

8315 S. Cottage Grove Ave, Chicago IL 6061

GROUND LEASE OPPORTUNITY

CRER



Michael Weaver

Senior Director

(312) 446-5018 MichaelW@crer.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



8315 S. Cottage Grove Ave, Chicago IL 60619

Offering Memorandum



PROPERTY DETAILS

Lease Rate: \$6K Net	Property Type: Restaurant	Building Size: 1,000 Sq. Ft.	Price / Sq. Ft: \$00.00	Average Rent / Sq. Ft: \$00.00
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PROPERTY DESCRIPTION

CRER is proud to present 8315 S. Cottage Grove Ave. Amazing opportunity to lease a long time neighborhood staple, free standing PePe's Restaurant

Excellent location and visibility. Located on South Cottage Grove Ave (11,900 VPD). Turn key, newly remodeled and fully equipped restaurant.

PROPERTY HIGHLIGHTS

- 83rd & Cottage Grove
- Drive-thru
- Large parking lot
- 11,900 Daily traffic count

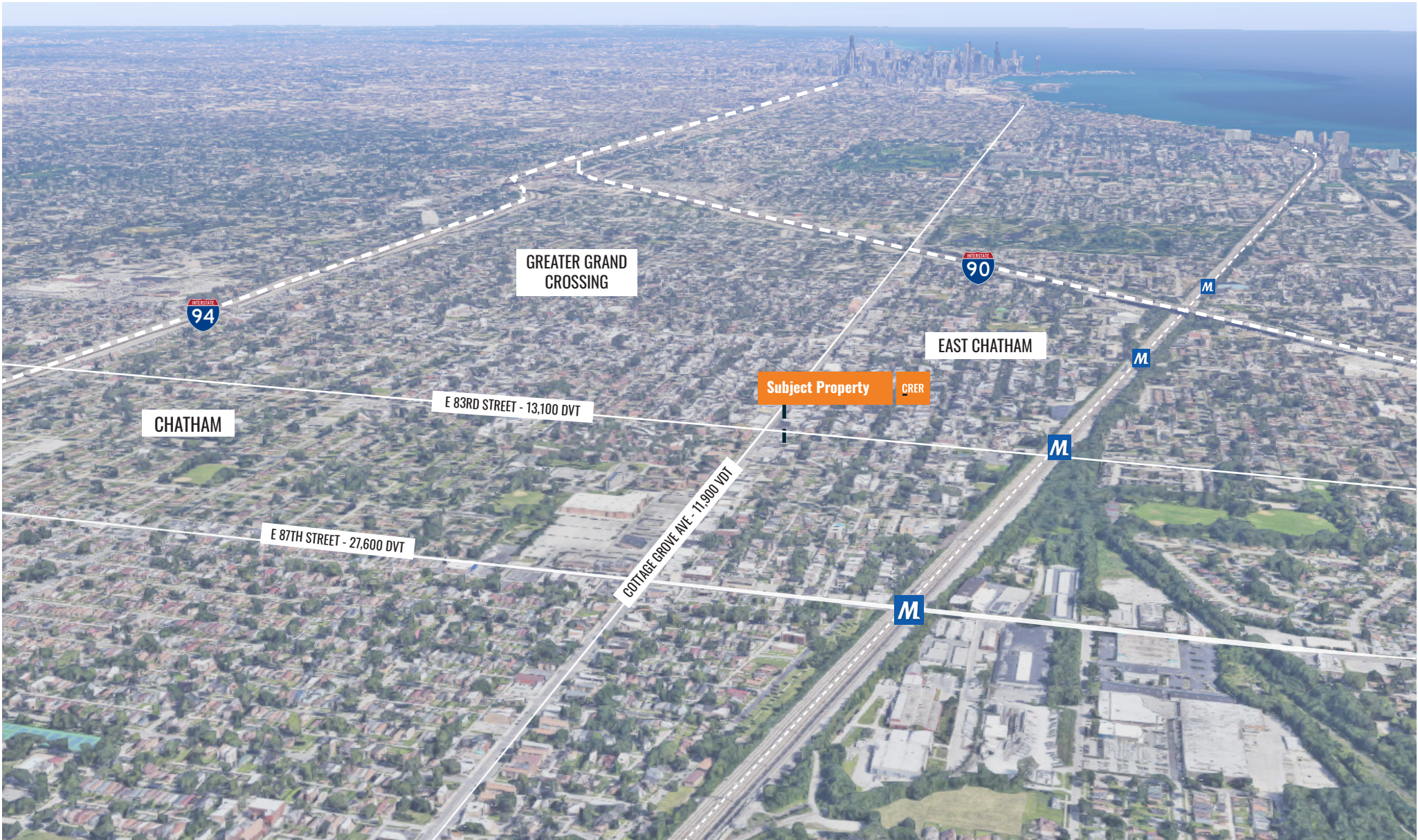


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RETAIL MAP



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PROPERTY PHOTOS



8315 S. Cottage Grove Ave, Chicago IL 6061

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total population	35,068	279,545	588,122
2026 Population	34,685	276,339	583,814
2021-2026 Projected Population Growth	-1.1%	-1.2%	-0.7%
Median Age	41.9	38.1	36.8
College Degree + Higher	22%	19%	24%
Daytime Employees	3,929	41,371	127,984
Total Businesses	638	4,944	127,984
Average Household Income	\$53,341	\$53,431	\$52,155
Median Household Income	\$35,341	\$36,741	\$62,155
Total Consumer Spending	\$294,6M	\$2.2B	\$8.7B
2021 Households	14,804	150,429	217,084
Average Home Value	\$190,706	\$193,389	\$223,275

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