

# 7636 S. Stony Island Avenue

CHICAGO, IL 60649

For Sale or Lease  
LAND SITE



- ▶ **16,300 SF land site** available for sale or ground lease
- ▶ Located at the southwest corner of S. Stony Island & 76th Place in the Grand Crossings neighborhood
- ▶ Across the street from Jackson Park Medical Center
- ▶ Area retail includes AutoZone, Jewel-Osco, KFC and Taco Bell
- ▶ C-2 Zoning
- ▶ **Asking Price: \$275,000**
- ▶ **Lease Rate: Call brokers**

## DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	1,941	7,532	36,677
Adj. Daytime Population	2,257	6,376	27,832
Estimated Households	921	3,611	17,112
Estimated Average Household Income	\$70,239	\$67,517	\$66,497

**DOUG RENNER**  
doug.renner@baumrealty.com  
312.275.3137

**MARK FREDERICKS**  
mark@baumrealty.com  
312.275.3109

BAUM REALTY GROUP, LLC - 1030 W. CHICAGO AVENUE, SUITE 200 - CHICAGO, IL 60642 - 312.666.3000 - BAUMREALTY.COM

© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

 BAUM  
REALTY GROUP

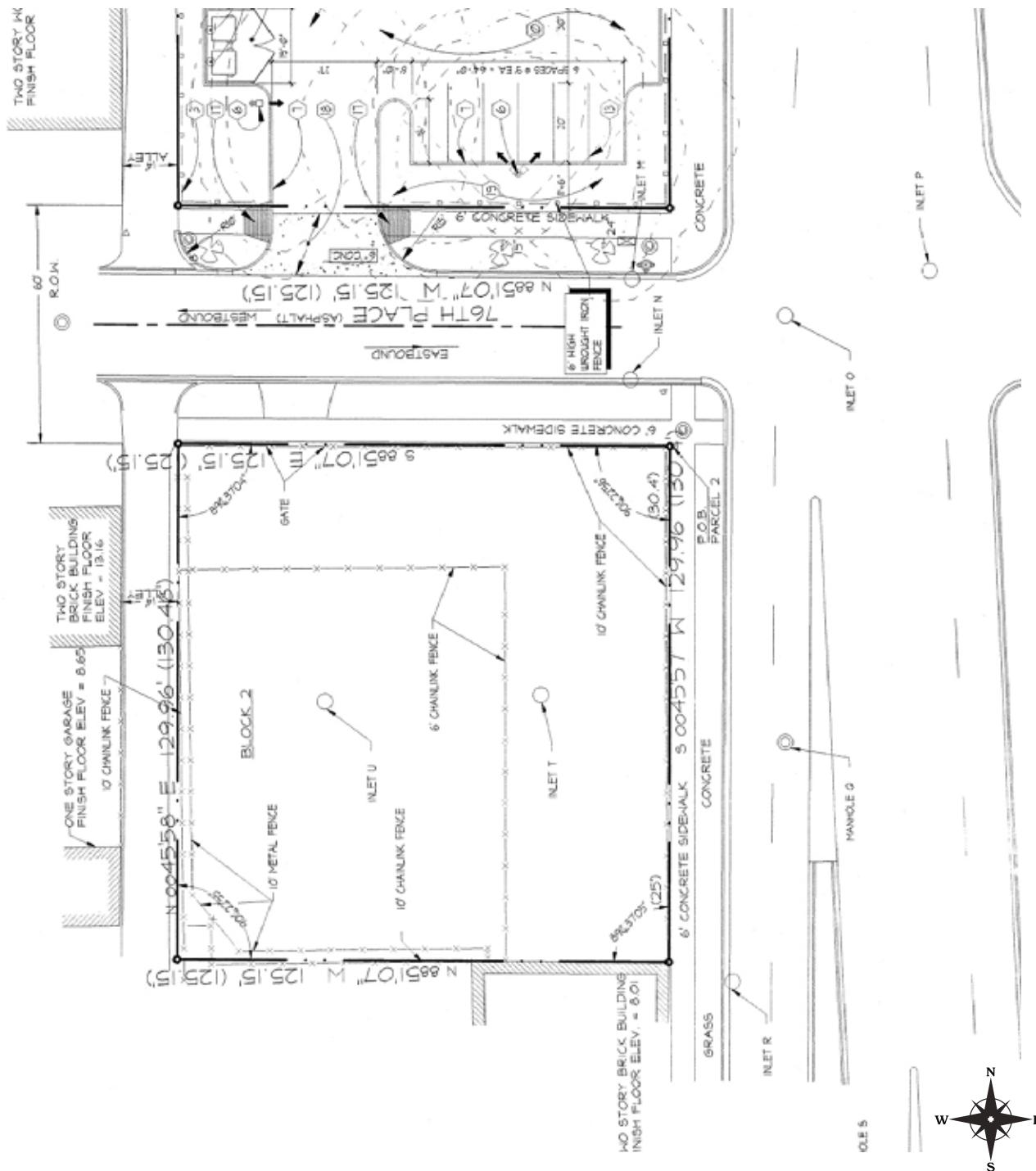
# 7636 S. Stony Island Avenue

CHICAGO, IL 60649

For Sale or Lease

LAND SITE

## SURVEY



**DOUG RENNER**

doug.renner@baumrealty.com  
312.275.3137

**MARK FREDERICKS**

mark@baumrealty.com  
312.275.3109

BAUM REALTY GROUP, LLC - 1030 W. CHICAGO AVENUE, SUITE 200 - CHICAGO, IL 60642 - 312.666.3000 - BAUMREALTY.COM

© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

 **BAUM**  
REALTY GROUP

# 7636 S. Stony Island Avenue

Chicago, IL

