

BRICKYARD DEVELOPMENT SITE AVAILABLE FOR LEASE

Former PetSmart

6655 W. Grand Ave, Chicago, IL 60707

RETAIL



PROPERTY HIGHLIGHTS

- + Pad Site Redevelopment - One Pad Remaining
- + Approximately 1 Acre Pad Available for Ground Lease, Build to Suit or Reverse Build to Suit.
- + Located in major urban sub-regional Brickyard market central to multiple urban neighborhoods
- + Convergence of Grand & Fullerton & Narragansett Avenues
- + Directly across from Home Depot, Farmer's Best Market, Harbor Freight Tool, Ross with multiple restaurants and additional retail within 1/2 mile!



POPULATION

2 MILE: 173,613
3 MILE: 355,717
5 MILE: 907,909



HOUSEHOLDS

2 MILE: 59,294
3 MILE: 129,219
5 MILE: 340,059



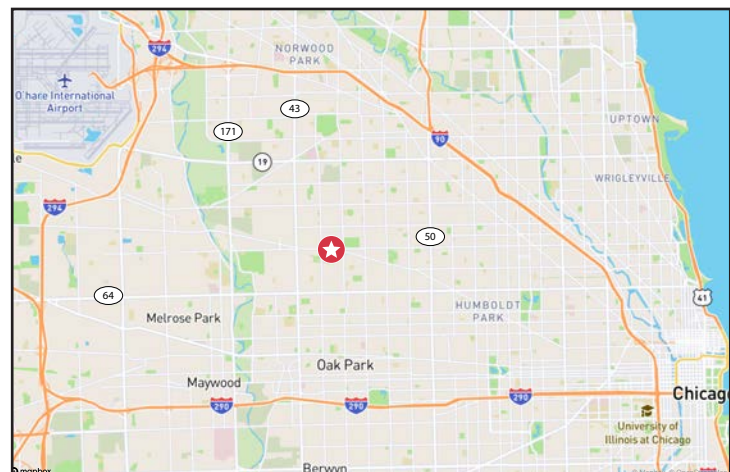
AVG. HH INCOME

2 MILE: \$102,482
3 MILE: \$100,425
5 MILE: \$96,970



EMPLOYEES

2 MILE: 28,239
3 MILE: 78,369
5 MILE: 240,884



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CBRE

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CONTACT US

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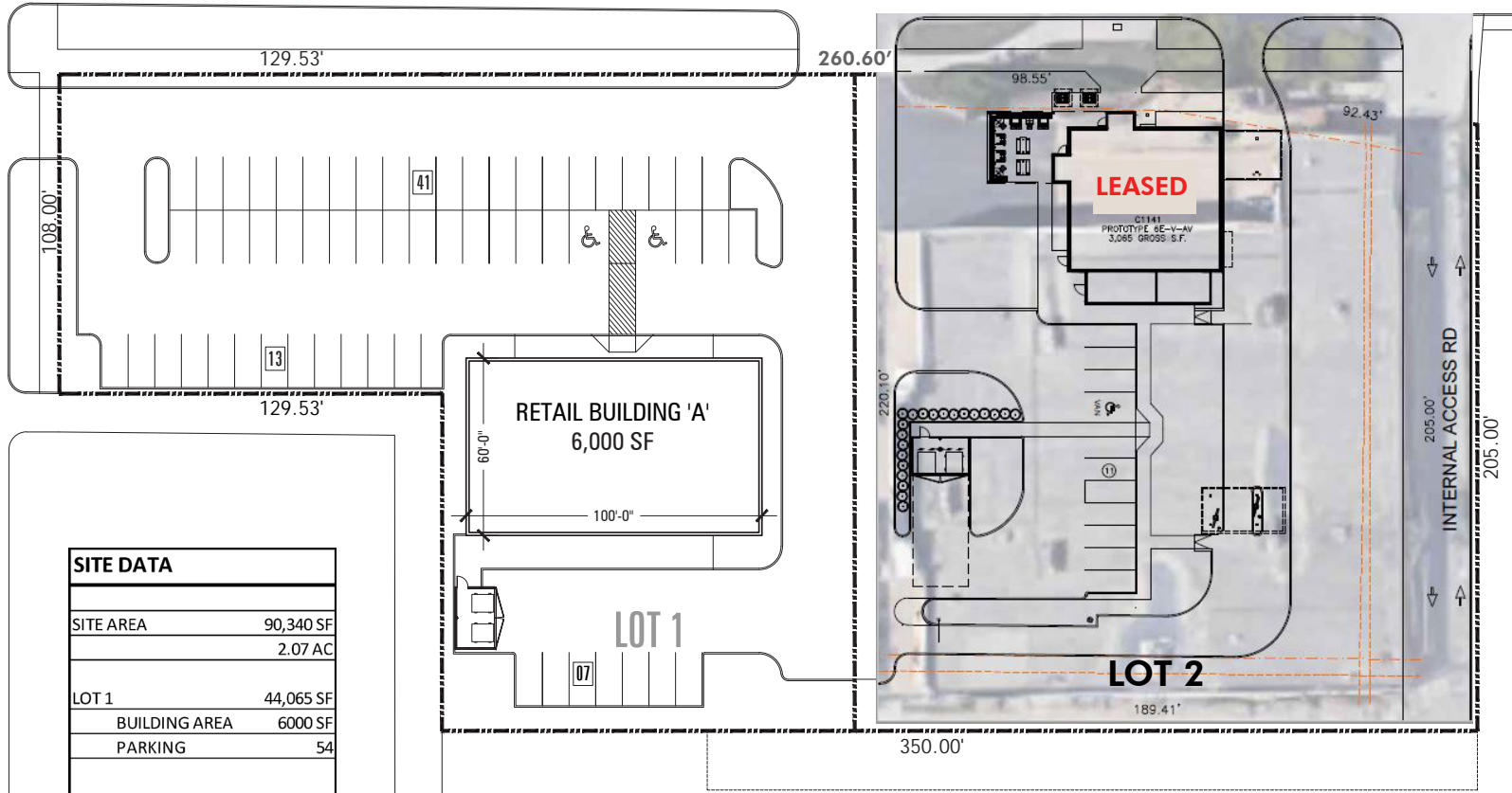
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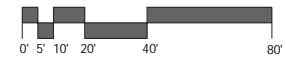
CBRE

W. GRAND AVENUE

N. NORMANDY AVENUE



SITE DATA	
SITE AREA	90,340 SF 2.07 AC
LOT 1	44,065 SF
BUILDING AREA	6000 SF
PARKING	54
LOT 2	46,276 SF
BUILDING AREA	3,077 SF
PARKING	36



SITE PLAN
SCALE: 1" = 40'-0"

Site plan is intended to give a general indication of the proposed layout only. Dimensions are to be verified.

RETAIL DEVELOPMENT

6655 W. GRAND AVE
CHICAGO, ILLINOIS 60707

SITE PLAN

ASP-001

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EXCEPTING THEREFROM THAT PART OF THE EAST 50 FEET THEREOF DEEDED TO THE CHICAGO SUBURBAN RAILROAD, IN COOK COUNTY, ILLINOIS.

W. GRAND AVENUE

W. FULLERTON AVENUE

ZONED
C2-1

N. NORMANDY AVENUE

W. GRAND

90,340 SF
2.07 ACRE
ZONED B3-1

PARCEL 1

1 STORY BLDG
(BUILT +/- 26,830 SF.)

ZONED
M2-2

CHICAGO MILWAUKEE AND ST. PAUL RAILROAD

ZONED
RS-2

ZONED
RS-2

7' Utility Easement per
Doc. 8658894
Doc. 8885808
Doc. 9284849
Doc. 13411811

Fnd Cross 1.88 W & on line



LOT 1

ZONED
M2-2

Easement for Ingress & Egress per Doc. No. 13880789 & Doc. No. 13411811



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6655 GRAND - SITE PLAN

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SITE PLAN

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