

3247 W 79th St, Chicago, IL 60652

3247 W 79th St



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.3 Acres
Building Size:	2,158
Zoning:	B3-1
Traffic Counts:	79th ST:17,000 VPD
	Southwest Hwy: 16,000VPD
Price / SF:	\$243.28

PROPERTY OVERVIEW

+/-2,158sf freestanding building on an approximately 13, 171sf site. The property is located at the Southwest Corner of 79th St & Southwest Hwy. A hard corner with a 4-way signalized intersection. The site is has four curb cuts. Two on Southwest Hwy. and two on 79th St. Southwest Hwy also intersects with Kedzie Ave a half block east of the site. High traffic intersection and high daytime traffic. In addition to the freestanding building, there is also a 3-way billboard sign on the site that is leased to a sign company. The rent for the billboard is approximately \$10,000/yr. Rent is based on a percentage of the revenue stream the sign generates. The lease is up for renewal soon so terms might be able to be renegotiated. The densely populated area and high traffic offers an opportunity for the right investor or user for this property.

PROPERTY HIGHLIGHTS

- Located at the Southwest Corner of 79th St & Southwest Hwy
- Hard corner with a 4-way signalized intersection
- 3-way billboard sign on the site, leased to a sign company
- Lease up for renewal, potential for renegotiation

for more information

Neil Haleem

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for more information

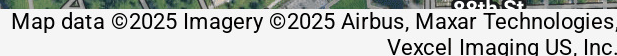
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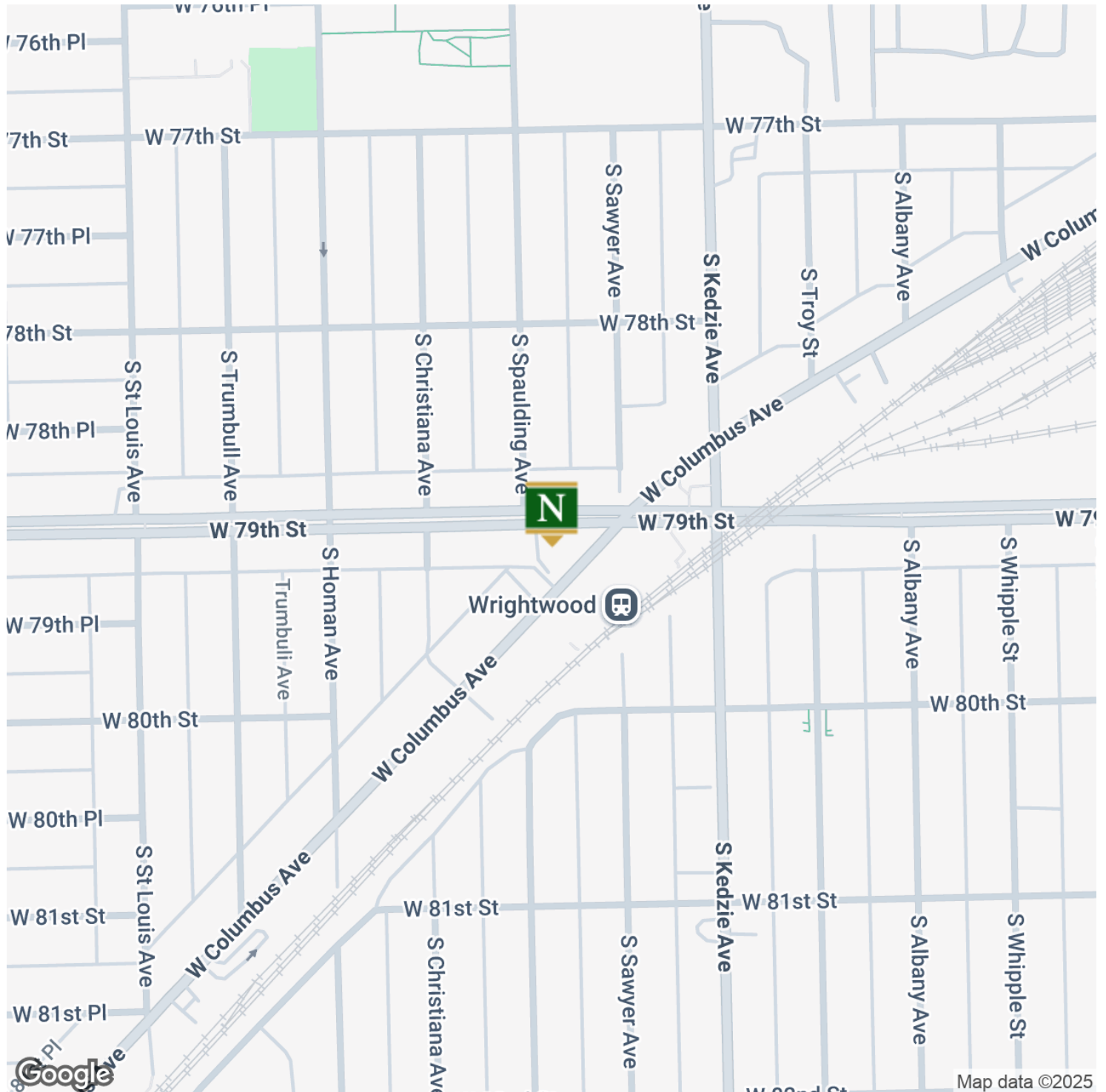
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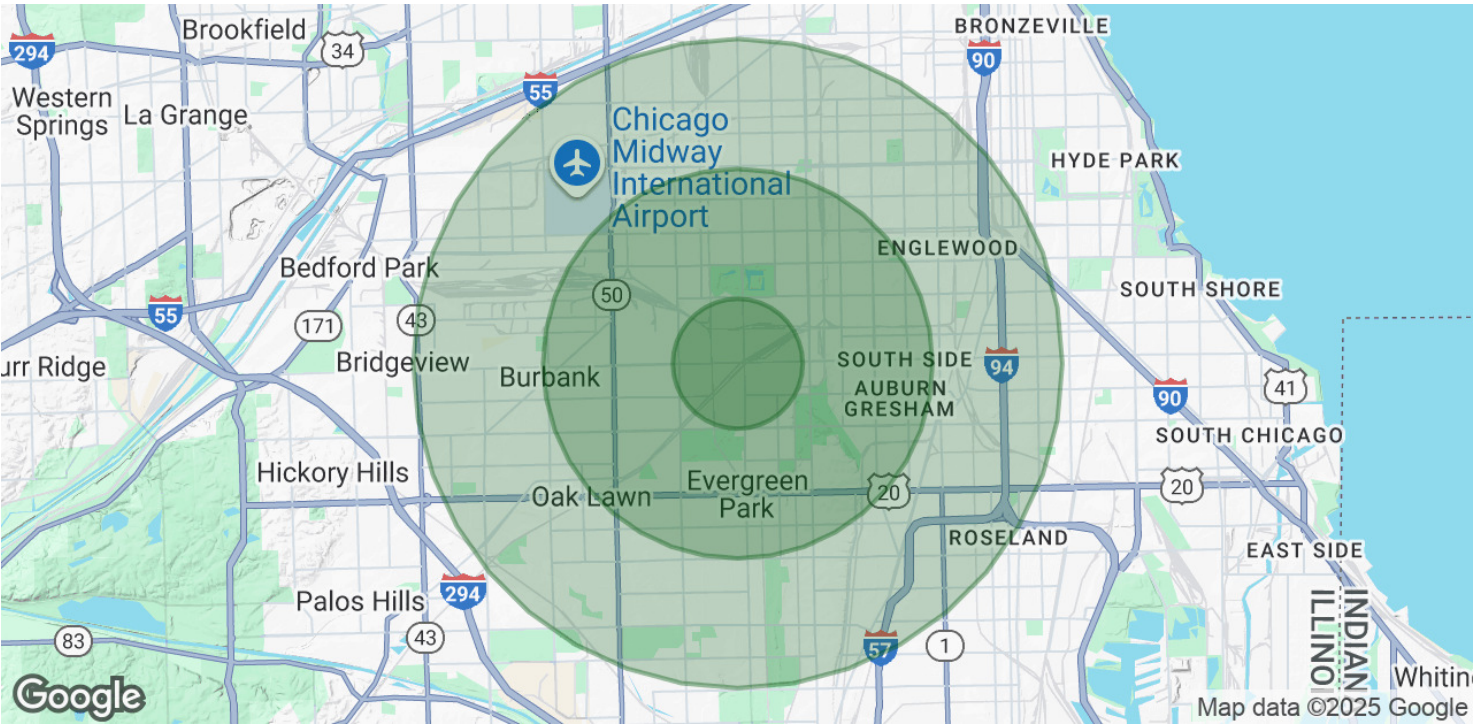
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,700	259,465	646,509
Average Age	39	39	39
Average Age (Male)	38	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,406	87,070	224,716
# of Persons per HH	3.2	3	2.9
Average HH Income	\$88,779	\$79,457	\$80,107
Average House Value	\$254,913	\$242,400	\$258,244

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	45.3%	47.2%	42.6%

RACE	1 MILE	3 MILES	5 MILES
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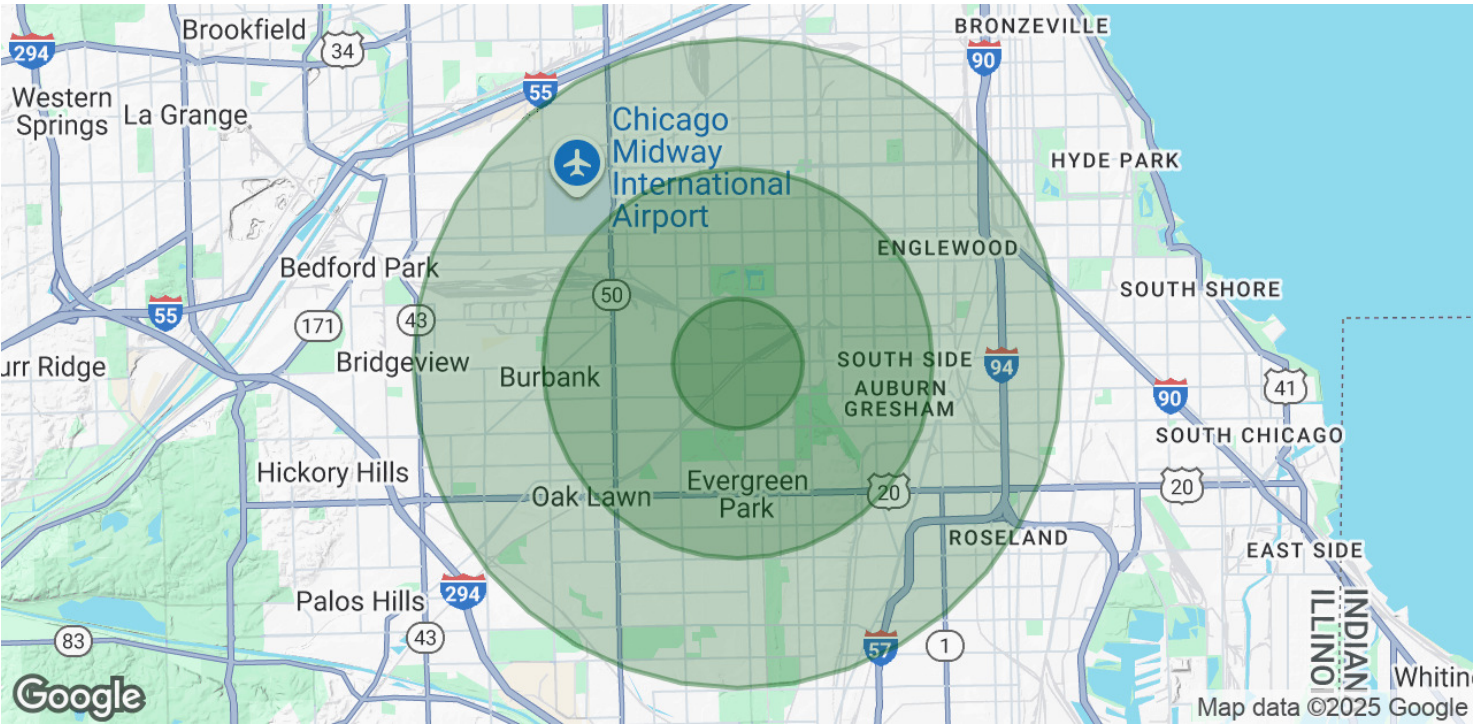
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Total Population - White	2,556	51,928	160,509
% White	9.6%	20.0%	24.8%
Total Population - Black	13,262	97,548	230,347
% Black	49.7%	37.6%	35.6%
Total Population - Asian	104	1,823	9,336
% Asian	0.4%	0.7%	1.4%
Total Population - Hawaiian	4	73	256
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	590	5,312	12,031
% American Indian	2.2%	2.0%	1.9%
Total Population - Other	6,660	65,204	146,966
% Other	24.9%	25.1%	22.7%

Demographics data derived from AlphaMap

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