

JAMESON.

70 E. PERSHING RD. CHICAGO, IL

*NEW COMMERCIAL RETAIL SPACE AVAILABLE
IN BRONZEVILLE NEIGHBORHOOD*

BARRY KADISH
COMMERCIAL REAL ESTATE SPECIALIST
312.502.5297
BKADISH@JAMESON.COM

SHEILA DANTZLER
BROKER ASSOCIATE
312.399.9056
SHEILA.DANTZLER@JAMESONSIR.COM



EXECUTIVE SUMMARY



LEASE PRICE

\$28.00 NNN

AVAILABLE UNIT

1,300 OR COMBINED 2,600 SF

YEAR BUILT / RENOVATED

2018 / 2023

ZONING

C1-3

PROPERTY MIX

RETAIL 2,600 SF
MULTI-FAMILY 9,778 SF

PROPERTY HIGHLIGHTS:

70 E PERSHING ROAD IS A NEW MIXED-USE CONSTRUCTION IN THE BRONZEVILLE NEIGHBORHOOD OF CHICAGO. THE RETAIL UNIT AVAILABLE IS 1,300 SQ FT OR COMBINED AT 2,600 SQ FT. THE BRONZEVILLE AREA IS HAVING A PHENOMENAL REVITALIZATION BRINGING NEW BUSINESSES AND HIGH FOOT TRAFFIC FOR STREET RETAIL. THE SUBJECT SPACE IS ONE BLOCK FROM PUBLIC TRANSIT. THE PROPERTY IS GENEROUSLY ZONED AT C1-3. WITH EXCELLENT PROPERTY MANAGEMENT, THIS SPACE IS A PERFECT OPPORTUNITY FOR YOUR BUSINESS. BRING YOUR BUSINESS TO BRONZEVILLE AT HALF THE PRICE OF HYDE PARK! CALL TO TOUR BEFORE IT'S GONE!

AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

INDIANA STATION (GREEN LINE) - 4 MINUTE WALK

43RD STREET STATION (GREEN LINE) - 14 MINUTE WALK

35TH-BRONZEVILLE-IIT STATION (GREEN LINE) - 15 MINUTE WALK

SOX/35TH STREET STATION (RED LINE) - 18 MINUTE WALK

HALSTED STATION COMMUTER RAIL (BURLINGTON NORTHERN-SANTA FE RAILWAY LINE) - 6 MINUTE DRIVE

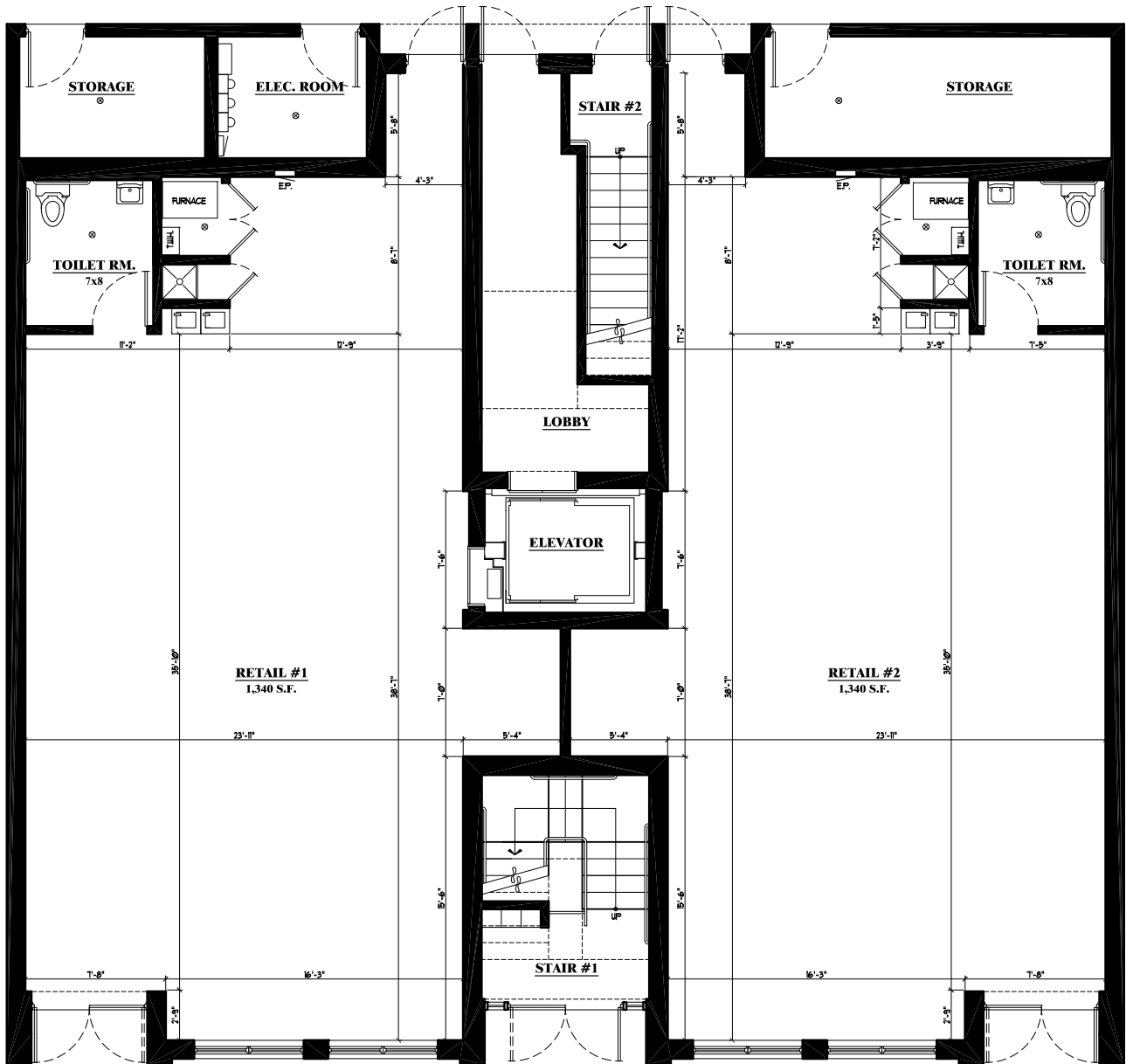
CHICAGO LASALLE STATION COMMUTER RAIL (ROCK ISLAND DISTRICT LINE) - 8 MINUTE DRIVE

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AVAILABLE FLOORPLAN
 70 E. PERSHING ROAD
 CHICAGO, IL



1ST FLOOR PLAN

The developer and architect continued attention to design and construction requires that all plans, specifications, equipment, landscaping, dimensions and prices are subject to revisions without notice or obligation. All dimensions and square foot calculations are approximate.



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INTERIOR PHOTOS

70 E. PERSHING ROAD

CHICAGO, IL



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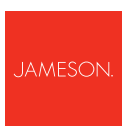
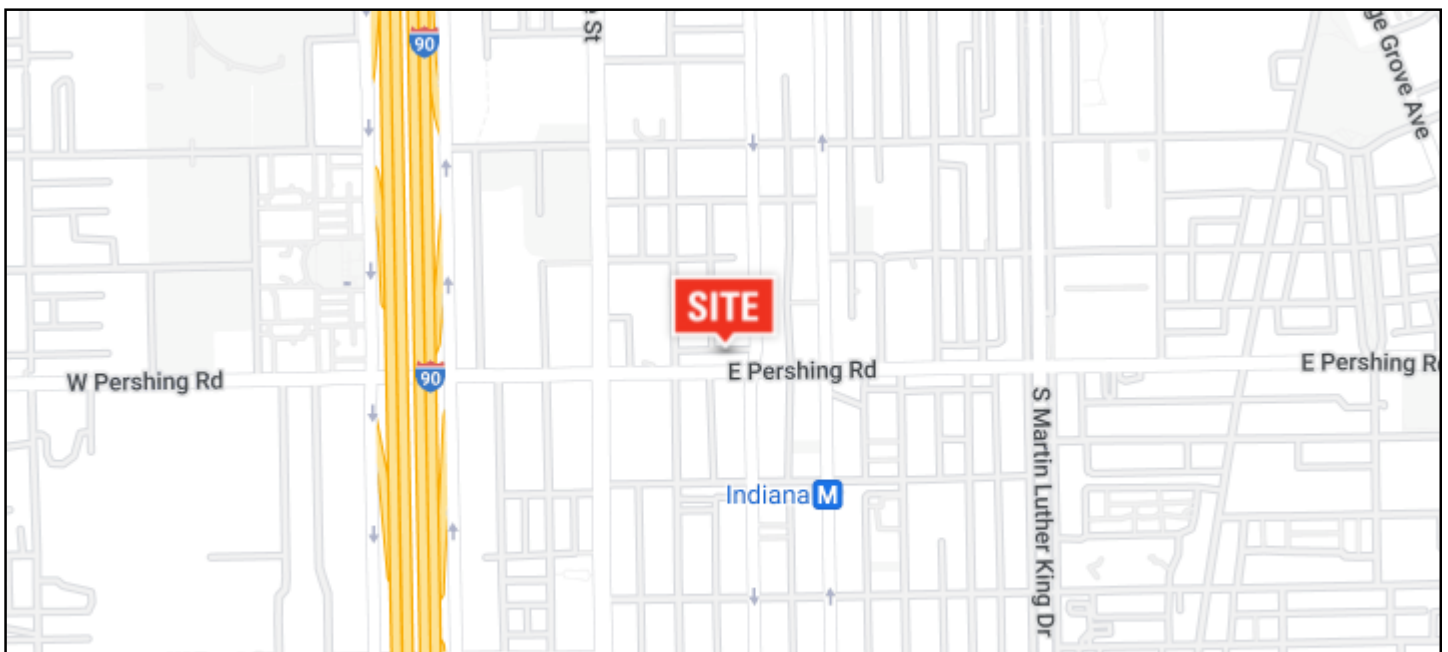
MARKET & LOCATION INFORMATION

70 E. PERSHING ROAD

CHICAGO, IL

Bronzeville, a historically significant neighborhood on Chicago's South Side, is known for its rich cultural heritage, particularly within the African American community. Owning a retail business in this community can offer several advantages. Firstly, you can tap into the area's cultural history to create a unique brand identity and connect with the local community, fostering strong local support and a loyal customer base. Additionally, Bronzeville's diversity, tourism potential, and affordability of commercial real estate provide opportunities for a diverse customer base, cultural event participation, and cost-effective business operations.

However, success in retail business, regardless of location, hinges on factors such as market research, competition, product quality, marketing strategies, and the ability to meet local customer needs. Given the evolving economic landscape, it's essential to conduct up-to-date market research and seek advice from local business development resources for the most current insights into starting and running a retail business in Bronzeville or any other area.

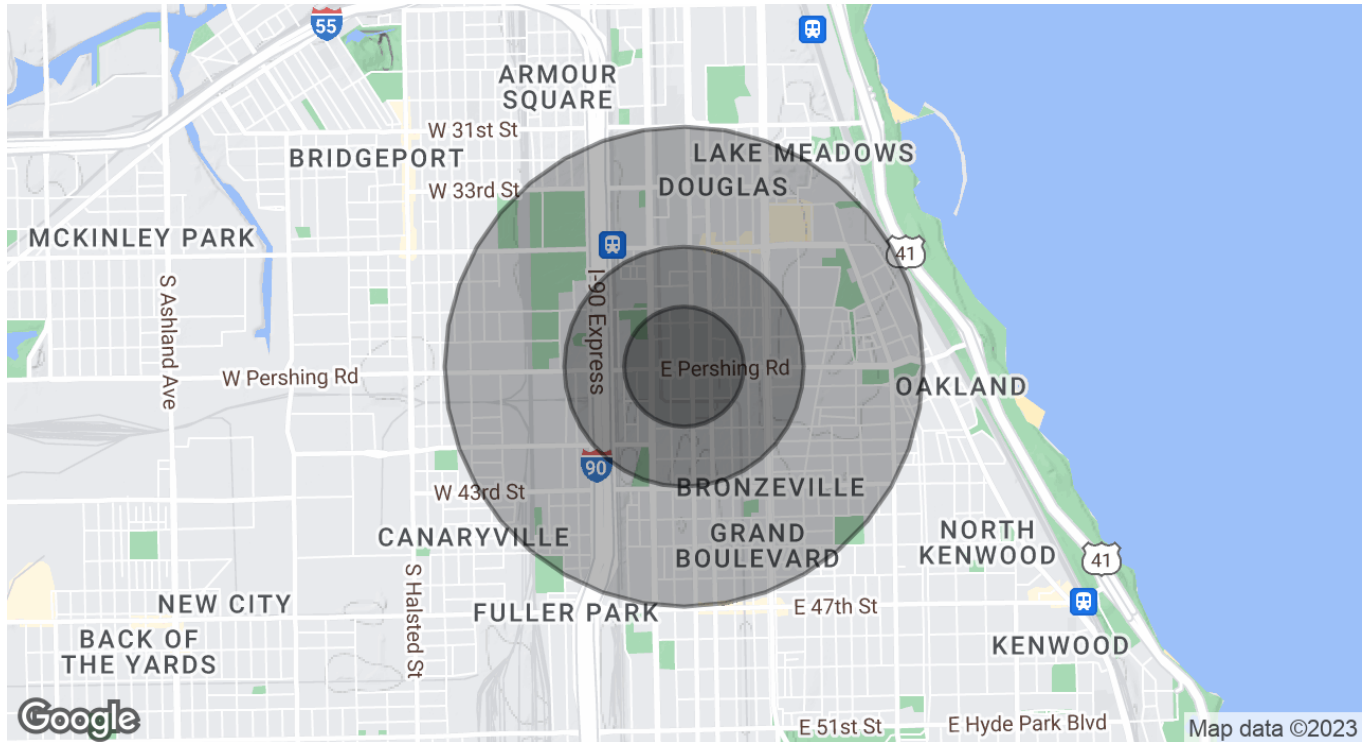


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DEMOGRAPHICS

70 E. PERSHING ROAD
CHICAGO, IL



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,069	9,143	36,614
Average Age	36.7	38.3	37.9
Average Age (Male)	27.2	31.0	34.5
Average Age (Female)	38.2	40.2	39.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,178	5,203	18,283
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$38,485	\$41,033	\$52,664
Average House Value	\$243,730	\$205,002	\$215,370

* Demographic data derived from 2020 ACS - US Census



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