

832 W. 63rd STREET

832 W. 63rd Street, Chicago, IL 60621



Brand new retail-ready
space for sublease



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AVAILABILITY



Sublease Opportunity

Available space: 18,141 SF

Master lease expires: 09/30/2031

Fully built-out grocery store

Flexible Terms

FF&E is available

Building Details



Free standing former grocer.
New construction. Built in 2022.



The building is at the busy intersection of
W 63rd Street and Halsted Street less than
one mile west of I-94/I-90 interchange.



Located next to a Wingstop with Starbucks in
the outlot building.



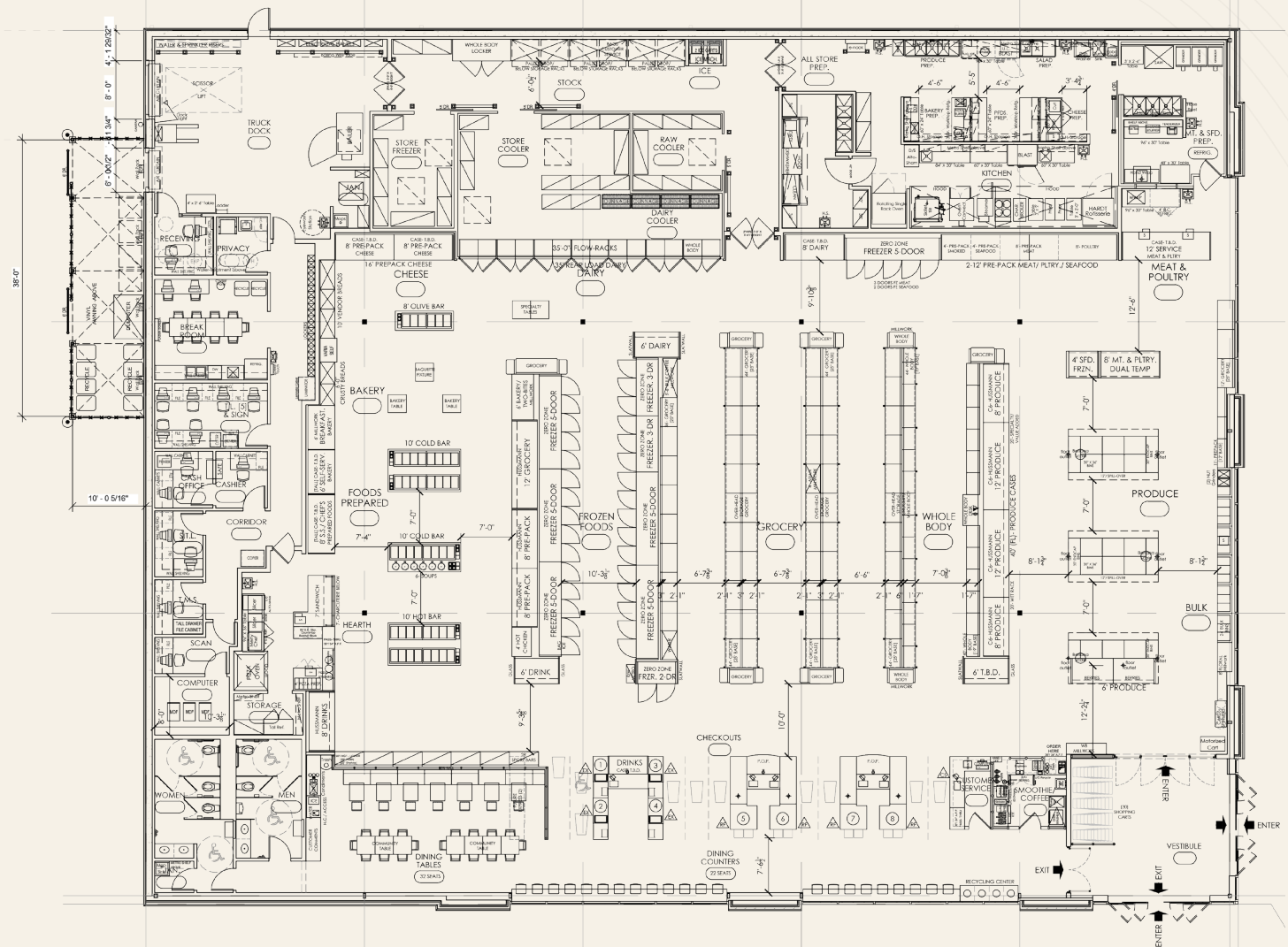
W 63rd Street
Halsted Street

18,625 VPD
13,412 VPD

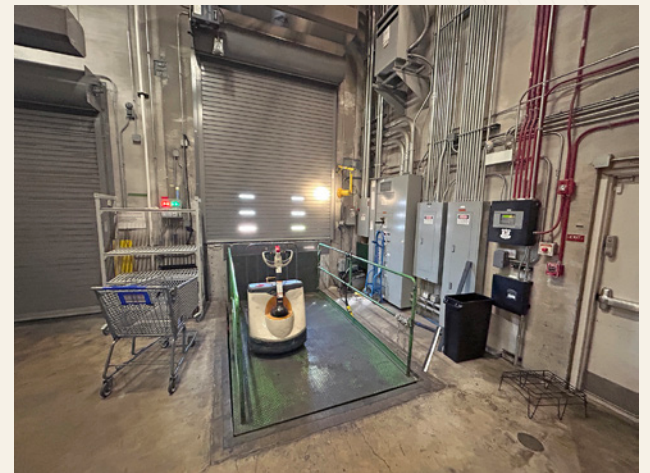
FLOOR PLAN & SPACE CONDITION

18,141 SF

- Fully built-out grocery store
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SPACE PHOTOS





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ENGLEWOOD RETAIL AERIAL

MARKET COVERAGE



Demographics

2026	1 Mile	3 Miles	5 Miles
Total Population	27,276	327,567	788,955
Total Households	10,867	123,623	304,711
Total Daytime Population	6,655	72,419	177,824
Average HH Income	\$52,110	\$76,469	\$89,080
Median Age	35.5	34.8	36.3

Annual Total Consumer Expenditure

	miles	1	\$16.09 M
		3	\$212.69 M
		5	\$553.44 M
Apparel & Services			
	miles	1	\$62.99 M
		3	\$771.48 M
		5	\$1.92 B
Food at Home			
	miles	1	\$33.44 M
		3	\$452.38 M
		5	\$1.19 B
Food Away from Home			
	miles	1	\$9.52 M
		3	\$119.07 M
		5	\$299.75 M
Personal Care			

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