

327 E 79th St, Chicago, IL 60619

6,072sf Freestanding Bldg. on a 12,300sf Site



PROPERTY DESCRIPTION

Freestanding +/- 6,072sf building on a 12,300sf site. (Former Grocery Store). The property is located on the southwest corner of 79th St & Calumet Ave. The building is ideal for many uses. B3-2 zoning allows for a variety of uses.

The site is located in Chicago's Chatham Community, The area is densely populated. Properties along 79th St consist of mixed use buildings, store front and retail centers along with multifamily dwellings. 79th St is a major arterial street with many businesses along this corridor that runs from Lake Michigan to the Southwest Suburbs.

PROPERTY HIGHLIGHTS

- +/-6,072sf Freestanding Building on a 12,300sf site
- Pylon Signage
- Densely Populated Area
- High Daytime Population
- B3-2 Zoning

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Number of Units:	1
Available SF:	6,072 SF
Lot Size:	0.28 Acres
Building Size:	6,072 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	19,694	141,930	291,843
Total Population	35,735	278,859	612,563
Average HH Income	\$42,627	\$43,694	\$50,867

for more information

Neil Haleem

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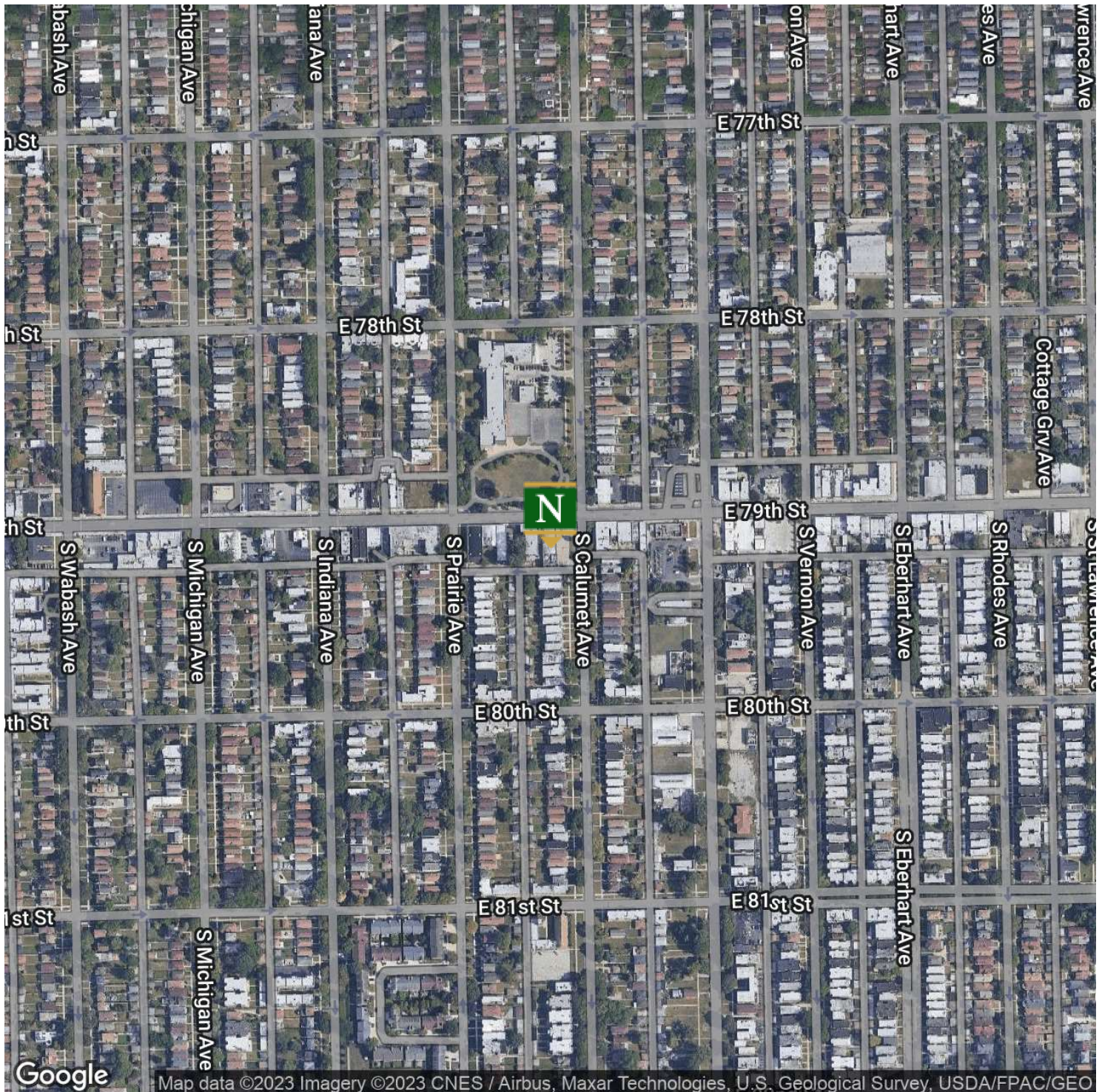
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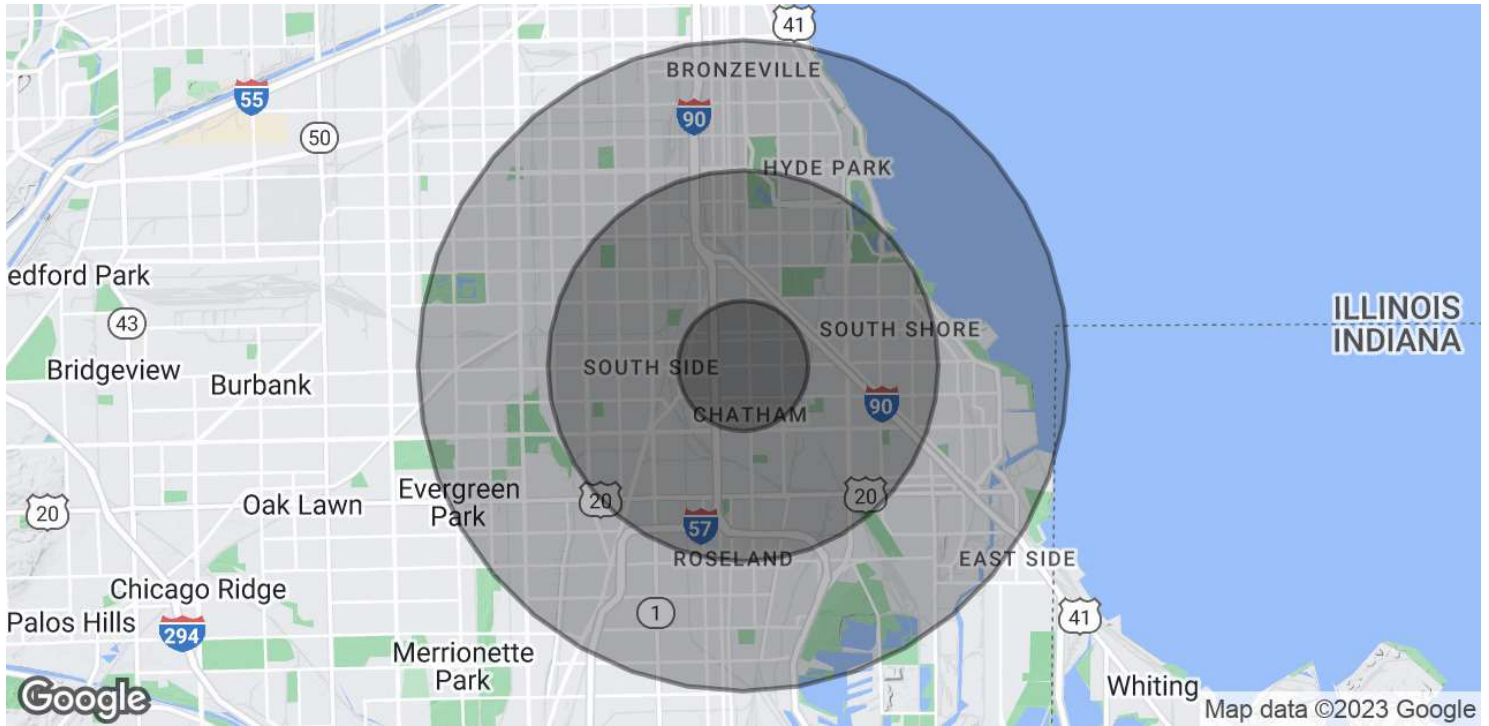
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	35,735	278,859	612,563
Average Age	42.1	39.4	38.1
Average Age (Male)	38.1	35.6	35.6
Average Age (Female)	44.7	42.2	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	19,694	141,930	291,843
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$42,627	\$43,694	\$50,867
Average House Value	\$133,534	\$138,464	\$166,350

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.7%	2.3%	14.0%

RACE

	1 MILE	3 MILES	5 MILES
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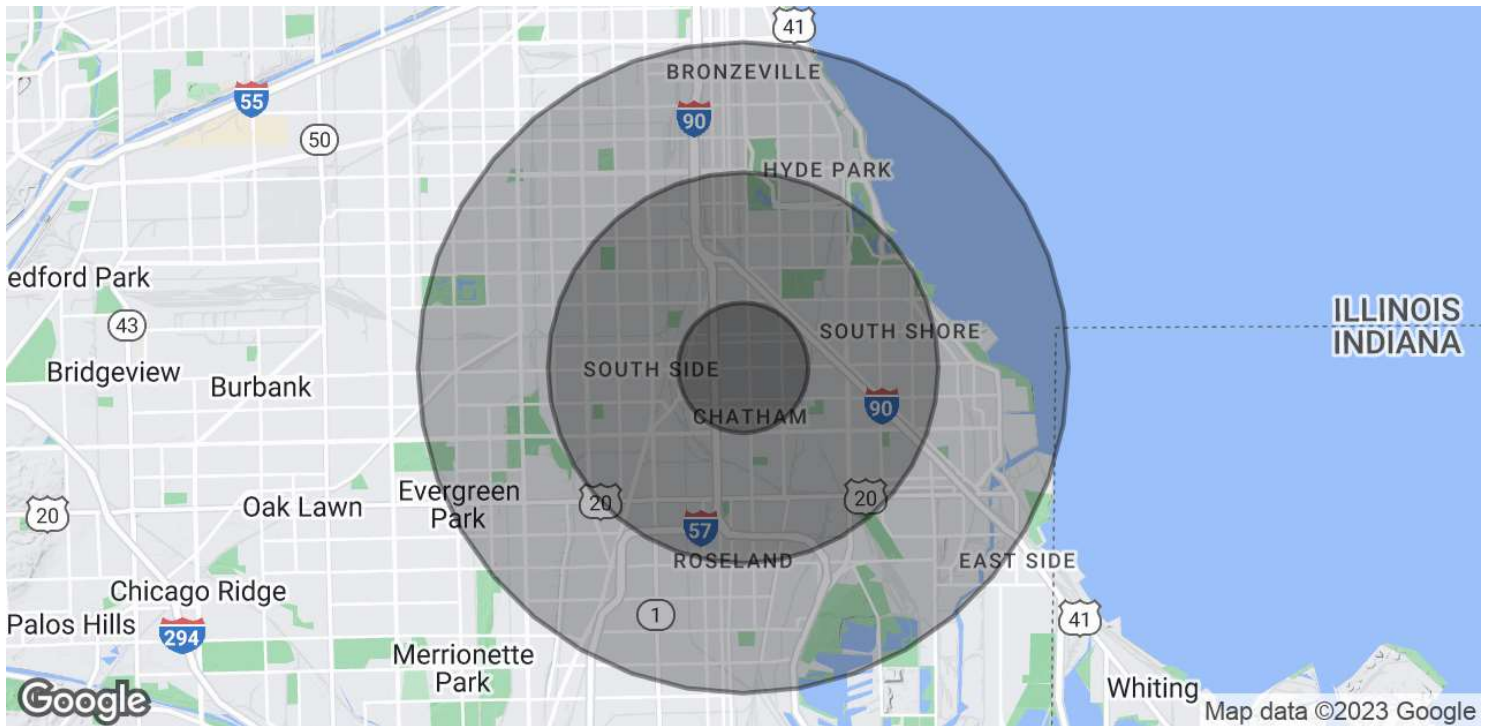
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Total Population - White	326	8,958	90,768
% White	0.9%	3.2%	14.8%
Total Population - Black	34,196	260,227	459,705
% Black	95.7%	93.3%	75.0%
Total Population - Asian	91	1,920	8,160
% Asian	0.3%	0.7%	1.3%
Total Population - Hawaiian	1	10	67
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	357	1,057
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	261	2,644	33,926
% Other	0.7%	0.9%	5.5%

* Demographic data derived from 2020 ACS - US Census

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