Highlights

End cap w/ drive-thru in well positioned, strong co-tenancy strip center.

Great visibility with frontage on high traffic Western Ave.

Premier pylon signage available offering top position and double the average size

Located within the Cal Sag Enterprise Zone

Demographics:

1 Mile
Population 18,307
Households 6,263
Avg. HH Inc. \$53,121

3 Miles
Population 132,688
Households 47,775
Avg. HH Inc. \$61,383

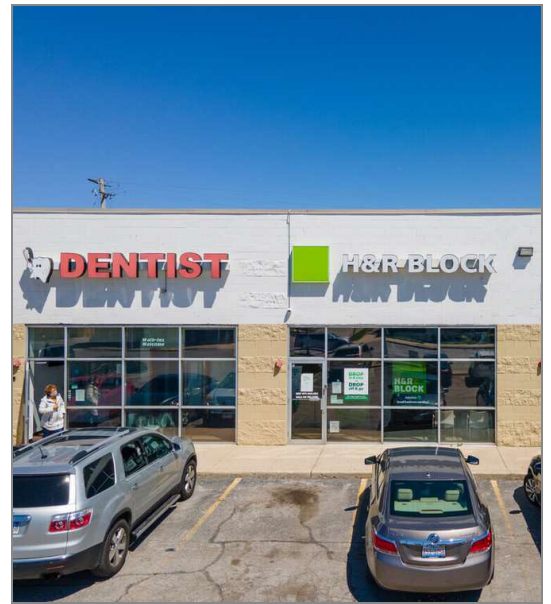
5 Miles
Population 415,270
Households 144,680
Avg. HH Inc. \$61,815

Traffic Count:

20,700 Vehicles per day

Join H&R Block, Blue Island Seafood and Little Caesars at this Exciting Corner Shopping Center

12601 S. Western Ave Blue Island, IL 60406



PAUL TSAKIRIS // 773.355.4780 // paul@1stwesternproperties.com

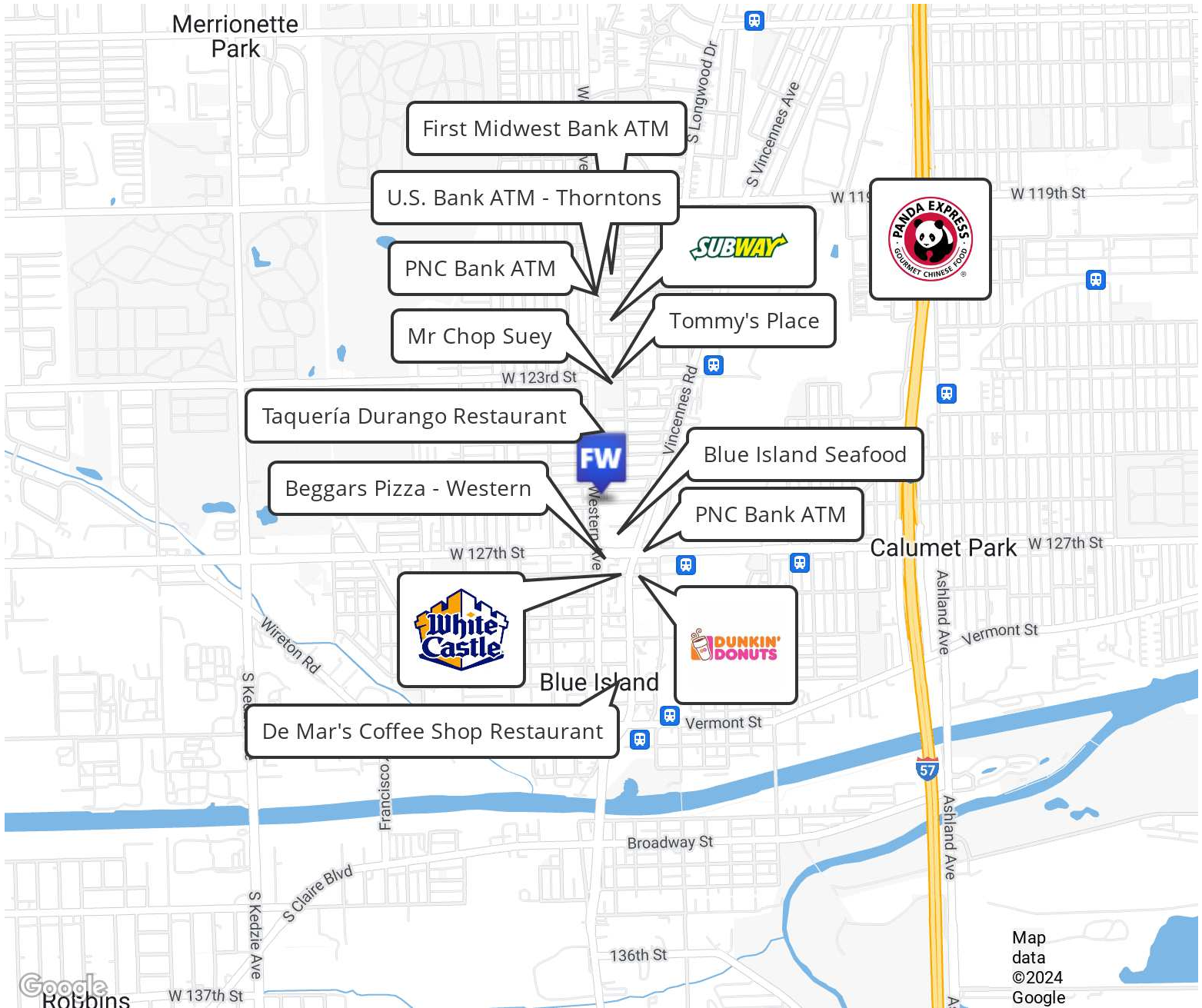


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» Retailer Map





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» Aerial & Location Maps



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