



AVAILABLE



JUST LEASED!

# for lease



## 11822 S WESTERN AVE

11820-38 S Western Ave Chicago, IL 60643

WESTERN AVE RETAIL IN A NATIONAL TENANT HUB



### Offering Summary

AVAILABLE SF | 1,200-1,450 SF  
ASKING PRICE | INQUIRE  
CAM & TAX | \$5 SF/YR  
ZONING | B1-1



Traffic Count:  
19,100+ VPD



Avg HH Income:  
\$92,586(3 MILES)



Population:  
72,256 (3 MILES)



#Households:  
57,747 (3 MILES)

Three spaces are available in this multi-tenant retail strip on Western Avenue. New tenant Professional Hair Doctors recently joined, adding momentum to this highly visible streetfront location. Surrounded by national retailers including McDonald's, Shell, and Family Dollar, the site offers excellent neighborhood exposure. Suites range from 1,200 to 1,450 SF.

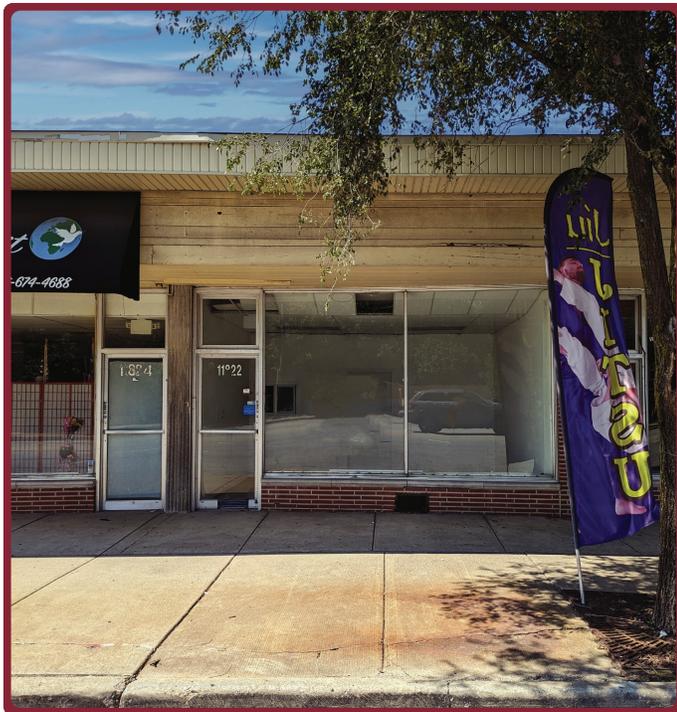
- **Surrounded by National Brands:** McDonald's, Walgreens, Shell, and Family Dollar enhance the area's retail draw.
- **Corner Visibility & Access:** Benefit from free street parking and consistent pedestrian and vehicle traffic.

### Nearby Tenants:



MATANKY REALTY GROUP  
200 N LASALLE ST STE 2350  
312-337-1001  
MATANKY.COM

TERRI COX  
312-337-2028  
TCOX@MATANKY.COM



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