

7842 S Western Ave, Chicago, IL 60620

79th & Western



OFFERING SUMMARY

Available SF:	1,230 – 2,120 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.35 Acres
Building Size:	9,490
Zoning:	B3-1

PROPERTY OVERVIEW

The site is across the street from the 79th & Western Avenue CTA Bus Terminal and offers plenty of parking. The area is densely populated and there is a tremendous amount of foot and vehicle traffic. Aldi Foods, CVS, McDonalds, Sprint, Sharks, Subway, Citibank and many other retail and service businesses are in immediate area. This is a Great Location in a thriving business district in Chicago’s Ashburn Community.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
7836 S Western Ave	\$18.00 SF/yr	1,300 SF
7832 S Western Ave	\$18.00 SF/yr	2,120 SF
7830 S Western Ave	\$18.00 SF/yr	1,230 SF

for more information

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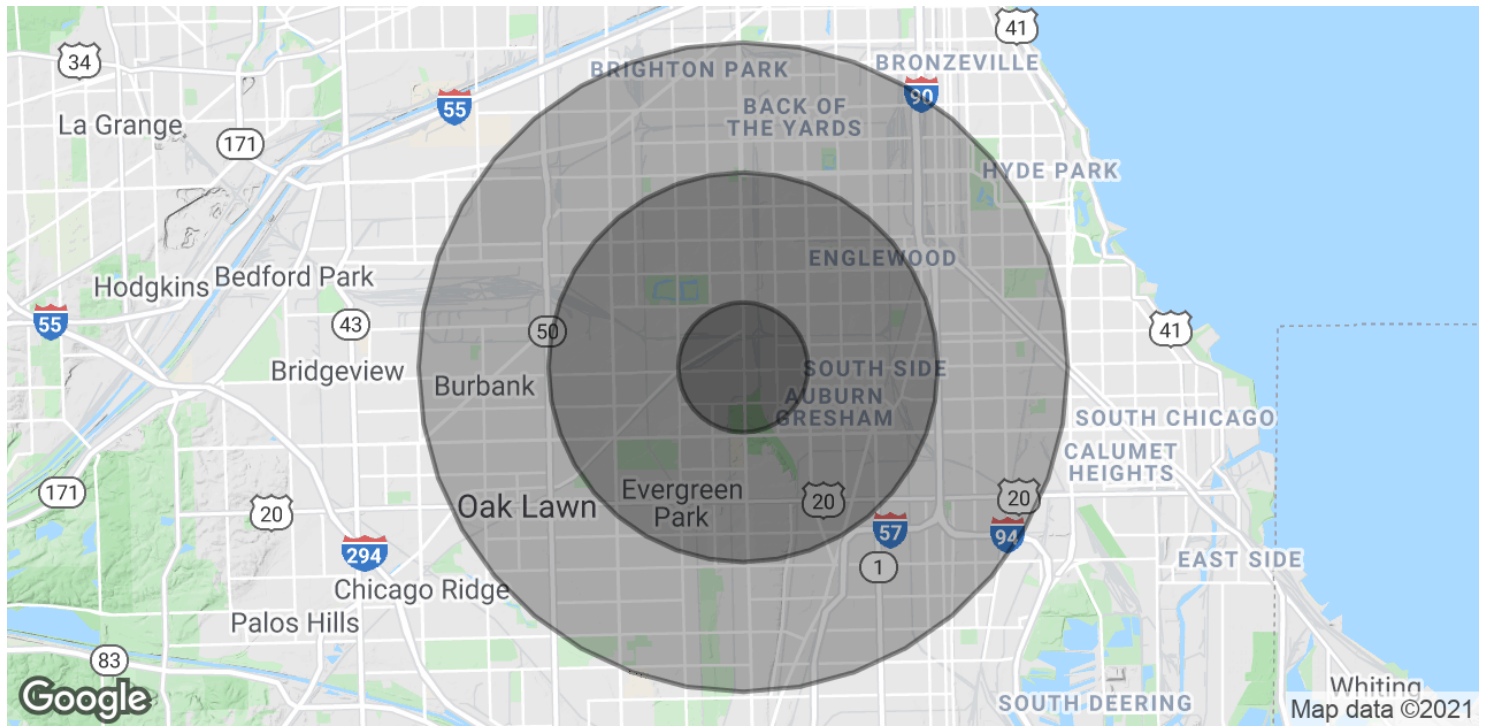
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	31,297	316,662	795,689
Average age	37.7	32.8	33.2
Average age (Male)	34.4	29.6	30.9
Average age (Female)	40.6	35.6	35.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	10,453	98,085	252,809
# of persons per HH	3.0	3.2	3.1
Average HH income	\$57,840	\$53,822	\$54,805
Average house value	\$186,406	\$222,795	\$223,317

* Demographic data derived from 2010 US Census

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