



**SALE**

**15.2% Cap Former  
Retail Supermarket |  
OZ, EZRC & SBA  
HubZone Incentives**

**344 EAST 63RD STREET**  
Chicago, IL 60637

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**PRESENTED BY:**

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## PROPERTY SUMMARY



<b>SALE PRICE:</b>	\$1,500,000
<b>PRICE/SF:</b>	\$92.08
<b>LOT SIZE:</b>	0.76 Acres
<b>BUILDING SIZE:</b>	16,290 SF
<b>NOI:</b>	\$228,060.00
<b>TAXES:</b>	\$3.04/SF

### PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 344 E. 63rd Street, a former Save-a-Lot Supermarket retail property in Chicago, Illinois. The 16,290 SF big-box retail space is no longer occupied, but has NNN lease income through February 2027. The property sits steps from the Green Line "el" station and is less than 1.5 miles from the I-94/I-90 interchange. Additionally, the building is across the street from Dulles Elementary School and the Norfolk Southern Intermodal Yard, and it is in proximity to major attractions like the University of Chicago campus, just 1.5 miles away.

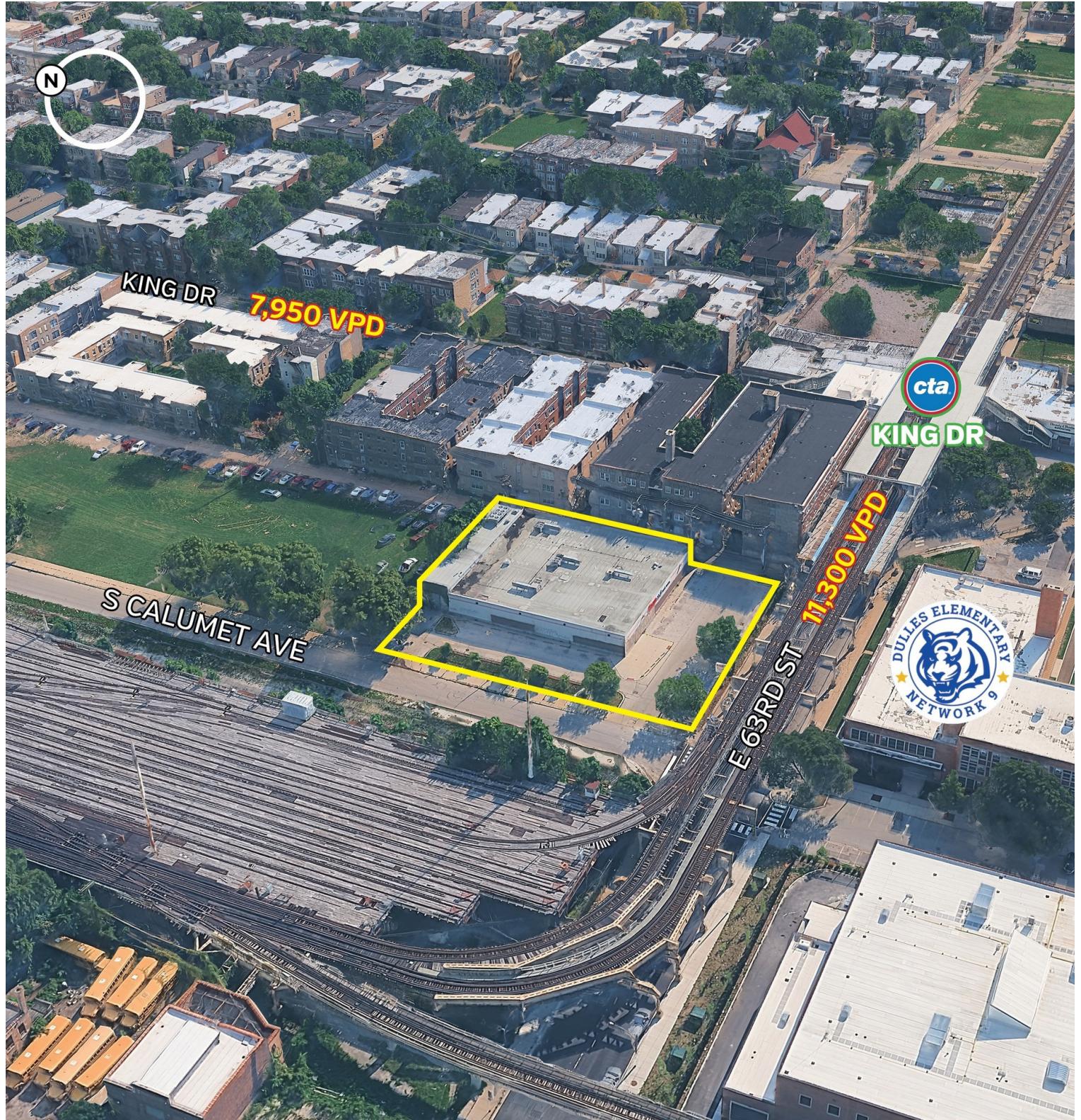
### PROPERTY HIGHLIGHTS

- ±16,290 SF Free-Standing Retail on 0.76 AC
- Dark former Save-a-Lot | NNN term through Feb 2027
- 12'x14' Exterior Drive-In Door
- EZRC & SBA HubZone Incentives
- Frontage on E. 63rd Street & S. Calumet Ave
- 35 Surface Parking Spaces

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## PROPERTY AERIAL



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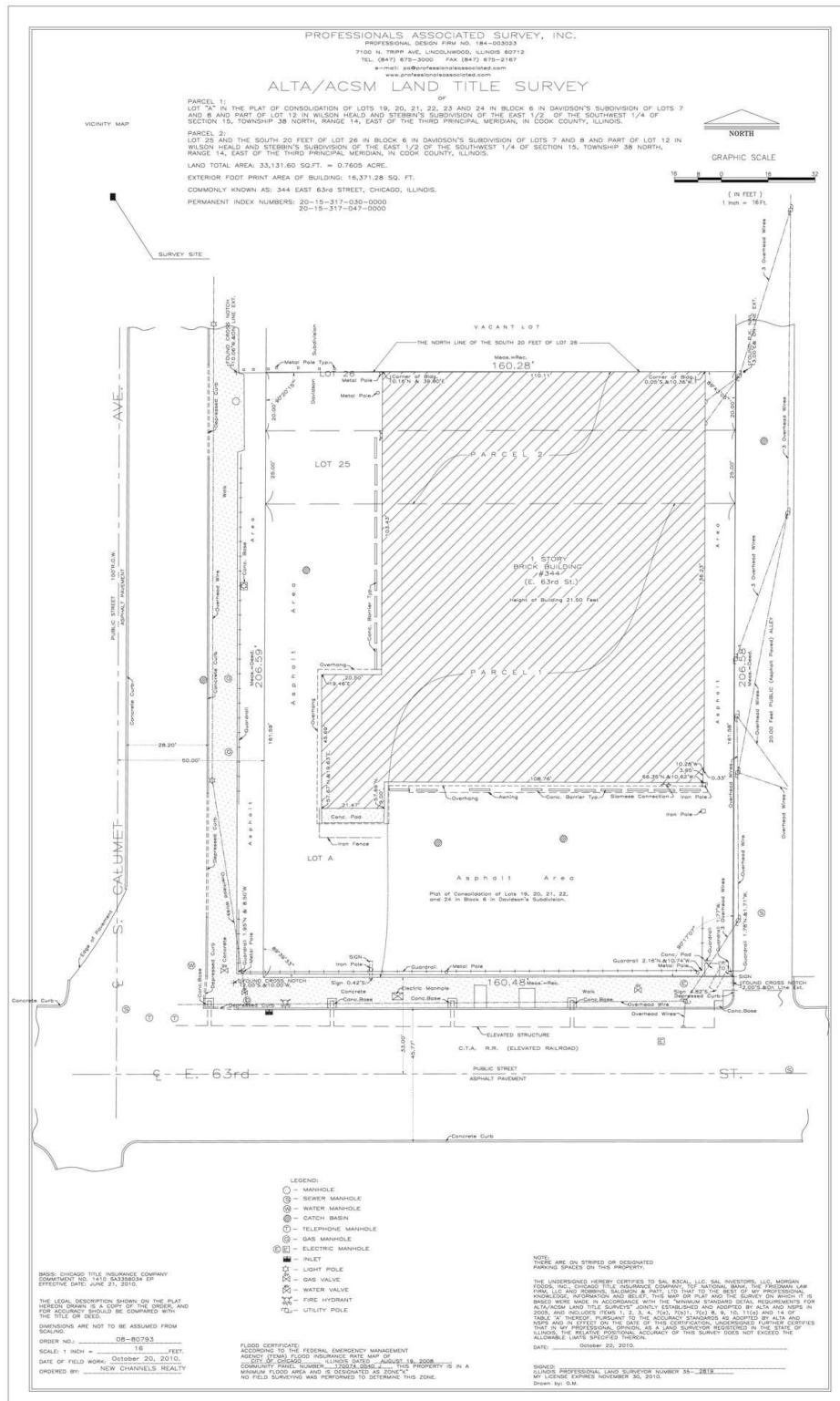
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## RETAILER MAP



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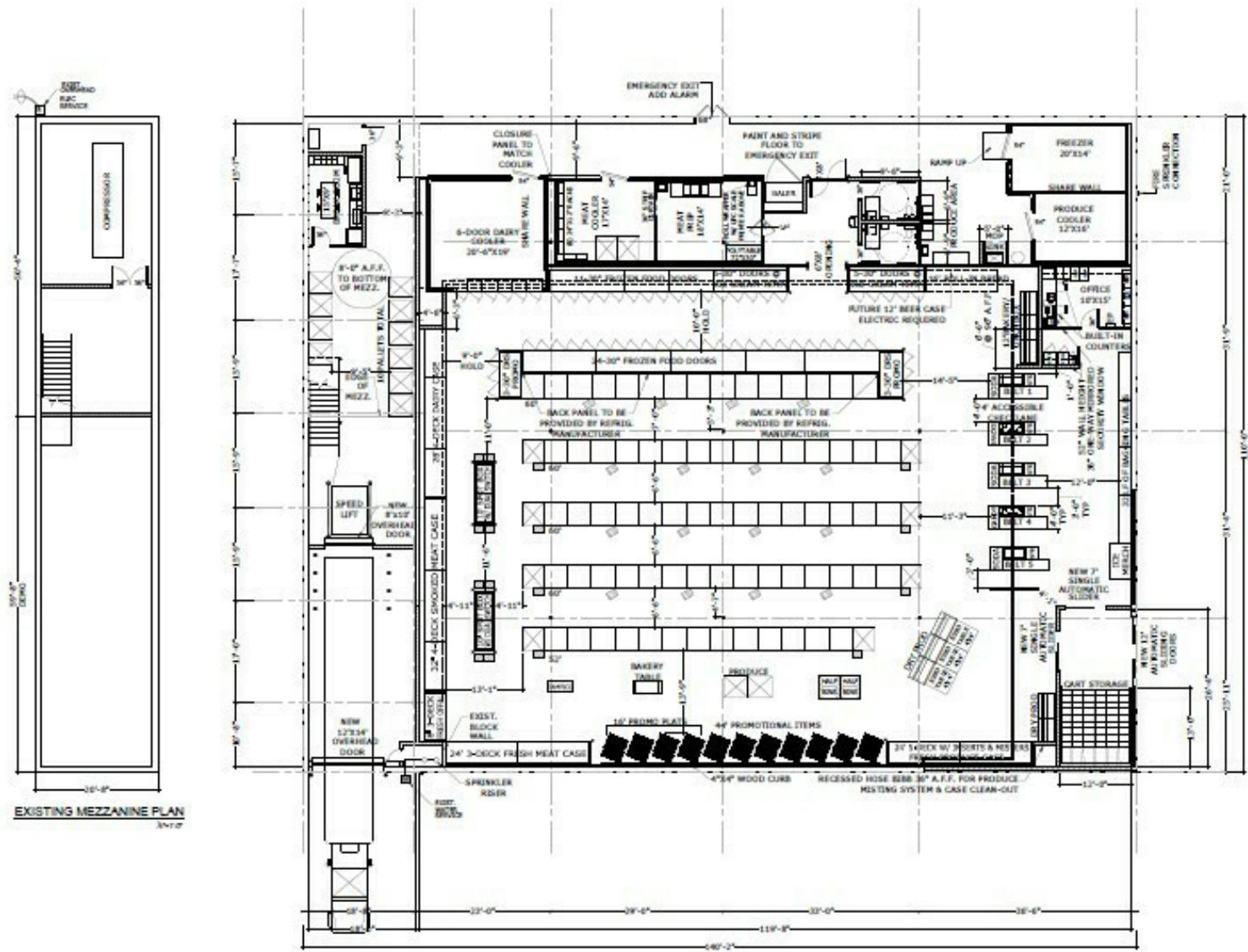
## ADDITIONAL PHOTOS



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## FLOOR PLAN



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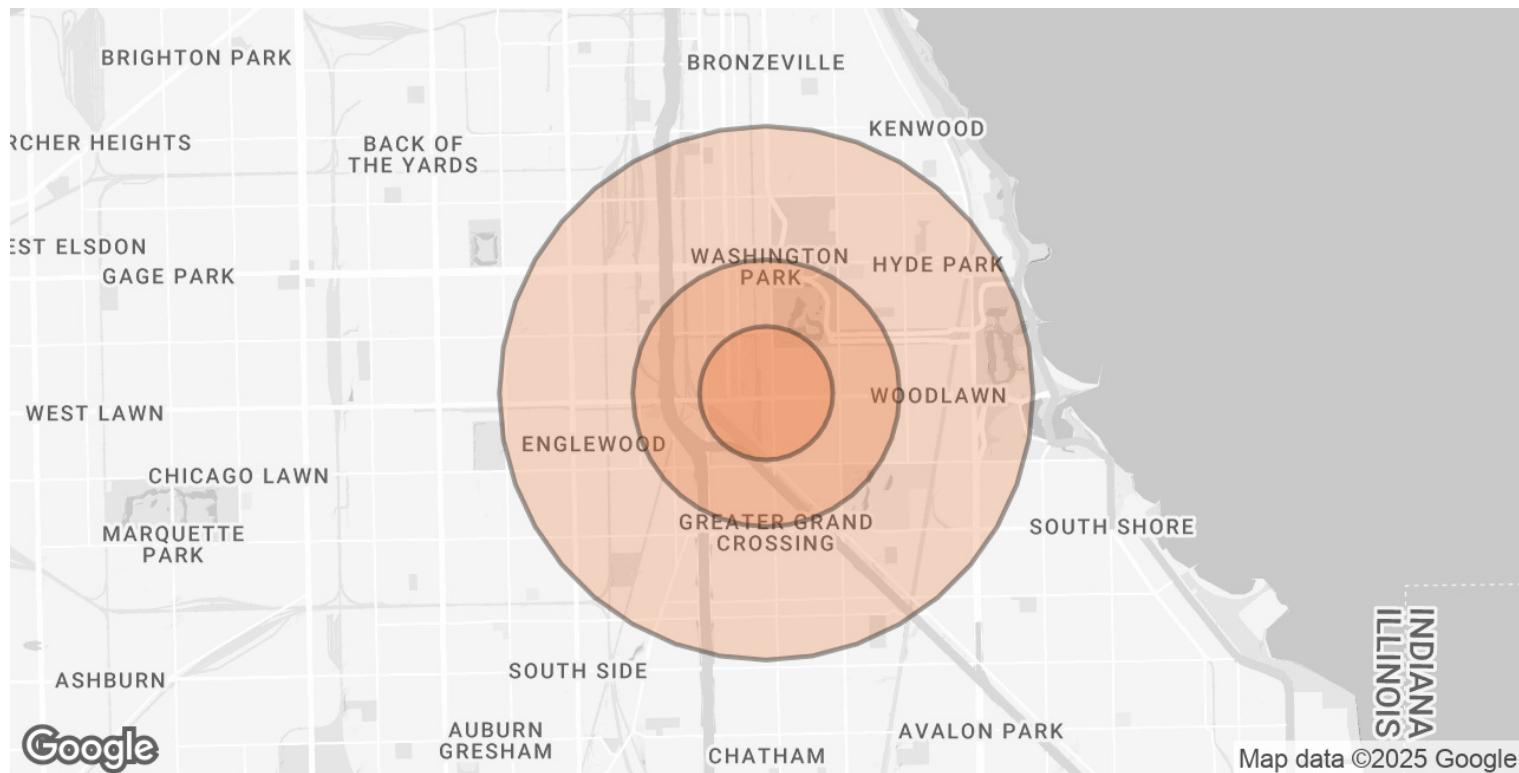
## RENT ROLL

SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
Save-a-Lot	16,290 SF	100%	\$14.00	\$228,060.00	10/19/2010	2/28/2027	NNN Lease

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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
<b>TOTAL POPULATION</b>	11,542	31,519	132,100
<b>AVERAGE AGE</b>	34	36	38
<b>AVERAGE AGE (MALE)</b>	32	34	36
<b>AVERAGE AGE (FEMALE)</b>	36	37	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
<b>TOTAL HOUSEHOLDS</b>	4,704	13,286	57,477
<b># OF PERSONS PER HH</b>	2.5	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$41,840	\$44,380	\$63,816
<b>AVERAGE HOUSE VALUE</b>	\$323,460	\$302,604	\$343,150

Demographics data derived from AlphaMap

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