

# FOR LEASE

6400-6456 W 63rd Street  
Chicago, IL 60638



## PARK SHOPS



Roxanne Gardner, Illinois  
Designated Managing Broker  
(312) 262-1400 | deals@psgre.com

Clearing West Retail Space  
B3-1 Zoning  
Retail 47,069 SF GLA  
+/- 72 Parking Spaces

# PARK SHOPS

6400-6456 W 63rd Street  
Chicago, IL 60638



## 2023 Demographic Estimates 3 Miles from Property



135,361

Population



\$84,339

Average HH Income



\$1.3M

Annual Spending

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

# PARK SHOPS

6400-6456 W 63rd Street  
Chicago, IL 60638



6400-6456 W 63rd street Chicago IL 60638  
NWC W 63rd and Narragansett



+/- 47,069 SF Retail Center

Tax Pin: 19-18-428-053; 19-18-429-018, 019, 030



+/- 47,069 sq. ft. neighborhood center serving Chicago's Clearing West communities with > 130K population in 3 miles and an average income of around \$82,000.



B3-1 Community Shopping

UNIT	TENANT	SIZE
6234A	AVAILABLE	583
6234B	DENTAL OFFICE	800
6234C	AVAILABLE	866
6400A	DRUG STORE	3,200
6400B	TAX SERVICES	800
6410	LIQUOR STORE	7000
6422	FAIR SHARE GROCER	18,000
6434	SALVATION ARMY	9,900
6444	LAUNDROMAT	2,400
6450	DENTAL	1,200
6452	CHINESE RESTAURANT	1,200
6456	SUBWAY	1,120

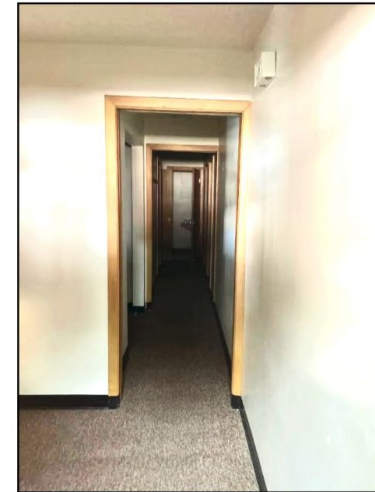
Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

# PARK SHOPS

6400-6456 W 63rd Street  
Chicago, IL 60638



Shared Waiting Area

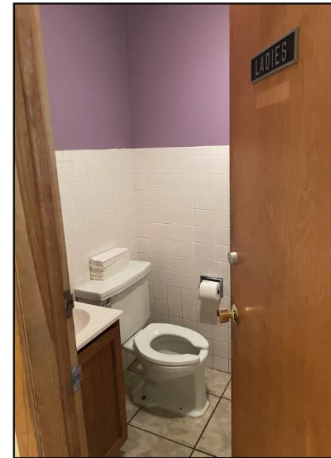
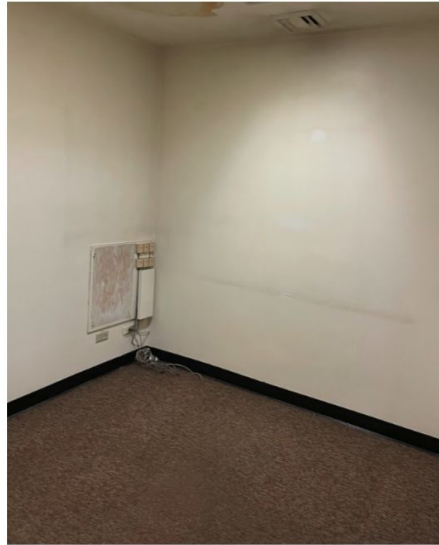


Hallway



# PARK SHOPS

6400-6456 W 63rd Street  
Chicago, IL 60638



# PARK SHOPS

6400-6456 W 63rd Street  
Chicago, IL 60638

PRESENTED BY:



Roxanne Gardner  
deals@psgre.com  
(312) 262-1400