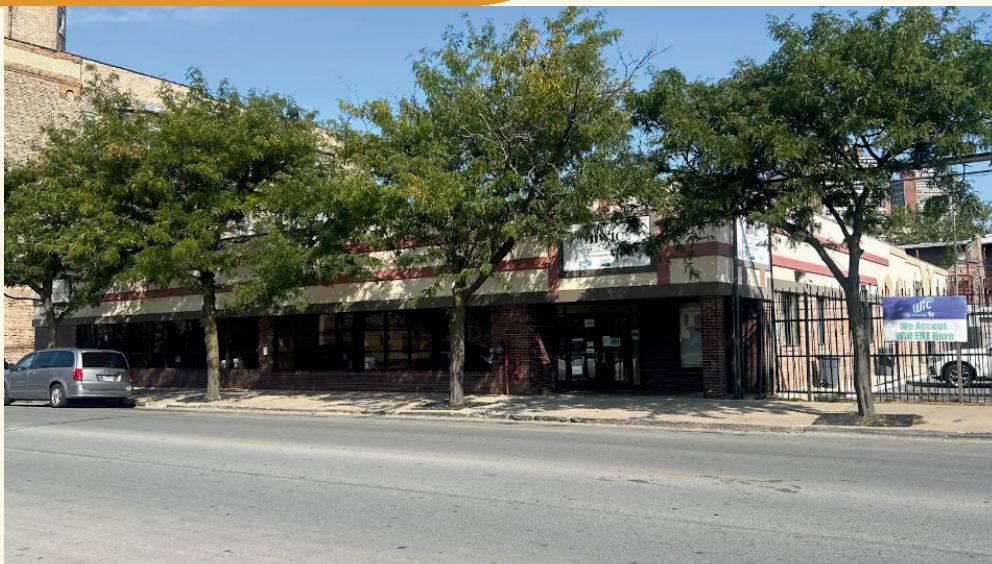


# FOR SALE OR LEASE

## One-Story Commercial Retail

### Bronzeville



- ✓ 416 E 43<sup>rd</sup> Street  
Chicago, IL 60653
- ✓ 12,000 square feet
- ✓ 704 sq ft parking lot
- ✓ Admin office space and  
meeting rooms

Suni Karim, CCIM, CMCA | Managing Principal  
SK Properties Group, LLC  
1525 E 53rd St. #430 Chicago, IL 60615  
[skpropertiesgroup.com](http://skpropertiesgroup.com)  
Email: [skproperties@gmail.com](mailto:skproperties@gmail.com)

 (773) 493-7000



PROPERTIES GROUP, LLC

# PROPERTY DETAILS

416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653

This one-story commercial retail building offers 12,000 square feet of rentable space, plus an additional 704 square feet allocated for parking. It also includes multiple office areas suitable for administrative or back-of-house operations.

Zoned B3-3, the property accommodates a wide range of business uses, including large grocery stores, medical offices, restaurants, professional services, retail shops, banks, and more. Located in the revitalizing Bronzeville neighborhood, it is surrounded by new residential developments such as townhomes, condominiums, single-family homes, and apartment buildings.

The building sits on a major corridor along East 43rd Street, with Cottage Grove Avenue just a few blocks east and King Drive a few blocks west. It offers convenient access to public transit, including bus service on East 43rd Street and the Green Line station located a short distance to the west.

This property is offered under a NNN lease structure, with a base rent of \$17.58 per square foot and additional pass-through charges of \$3.78 per square foot for real estate taxes. The property is also available for sale at \$1.9 million.



PROPERTIES **GROUP**, LLC

# PROPERTY DETAILS

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## PHOTOS

416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653



# PROPERTY DETAILS

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## PHOTOS

416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653



# NEIGHBORHOOD DETAILS

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## Bronzeville

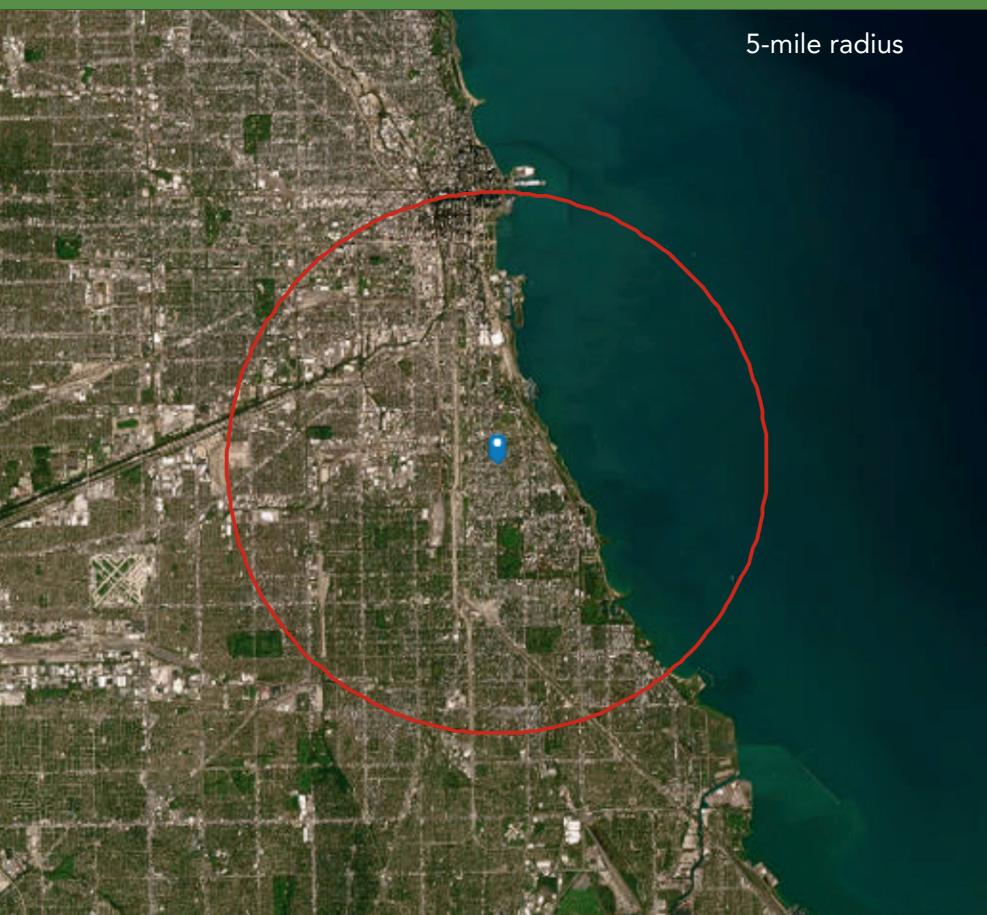
416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653

Bronzeville is a historic South Side Chicago neighborhood known as the "Black Metropolis" for its significance during the Great Migration as a center of African-American culture, commerce, and social life. Today, it is a neighborhood undergoing revitalization, recognized as a National Heritage Area with ongoing projects for economic and community development.

Immerse yourself in this art-filled community, where you'll find a diverse array of galleries, historic landmarks, and lively events like the annual Bud Billiken Parade, the nation's largest African-American parade, which draws more than one million spectators each August.

# DEMOGRAPHIC PROFILE

5-mile radius



This infographic contains data provided by Esri (2025, 2030).  
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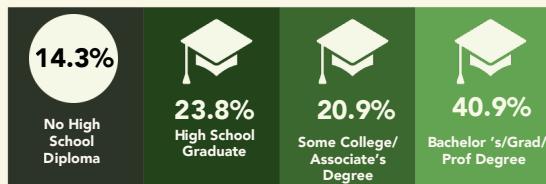


*The Commercial  
Real Estate Experts*

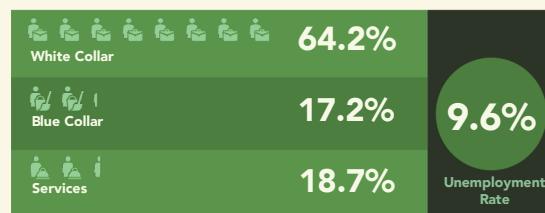


6

## EDUCATION



## EMPLOYMENT



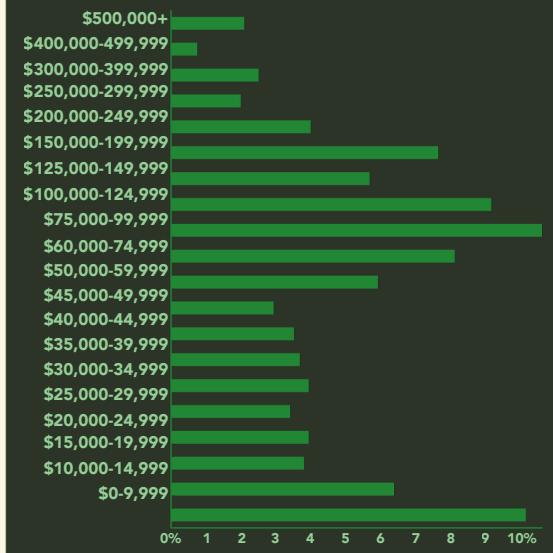
## KEY FACTS



## INCOME

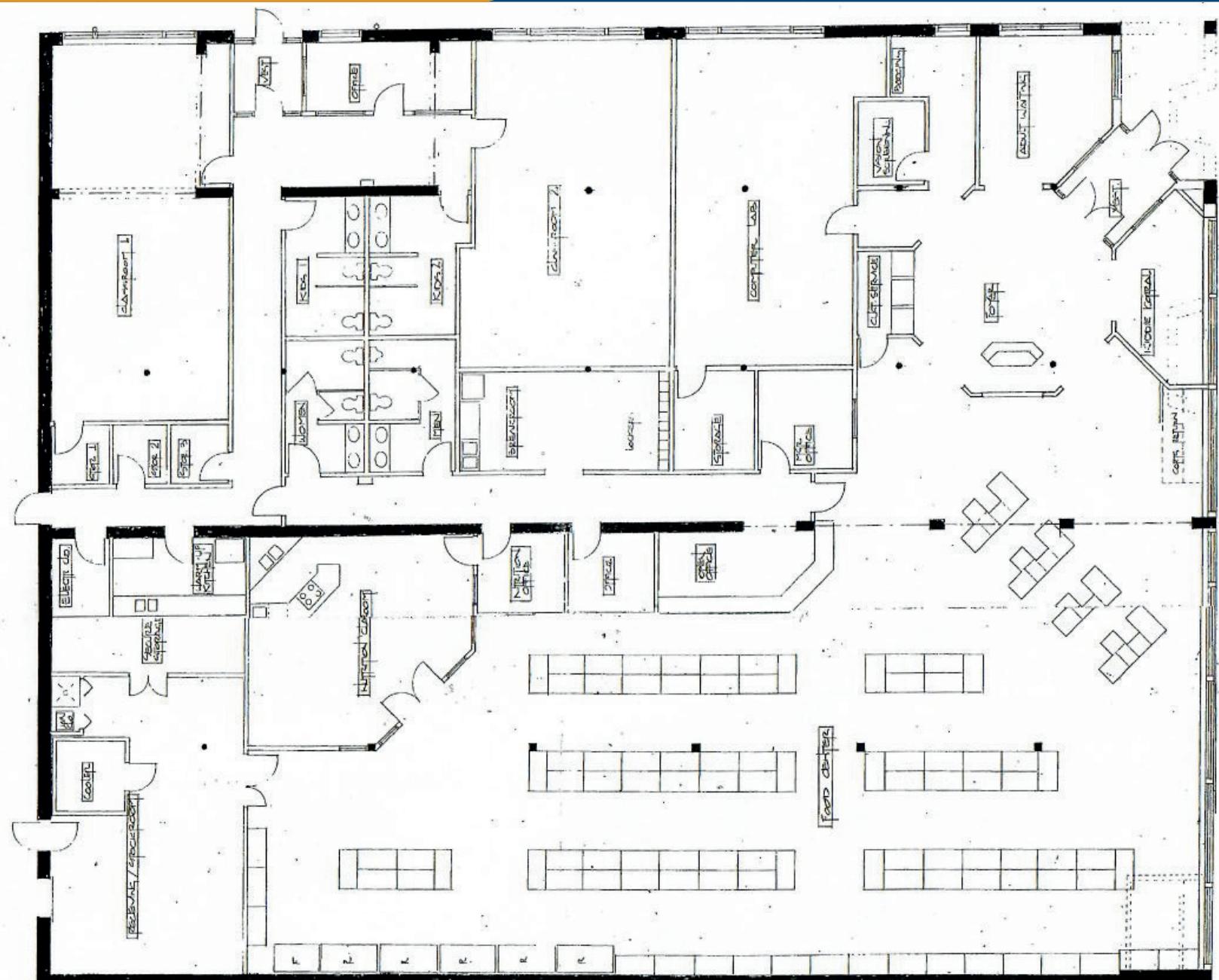


## HOUSEHOLD INCOME



# FLOORPLAN

**416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653**



## *The Commercial Real Estate Experts*



# **SURVEYOR AND SITE PLAN**

**416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653**

## MAP OF TOWER AREA

IN SECTION 3,  
TOWNSHIP 38 NORTH, RANGE 14 EAST

FOR: CROWN CASTLE

SITE: AWE-43RD AND VINCENNES  
BUN: 856009  
438 E 43RD ST  
CHICAGO, IL 60653  
COOK COUNTY



NATIONAL SURVEY SERVICES COORDINATION BY:

# GEOLINE SURVEYING, INC.

13430 NW 104th Terrace, Suite A, Alachua, FL 32615  
Office: (386) 418-0500 Fax: (386) 462-9986  
[WWW.GEOLINEINC.COM](http://WWW.GEOLINEINC.COM)

TOWER WORK

**MeritCorp**  
Infrastructure. Utilities. Services. Environmental.

Engineering - Planning - Surveying - Environmental  
50 North Brockway, Suite 3-9 3697 Darlene Ct.  
Palatine, IL 60067 Aurora, IL 60504  
Office 847.496.4170 Office 630.554.6655  
Lic. No. 184-005860 [www.meritcorp.com](http://www.meritcorp.com)

DRAWN BY:MTS CHECKED BY:JPM JOB#: M17001

## SURVEYOR'S NOTES

1. BASIS OF BEARING, ASSUMED DW LINE OF LOT 33 TO BE N1°51'06"W

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL, AND MONUMENTATION FOUND OR SET CANNOT BE DEPICTED OR IMPLIED.

4. ALL VISIBLE TOWER EQUIPMENT & IMPROVEMENTS  
APPEAR TO BE CONTAINED WITHIN THE DESCRIBED  
TOWER AREA

5. THIS MAP HAS BEEN PREPARED FOR TOWER PURPOSES ONLY, AND IS NOT A BOUNDARY SURVEY

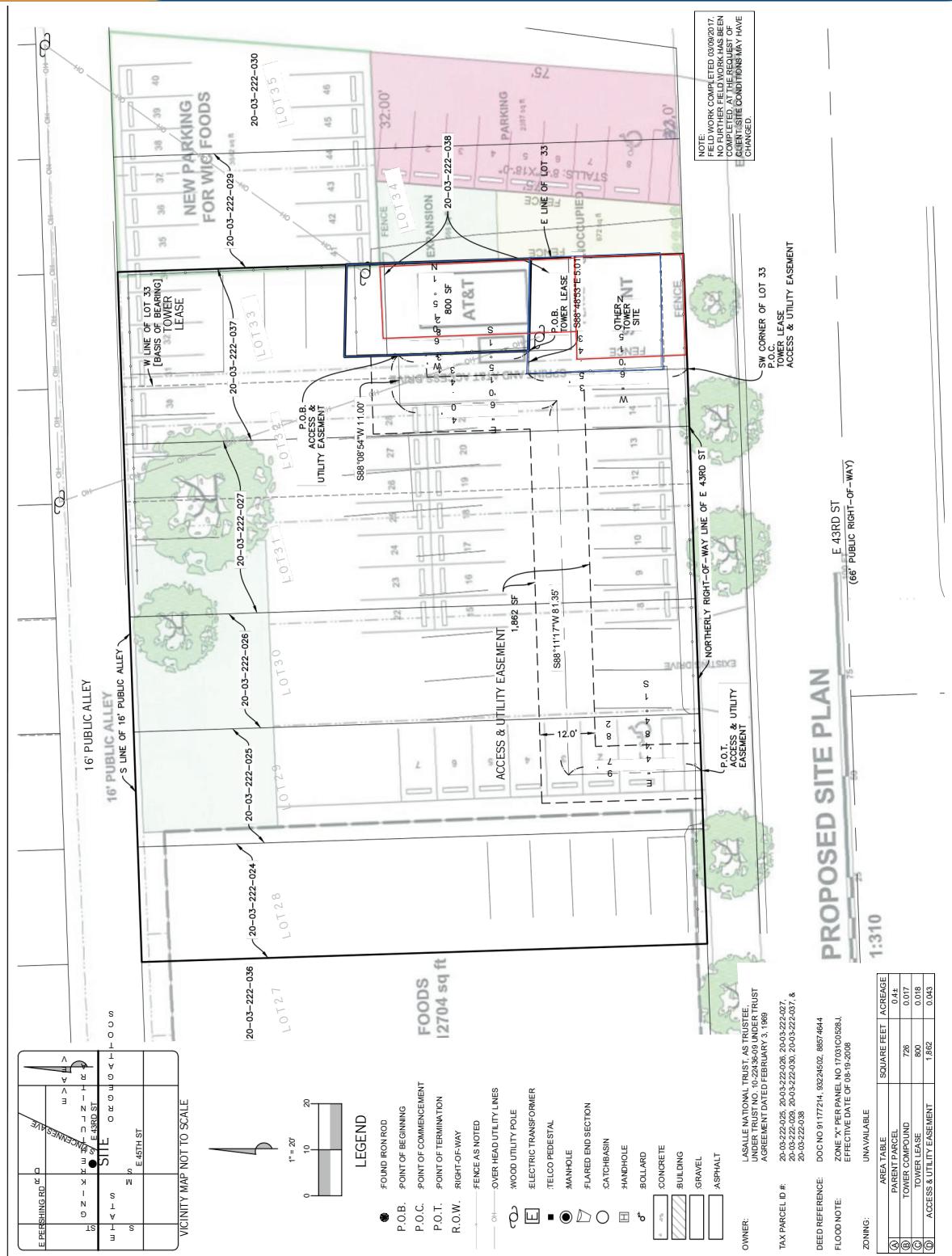
6. ALL SYMBOLS DEPICTED HEREON ARE NOT SHOWN TO SCALE

## CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND  
STEWART TITLE GUARANTY COMPANY.  
MERITCORP GROUP, LLC

JAMES P. MEIER  
LAND SURVEYOR - IL #3295  
Date: 3/29/2018

IN SECTION 3,  
FOR: CROWN CASTLE  
CHICAGO, IL 60653  
COOK COUNTY



## EXECUTIVE SUMMARY

### Metro Renters (D4)

Dominant Tapestry Segment

### KEY FACTS



35.0

Median Age



659,205

Total Population



\$328,790

Median Home Value



30,829

Businesses



987,790

Daytime Population



-0.2%

2025-2030  
Pop Growth  
Rate



\$43,592

Per Capita  
Income



\$63,933

Median Household  
Income



2.2

Avg Household  
Size



### KEY SPENDING FACTS

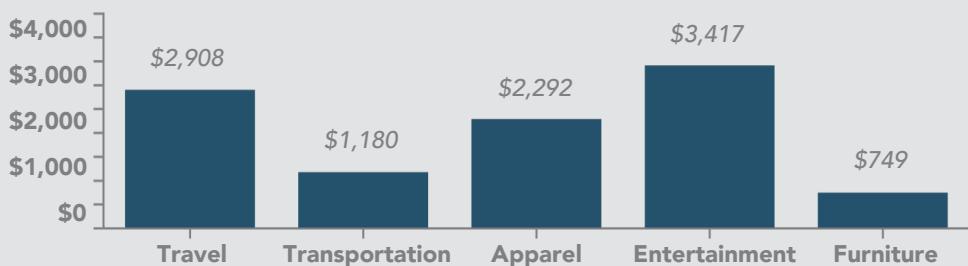


PROPERTIES GROUP, LLC

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household



# THANK YOU

416 E. 43<sup>rd</sup> Street  
Chicago, IL 60653

*We appreciate your time and  
consideration to schedule a tour. Please  
contact Suni Karim at 773-493-7000 or  
email: [skpropertiesgroup@gmail.com](mailto:skpropertiesgroup@gmail.com).*

Suni Karim, CCIM, CMCA | Managing Principal  
SK Properties Group, LLC  
1525 E 53rd St. #430 Chicago, IL 60615  
[skpropertiesgroup.com](http://skpropertiesgroup.com)  
Email: [skproperties@gmail.com](mailto:skproperties@gmail.com)

**(773) 493-7000**

