

GREENWOOD PLACE

8741 GREENWOOD AVE, CHICAGO, IL 60619

810 – 7,525 SF AVAILABLE

FOR LEASE



RYAN KATTOO

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	62,338 SF
Available SF:	810 - 7,525 SF
Lot Size:	7.72 Acres
Year Built:	1971
Renovated:	2001
Zoning:	C-1, M-2
Market:	Chicago
Submarket:	South Chicago

PROPERTY OVERVIEW

Greenwood Center is a four-building office/ medical campus located in the highly desirable Chatham neighborhood. Opportunity zone comprised of a wide variety of tenants including doctors, dentists, educators, general contractors, journalists, and other various service providers. The property is under new ownership and has gone through significant beautification and renovation.

PROPERTY HIGHLIGHTS

- 340 Surface Spaces
- Traffic Counts over 60,000 VPD
- Access to public transportation
- High Visibility
- Opportunity Zone
- Chatham Neighborhood

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SITE PLAN



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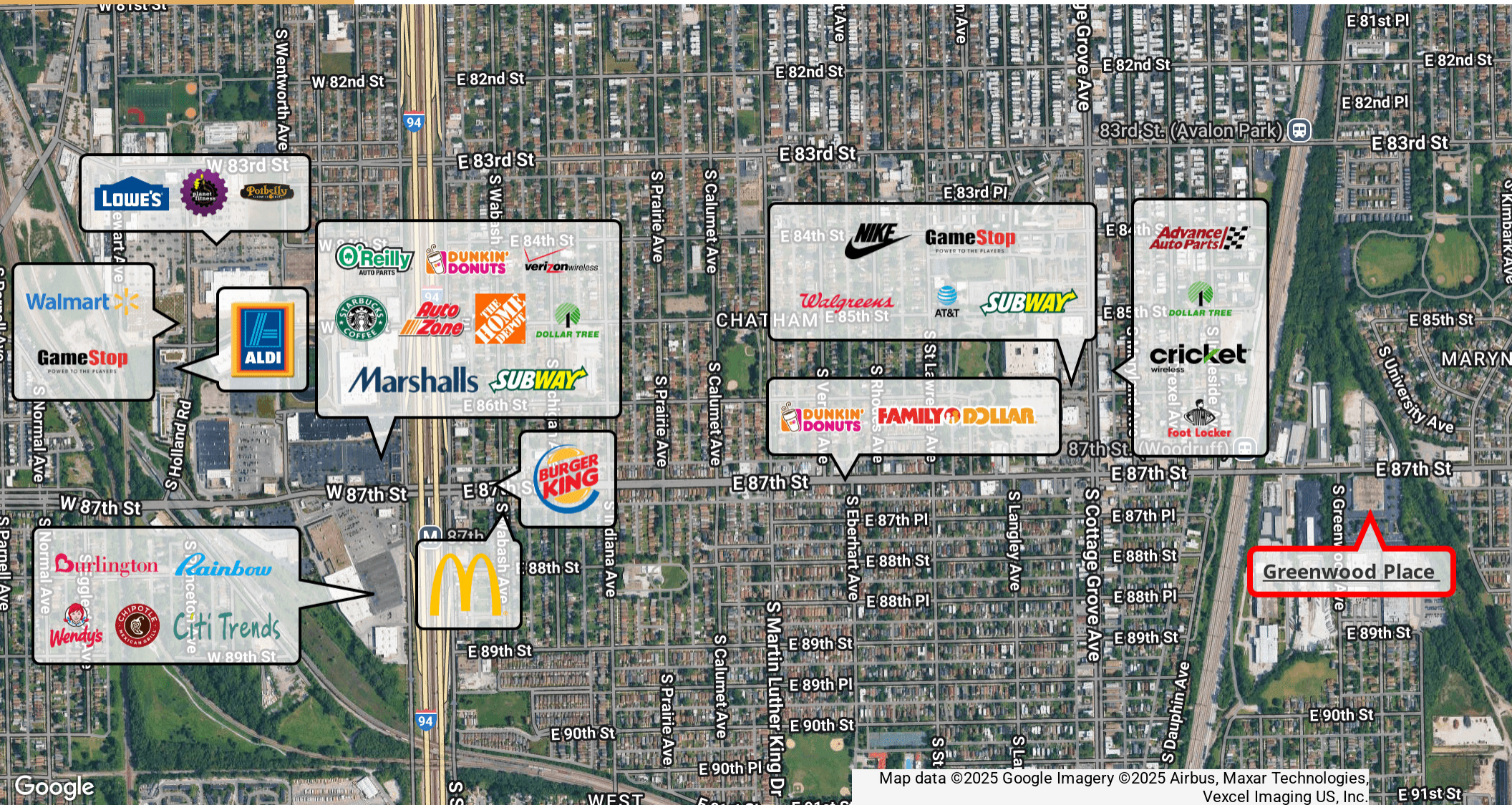
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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,985	247,135	503,050
Average age	44.2	39.4	38.8
Average age (Male)	39.9	36.0	35.9
Average age (Female)	48.6	42.1	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	15,384	124,242	245,076
# of persons per HH	1.8	2.0	2.1
Average HH income	\$49,986	\$45,079	\$50,528
Average house value	\$134,010	\$137,960	\$157,753
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	499	12,467	67,146
Total Population - Black	26,726	226,399	402,386
Total Population - Asian	122	730	6,990
Total Population - Hawaiian	0	10	29
Total Population - American Indian	7	268	705
Total Population - Other	115	3,332	12,503

** Demographic data derived from 2020 ACS - US Census*



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B R O K E R



RYAN KATTOO

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