



MEDICAL OFFICE | FOR SALE

7020 W 79th St
BRIDGEVIEW, IL

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INVESTMENT SUMMARY

Transwestern is pleased to exclusively offer for sale 7020 W 79th Street, Bridgeview. Subject property consist of an existing 11,263-square-foot building on approximately 1.13 AC land parcel. The C (Commercial) zoning designation allows for a variety of options for developers. Located along the main retail strip of a residential area, this property has great visibility and is easily accessible as it is situated on the SEC of 79th St and Sayre Ave. The property is in good existing condition and is currently being used as a medical office. This site is conducive for continued use as a medical office, or could be redeveloped for a variety of retail uses. Transwestern is now taking offers on this well-situated property.

INVESTMENT HIGHLIGHTS

- Location Visibility - Excellent, on the Southeast corner on 79th St and Sayre Ave with an average traffic count of 32,400 cars per day.
- Location Access - Excellent, corner lot with private parking lot.
- Quality Build Out - The building is ready for occupancy by a medical office user.



GENERAL INFORMATION

ADDRESS	7020 W 79th St Bridgeview, IL
ACERAGE	Approximately 1.13 Acres
TENANTS	Vacant
REAL ESTATE TAXES	TBD*
BUILDING SF	11,263 SF
CURRENT ZONING	C, Commerical
FAR	0.20

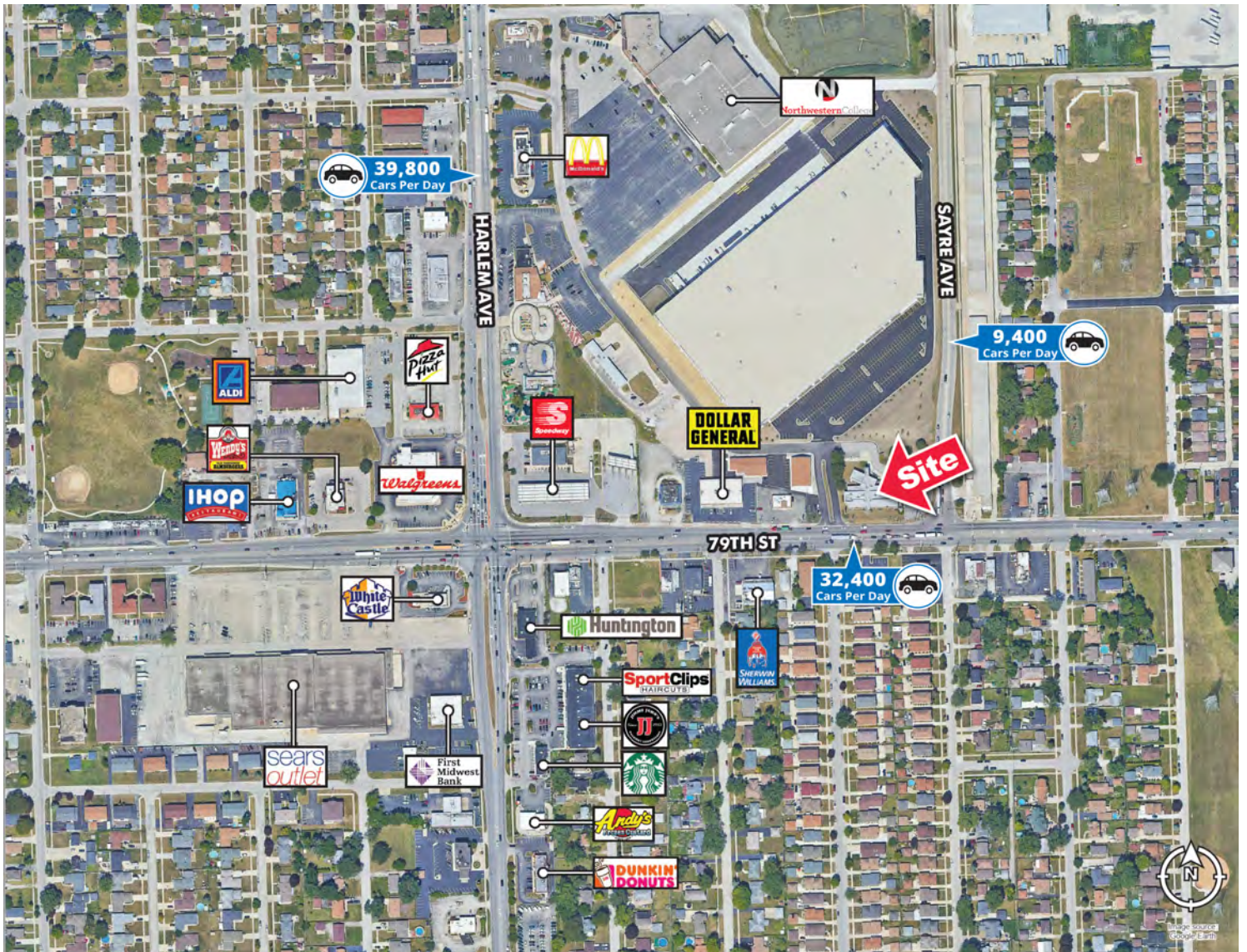
*Building had tax free status under MacNeal's last years of ownership



IMPROVEMENTS

The building is masonry constructed with a flat roof. The building appears to have been reasonable maintained and is currently built as medical office. The building is currently vacant with the last tenants moving out in early summer.

PROPERTY AERIAL



NEIGHBORHOOD AREA OVERVIEW

The Village of Bridgeview was incorporated in 1947, a 4.15 square mile track of land approximately 15 miles southwest of the Chicago Loop. Until 2019, Bridgeview was home to Chicago’s professional Major League Soccer team, Chicago Fire, at SeatGeek Stadium. The village has a plan in development for a mixed-use commercial and residential zone near the stadium.

SCHOOL AND EDUCATION

Bridgeview is host to five public school districts, two private schools with 4 additional private schools in the surrounding area.

LOCATION/ACCESS

- Approximately 15 miles Southwest of Chicago CBD.
- Along main commercial strip in Bridgeview with of 32,4000 cars passing per day
- Midway International Airport is approximately 6 miles southwest from Midway airport

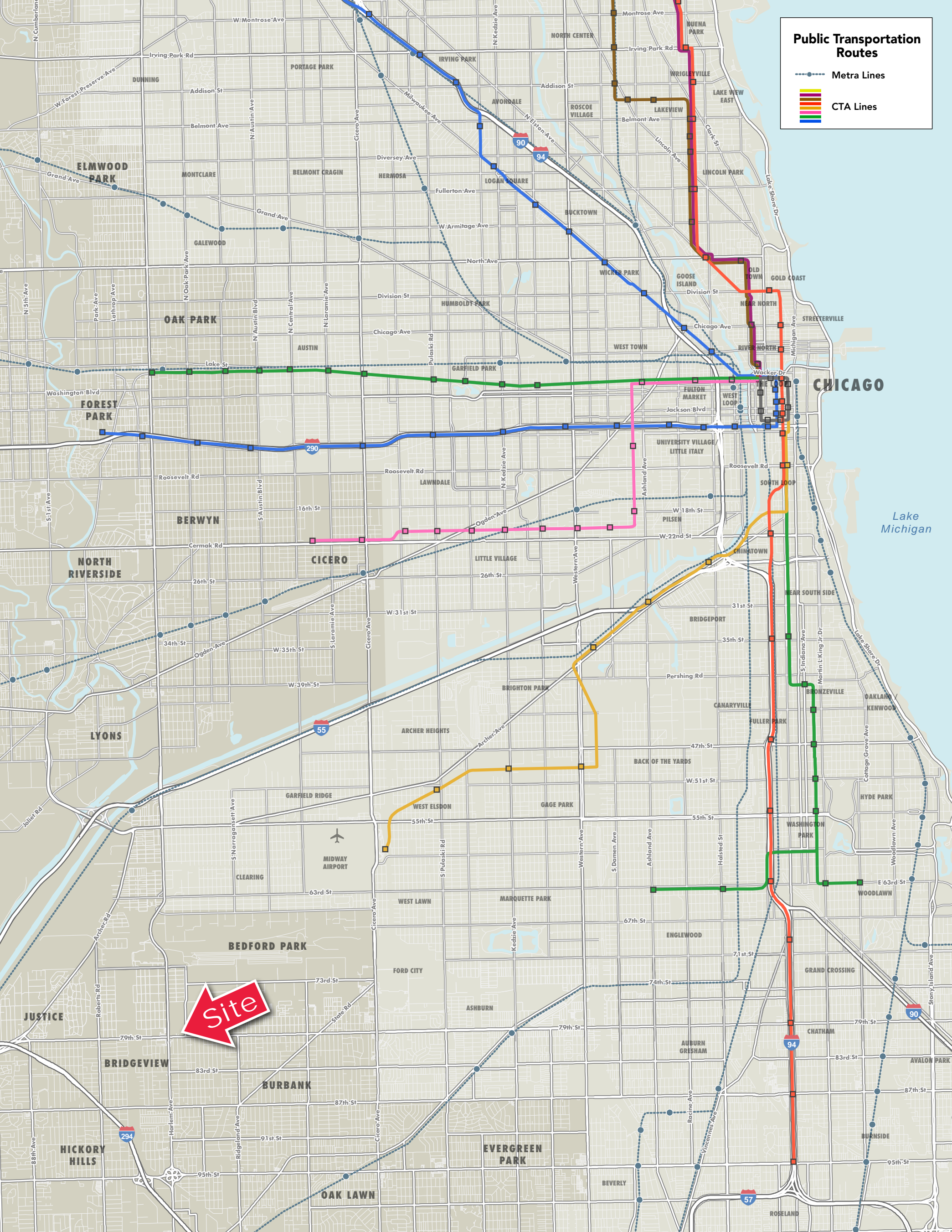
PUBLIC TRANSPORTATION

- Nearest CTA line is the Midway Orange Line CTA stop, which is approximately 6 miles North of 7020 W 79th St.
- The 386 bus stop is approximately 6 min walking time west of 7020 W 79th St.



Public Transportation Routes

- Metra Lines
- CTA Lines



Site

PROXIMITY MAP



Demographic Report

7020 W 79th St, Bridgeview, Illinois, 60455

	1 mile	3 miles	5 miles
Population			
2021 Total Population	15,146	132,879	370,870
2026 Total Population	14,854	130,521	364,479
2010 Total Population	15,580	135,936	377,333
2000 Total Population	15,422	131,457	362,736
2021-2026 Annual Growth Rate	-0.4%	-0.4%	-0.4%
2010-2020 Annual Growth Rate	-0.3%	-0.2%	-0.2%
2000-2010 Annual Growth Rate	0.1%	0.3%	0.4%
2021 Total Daytime Population	13,539	125,653	337,766
2021 Daytime Population: Workers	36.1%	42.0%	40.1%
2021 Daytime Population: Residents	63.9%	58.0%	59.9%
2021 Male Population	7,520	65,556	181,991
2021 Male Population (%)	49.7%	49.3%	49.1%
2021 Female Population	7,626	67,323	188,880
2021 Female Population (%)	50.4%	50.7%	50.9%
2021 Generation Alpha Population (Born 2017 or Later)	915	8,193	23,240
2021 Generation Z Population (Born 1999 to 2016)	3,181	29,552	85,594
2021 Millennial Population (Born 1981 to 1998)	3,919	33,740	94,505
2021 Generation X Population (Born 1965 to 1980)	2,811	25,854	72,081
2021 Baby Boomer Population (Born 1946 to 1964)	3,256	27,059	72,457
2021 Silent Generation Population (Born 1945 or Earlier)	1,064	8,480	22,994
2021 Child Population: Age <18	3,355	30,390	86,466
2021 Child Population (%)	22.2%	22.9%	23.3%
2021 Working-Age Population: Age 18-64	9,025	80,370	224,884
2021 Working-Age Population (%)	59.6%	60.5%	60.6%
2021 Senior Population: Age 65+	2,766	22,119	59,520
2021 Senior Population (%)	18.3%	16.7%	16.1%
2021 Median Age	38.9	38.3	37.6
2026 Median Age	40.2	39.4	38.9

Demographic Report

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Income			
2021 Median Household Income	\$58,183	\$63,784	\$64,151
2026 Median Household Income	\$65,212	\$71,504	\$71,866
2021 Average Household Income	\$77,154	\$82,739	\$83,002
2026 Average Household Income	\$88,503	\$93,834	\$93,656
2021 Per Capita Income	\$25,890	\$28,874	\$28,524
2026 Per Capita Income	\$29,720	\$32,701	\$32,122
2021 Households by Income			
2021 Household Income Less Than \$25,000	19.7%	16.0%	15.8%
2021 Household Income \$25,000-\$49,999	22.4%	21.8%	21.8%
2021 Household Income \$50,000-\$74,999	18.8%	18.9%	18.9%
2021 Household Income \$75,000-\$99,999	16.3%	15.0%	14.2%
2021 Household Income \$100,000-\$149,999	13.7%	16.3%	17.5%
2021 Household Income \$150,000-\$199,999	3.6%	6.6%	6.6%
2021 Household Income \$200,000 or greater	5.4%	5.3%	5.2%
2021 Median Disposable Income	\$45,962	\$50,788	\$51,014
2021 Median Net Worth	\$137,162	\$162,820	\$168,985
2021 Average Net Worth	\$608,352	\$716,491	\$730,717
Employment			
2021 Civilian Population Age 16+ in Labor Force	7,168	67,311	189,732
2021 White Collar Employment	48.7%	51.0%	52.4%
2021 Blue Collar Employment	36.0%	32.3%	30.9%
2021 Service Industry Employment	15.3%	16.7%	16.7%
2021 Employed Population	6,551	60,588	170,428
2021 Unemployment Rate	8.6%	10.0%	10.2%

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Education			
2021 Population Age 25+	10,727	92,091	253,007
2021 Educational Attainment of Population Age 25+			
Less than 9th Grade	7.5%	6.4%	7.6%
Some High School/No Diploma	9.1%	8.6%	7.5%
High School Diploma	33.5%	30.3%	29.2%
GED/Alternative Credential	3.0%	4.0%	3.9%
Some College/No Degree	21.1%	21.4%	20.8%
Associate's Degree	9.4%	9.0%	8.7%
Bachelor's Degree	12.1%	14.4%	15.1%
Graduate/Professional Degree	4.2%	5.9%	7.3%
Race and Origin			
2021 Population by Race			
African American/Black	2.4%	4.6%	7.0%
American Indian/Alaska Native	0.3%	0.4%	0.4%
Asian	2.8%	2.5%	2.1%
Pacific Islander	0.0%	0.0%	0.0%
White	81.7%	78.1%	71.5%
Other Race	9.6%	11.3%	16.2%
Two or More Races	3.1%	3.0%	2.8%
2021 Hispanic Population (Any Race)	22.8%	29.0%	38.4%
2026 Hispanic Population (Any Race)	24.8%	31.2%	40.5%
2021 Minority Population	9.4%	12.3%	16.6%
2026 Minority Population	10.2%	12.9%	17.0%

Demographic Report

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	1 mile	3 miles	5 miles
Households			
2021 Total Households	4,975	46,292	127,393
2026 Total Households	4,875	45,405	124,962
2010 Total Households	5,121	47,534	130,851
2000 Total Households	5,235	47,773	132,304
2021-2026 Households: Annual Growth Rate	-0.4%	-0.4%	-0.4%
2010-2020 Households: Annual Growth Rate	-0.3%	-0.2%	-0.2%
2000-2010 Households: Annual Growth Rate	-0.2%	-0.1%	-0.1%
2021 Average Household Size	3.0	2.8	2.9
2021 Total Family Households	3,616	32,605	87,939
2021 Average Family Size	3.5	3.4	3.5
Housing			
2021 Total Housing Units	5,315	50,160	138,128
2021 Occupied Housing Units: Owner	70.8%	72.5%	74.4%
2021 Occupied Housing Units: Renter	29.2%	27.5%	25.6%
2021 Vacant Housing Units	6.4%	7.7%	7.8%
2026 Total Housing Units	5,315	50,140	138,050
2010 Total Housing Units	5,328	50,323	138,818
2021 Homes by Value			
Less than \$100,000	5.4%	6.8%	7.1%
\$100,000-\$249,999	57.6%	54.7%	58.5%
\$250,000-\$499,999	35.3%	35.6%	31.5%
\$500,000-\$1,000,000	1.4%	2.4%	2.3%
\$1,000,000+	0.4%	0.5%	0.6%
2021 Median Home Value	\$227,248	\$228,096	\$219,349
2021 Average Home Value	\$238,185	\$245,614	\$239,606

CHICAGO OVERVIEW

The Chicago metropolitan area is home to more than nine million people and enjoys one of the most diverse and vibrant economies in the country. The third-largest city in the country, Chicago is an important financial, cultural, and industrial center. The Chicago area benefits from its central location, proximity to transportation infrastructure, access to a skilled labor pool and urban infrastructure, amenities, and high quality corporate and personal life. Chicago is situated on the western shore of Lake Michigan. The metropolitan area covers 6,710 square miles over nine counties - Cook, DuPage, Kane, Dekalb, Kendall, Grundy, Lake, McHenry, and Will counties.

TRANSPORTATION

Chicago is at the center of one of the largest trading areas in the world - the east-west nexus joining the European and Asian markets, and the north-south nexus of NAFTA. One third of North American industry is within one day's truck delivery. Chicago is home to the leading intermodal container handler in the Western Hemisphere, with more than twice the volume of Los Angeles and five times that of New York.

Chicago is home to two international airports: O'Hare International and Midway Airport, which serve approximately 83 million passengers on 1.2 million flights annually. O'Hare is consistently ranked one of the busiest airports in the world and has been voted the Best Airport in North America for 10 years by Business Traveler Magazine and Global Traveler Magazine.

Chicago's major highways and expressways provide convenient access in all directions. From downtown Chicago, the north is accessed by I-94 (the Edens Expressway); the northwest by I-90 (the Kennedy Expressway); the west by I-290 (the Eisenhower Expressway); and the south by I-94 (the Dan Ryan Expressway). These expressways feed into the arterial highways, including I-55 (the Stephenson Expressway covering the Southwest); I-88 (the Reagan Tollway covering the East-West Corridor); and I-294 (the Tri- State Tollway) and I-355 (the North-South Tollway).



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