



**MoHall Commercial**  
& Urban Development

# FOR LEASE

*Prime Neighborhood  
Retail Space*

**8546 S. Stony Island  
Avenue | Chicago,  
Illinois 60617**

±1,120 SF | B3-2 Zoning |  
\$19.00 PSF NNN

*Presented by:*

*Moses Hall, CCIM –  
Managing Broker*

**MoHall Commercial &  
Urban Development**

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# MoHall Commercial & Urban Development



## PROPERTY DESCRIPTION

<b>Address:</b>	8546 S. Stony Island Avenue Chicago, IL 60617
<b>Available Space:</b>	±1,120 Square Feet
<b>Lease Type:</b>	Triple Net (NNN)
<b>Asking Rent:</b>	\$19.00 PSF NNN
<b>Availability:</b>	Immediate
<b>Zoning:</b>	B3-2 – Community Shopping District (City of Chicago)

The subject space features a street-facing retail configuration with storefront glass, signage visibility, and direct customer access from Stony Island Avenue. The efficient size and layout are ideal for tenants seeking a professional retail presence without excessive overhead. The prior salon use provides infrastructure advantages for a wide range of service-based and office-retail concepts.

## ZONING – B3-2 COMMUNITY SHOPPING DISTRICT

The property is zoned B3-2, one of Chicago's most flexible and desirable neighborhood retail zoning classifications. B3-2 zoning is intended to accommodate retail, service, office, and mixed-use commercial activity that serves surrounding residential neighborhoods.

Permitted and typical uses under B3-2 zoning include (subject to verification and approvals):

- Retail stores and boutiques
- Personal services (salon, barber, spa, wellness)
- Medical and professional offices
- Restaurants and limited food service uses
- Financial services and business offices
- Community-serving commercial uses

This zoning allows tenants to operate with long-term confidence and flexibility as their business evolves.

## EXECUTIVE SUMMARY

MoHall Commercial & Urban Development is pleased to offer for lease a high-visibility neighborhood retail storefront located at 8546 S. Stony Island Avenue, Chicago, Illinois. The subject space consists of approximately 1,120 square feet and is situated along one of Chicago's most established South Side commercial corridors. This offering presents an exceptional opportunity for service-oriented retail, professional services, wellness, and community-focused businesses seeking strong daily exposure, convenient access, and a stable customer base.

Stony Island Avenue is a primary north-south arterial serving multiple South Side neighborhoods and carries significant daily traffic volumes, making it a highly effective location for businesses that rely on visibility, repeat visitation, and ease of access. The property benefits from on-site parking, strong storefront presence, and immediate proximity to dense residential areas that support consistent neighborhood demand.

The space was previously occupied as a salon and is delivered as a second-generation, move-in ready retail unit, allowing many users to open with minimal build-out costs compared to shell space. The property is offered at a base rent of \$19.00 PSF NNN, with estimated CAM and real estate taxes passed through on a pro-rata basis.

With favorable Chicago B3-2 Community Shopping District zoning, excellent public transportation access, and proximity to major redevelopment initiatives, including the Obama Presidential Center and Jackson Park improvements, 8546 S. Stony Island Avenue is well-positioned for tenants seeking long-term growth in a historically strong and evolving trade area.

## LOCATION & CORRIDOR OVERVIEW

### STONY ISLAND AVENUE

Stony Island Avenue is a historically significant and highly trafficked commercial corridor on Chicago's South Side, serving as a major connector between residential neighborhoods, retail districts, and lakefront destinations. Businesses along Stony Island Avenue benefit from strong vehicular traffic counts, excellent visibility, and a built-in customer base driven by surrounding population density.

The property is located near the intersection of Stony Island Avenue and 86th Street, providing convenient access and strong exposure to both northbound and southbound traffic. The corridor is characterized by a mix of neighborhood retail, professional services, restaurants, financial institutions, and community-focused businesses.





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## PROPERTY PHOTOS







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## ACCESS, TRANSPORTATION & CONNECTIVITY



- **Public Transportation:**
  - Multiple CTA bus routes run directly along Stony Island Avenue, providing reliable access for employees and customers throughout the South Side, as well as connections to CTA rail lines.



- **Regional Access:**
  - Quick access to major roadways including I-90 / I-94 (Chicago Skyway), as well as east-west arterials such as 79th Street and 87th Street.



- **Lakefront & Recreation:**
  - Minutes from Jackson Park, Rainbow Beach, and the Lake Michigan shoreline, enhancing the area's overall draw and foot traffic potential.

## IDEAL USES

This space is well-suited for a variety of neighborhood-serving and service-oriented tenants, including:



- Beauty, wellness, esthetics, or spa services



- Professional services



- Counseling, therapy, or medical office-retail



- Boutique retail or specialty shop



- Tax preparation or insurance office



- Appointment-based service businesses





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## PARKING & ACCESSIBILITY

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The property offers shared on-site surface parking directly in front of the building, providing convenient access for customers and staff. Additional street parking is available along adjacent streets, supporting short-term visits and appointment-based businesses.

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## LEASE SUMMARY

- **Base Rent:** \$19.00 PSF NNN
- **Estimated CAM & Taxes:**
  - \$5.72 Taxes
  - \$2.25 CAM
- **Lease Term:** 3–5 years preferred
- **Rent Increases:** Standard annual escalations
- **Security Deposit:** Based on tenant credit
- **Utilities:** Separately metered



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## WHY LEASE 8546 S. STONY ISLAND AVENUE

- High visibility on a major Chicago retail corridor
- Flexible B3-2 zoning supporting a wide range of uses
- Manageable size with strong economics for small businesses
- Established neighborhood customer base
- Excellent transit and roadway access
- Immediate availability and a faster path to opening



**FOR MORE INFORMATION, CONTACT:**

## **Moses Hall, CCIM**

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