

1537-1547 W 63rd St, Chicago, IL 60636

63rd & Ashland



OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	0.36 Acres
Zoning:	B3-2
Price / SF:	\$12.69

PROPERTY OVERVIEW

15,625sf available for sale or ground lease just off the corner of 63rd & Ashland Ave. The site is located next to the Green line CTA. The neighboring tenants in the area include Mcdonalds, Checkers, Long John Silvers, KFC, and many more.

PROPERTY HIGHLIGHTS

- For Sale or Ground Lease
- Heavy traffic counts
- Many national tenants nearby
- Densley pouplated area

for more information

Neil Haleem

708.873.5540
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Adam Haleem

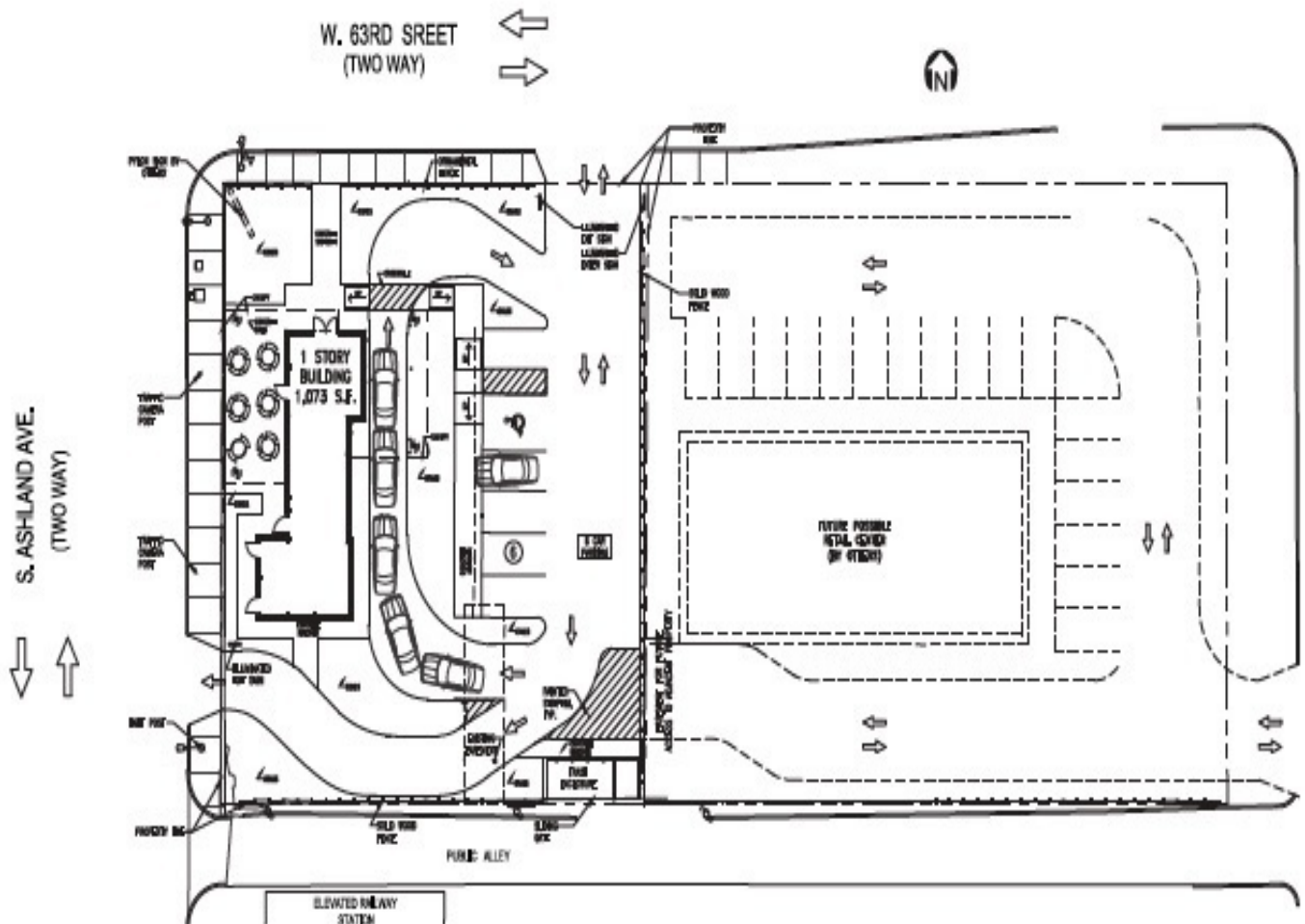
708.800.6487
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Conceptual Site Plan



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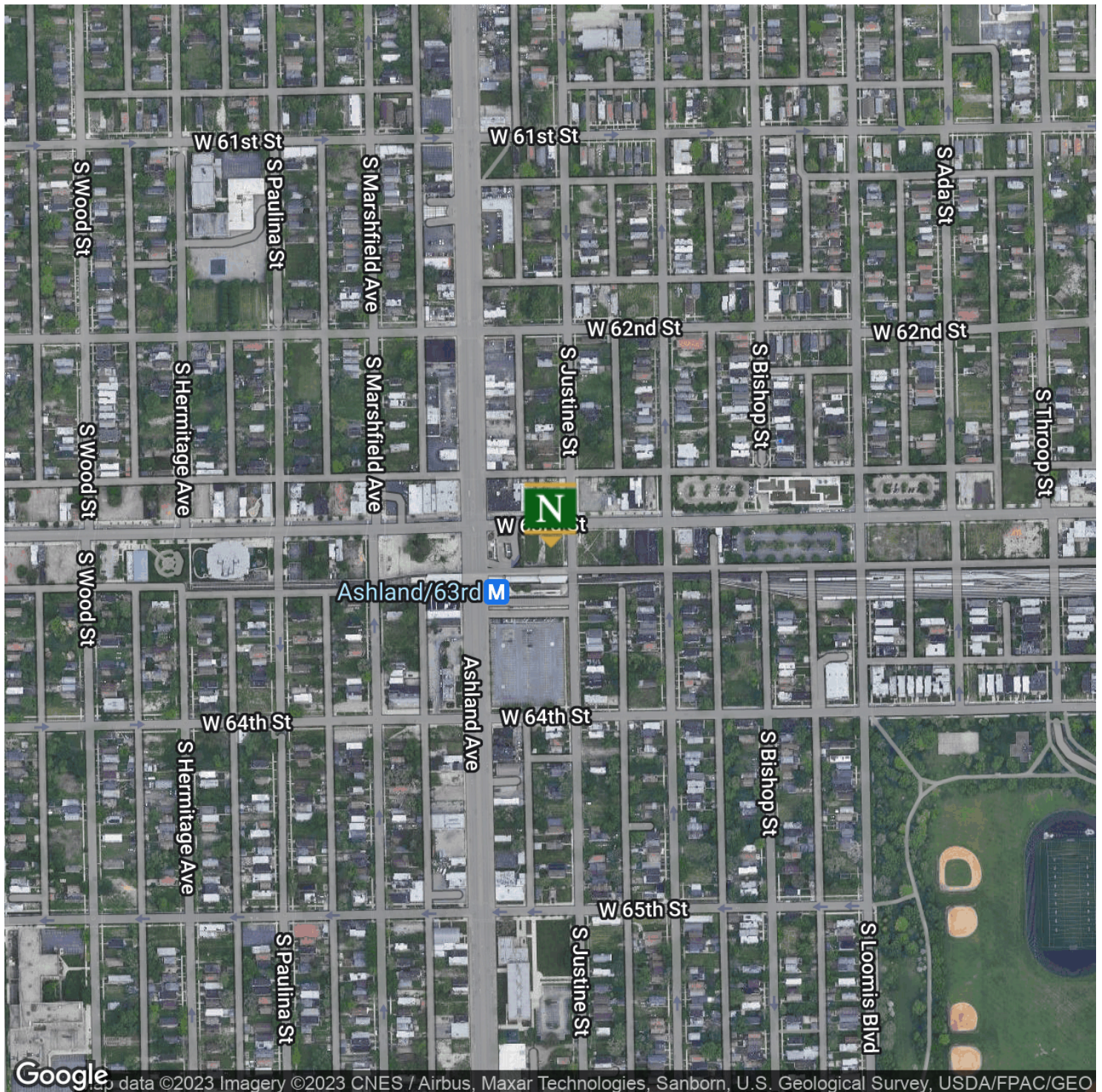
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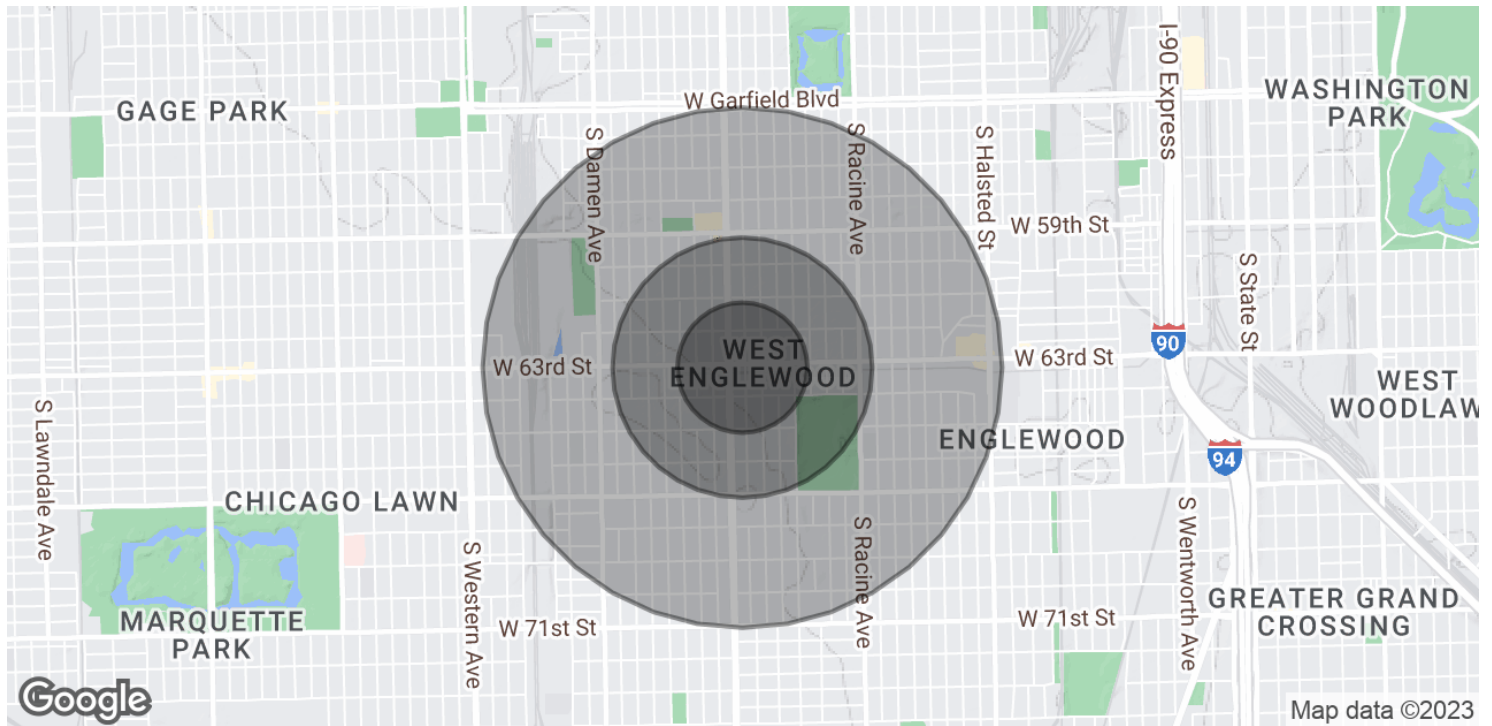
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,445	6,500	25,752
Average Age	41.8	39.6	39.4
Average Age (Male)	41.6	38.6	37.0
Average Age (Female)	40.6	38.9	40.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	847	3,421	13,664
# of Persons per HH	1.7	1.9	1.9
Average HH Income	\$25,194	\$27,074	\$28,502
Average House Value	\$103,503	\$95,389	\$94,901

ETHNICITY (%)

0.25 MILES

0.5 MILES

1 MILE

Hispanic	3.1%	8.8%	9.7%
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RACE

0.25 MILES

0.5 MILES

1 MILE

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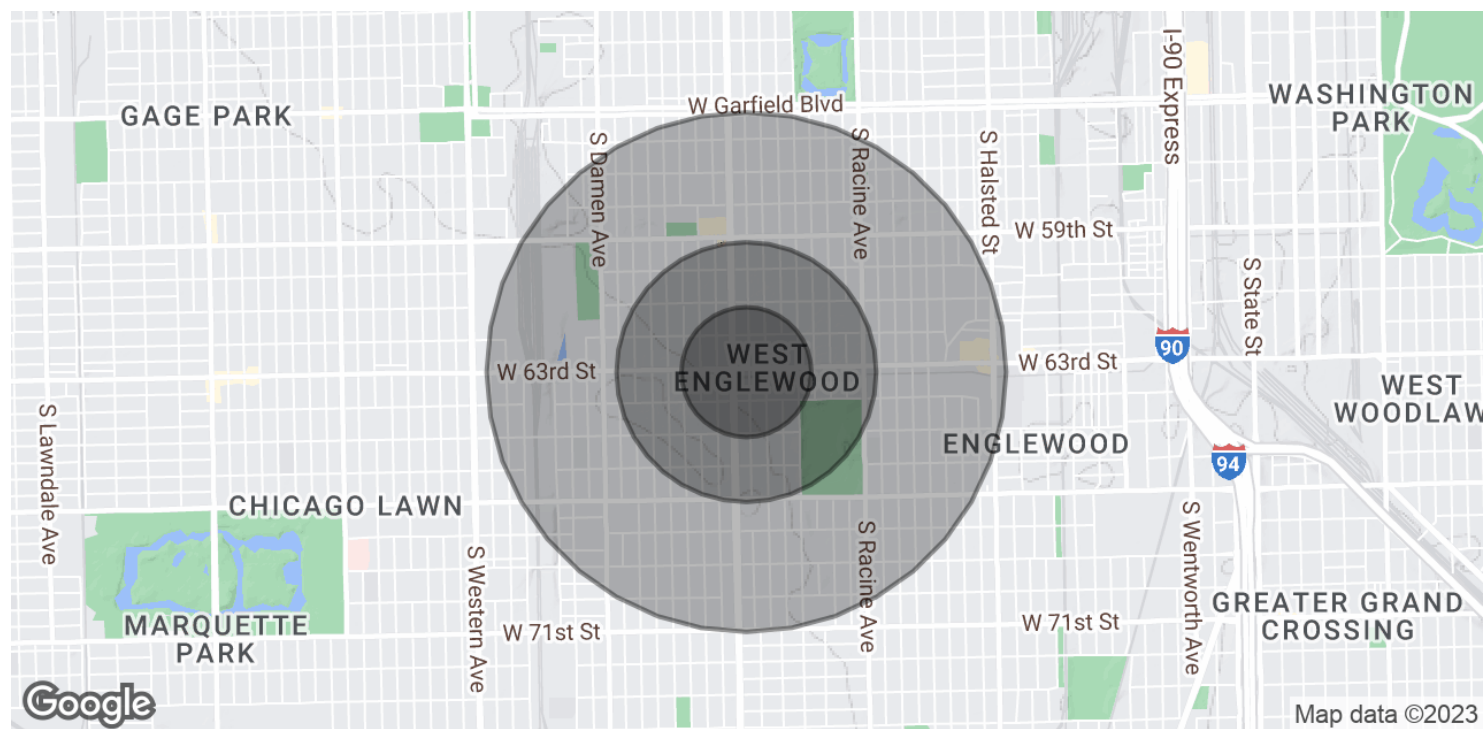
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Total Population - White	18	339	1,437
% White	1.2%	5.2%	5.6%
Total Population - Black	1,368	5,766	22,382
% Black	94.7%	88.7%	86.9%
Total Population - Asian	0	3	28
% Asian	0.0%	0.0%	0.1%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	11
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	41	314	1,497
% Other	2.8%	4.8%	5.8%

* Demographic data derived from 2020 ACS - US Census

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