

2856 W 63rd St, Chicago, IL 60629

2856 W 63rd ST



OFFERING SUMMARY

Available SF:	4,740 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Lot Size:	0.07 Acres
Year Built:	1961
Building Size:	4,740
Renovated:	2023
Zoning:	B1-1

PROPERTY OVERVIEW

This adaptable ±2,500 SF retail space offers an open showroom with a welcoming reception area and two spacious private rooms at the rear—ideal for offices, consultation rooms, or storage.

Directly behind this section is an additional ±1,800 SF of open space with 11.5’ ceilings, providing excellent flexibility for a variety of uses. At the back, a 440 SF area with a 9.5’ overhead door allows for convenient loading and can be seamlessly combined with the 1,800 SF space for expanded functionality.

A gated side parking lot accommodates 8–10 vehicles, making this property an attractive option for retail, showroom, studio, or light industrial users seeking a highly functional and versatile layout.

PROPERTY HIGHLIGHTS

- Adaptable ±2,500 SF retail space
- Additional ±2,240 SF of open space with 11.5’ ceilings
- Gated side parking lot for 8–10 vehicles
- Highly functional and versatile layout
- Ideal for retail, showroom, studio, or light industrial users

for more information

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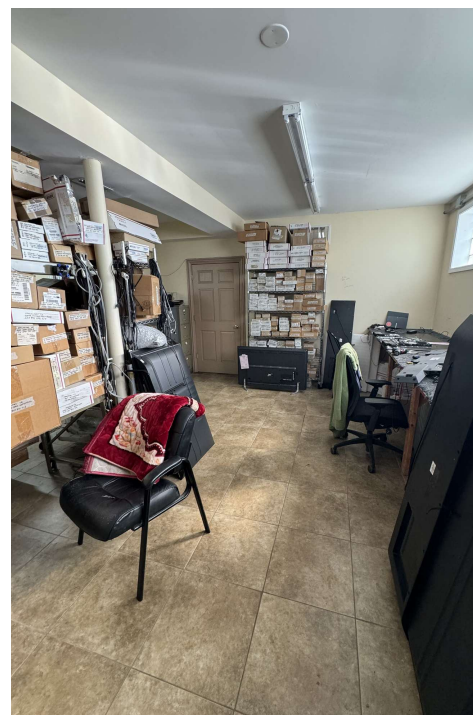
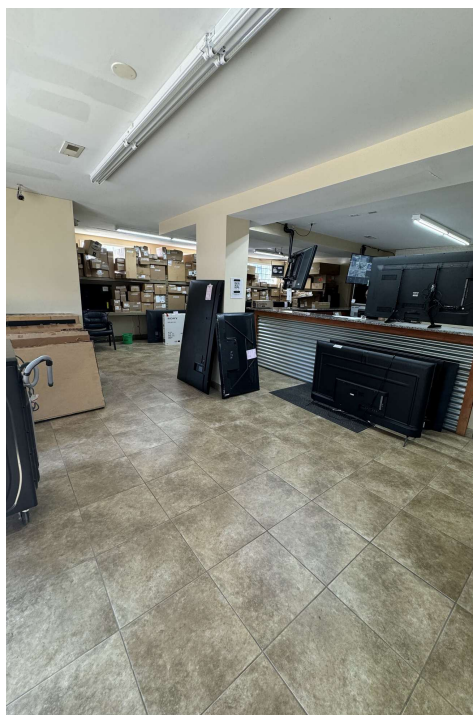
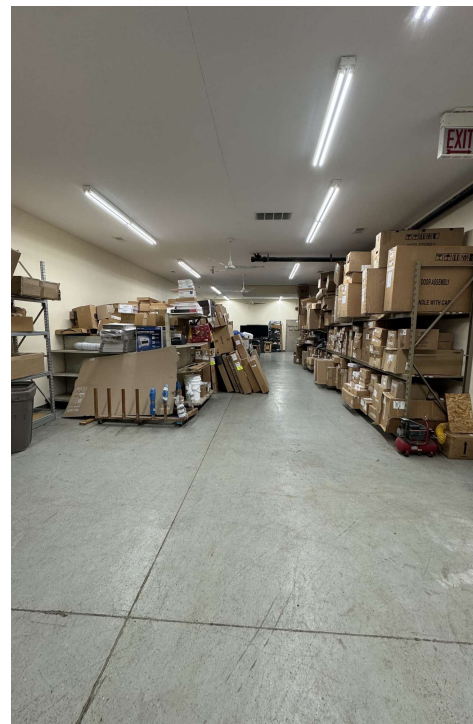
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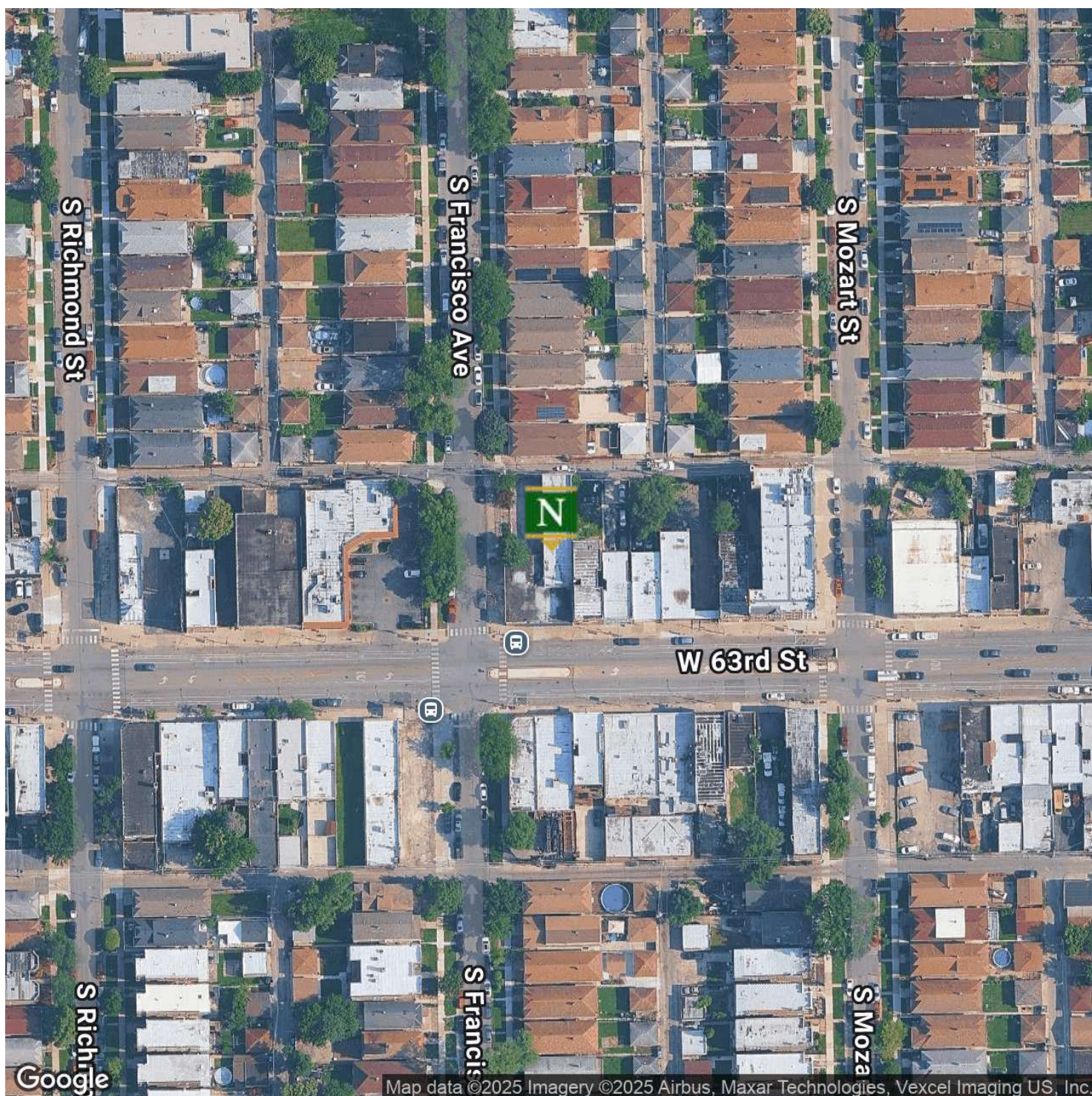
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	55,402	311,176	740,174
Average Age	35	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,387	96,876	254,569
# of Persons per HH	3.4	3.2	2.9
Average HH Income	\$56,780	\$67,735	\$75,865
Average House Value	\$214,722	\$235,525	\$277,118
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	73.9%	65.6%	49.5%
RACE	1 MILE	3 MILES	5 MILES

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Total Population - White	7,129	39,103	145,199
% White	12.9%	12.6%	19.6%
Total Population - Black	12,465	87,842	240,373
% Black	22.5%	28.2%	32.5%
Total Population - Asian	166	5,061	28,426
% Asian	0.3%	1.6%	3.8%
Total Population - Hawaiian	17	168	295
% Hawaiian	0.0%	0.1%	0.0%
Total Population - American Indian	1,715	9,329	16,092
% American Indian	3.1%	3.0%	2.2%
Total Population - Other	22,971	114,159	201,776
% Other	41.5%	36.7%	27.3%

Demographics data derived from AlphaMap

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