

2633 E 79th Street, Chicago, IL 60649

# FOR SALE OR LEASE 12,450SF FREESTANDING BLDG



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Sale:	\$1,000,000
Lot Size:	0.76 Acres
Year Built:	1980
Building Size:	12,450
Renovated:	2023
Zoning:	B3-2
Market:	Chicago MSA
Submarket:	Southeast

## PROPERTY HIGHLIGHTS

- Free Standing 12,450sf Bldg on a 33,000sf site
- Located at a 4-way signalized
- Pylon Signage
- Densely Populated Area
- Highly Visible Location
- Overhead Door & High Ceilings

*for more information***Neil Haleem**708.873.5540  
neil@networkregroup.com**Adam Haleem**708.800.6487  
adam@networkregroup.com

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### PROPERTY DESCRIPTION

Freestanding +/-12,450sf Building on a site that is approximately 33,000sf Features include +/-45 parking spaces, high ceiling, full basement, loading area with overhead door. The site is zoned B3-2 Business - Commercial District which allows for a variety of uses. Fully built out vanilla box condition. Highly visible corner location.

### LOCATION DESCRIPTION

The site is located on the southeast corner of 79th & Colfax in Chicago's South Chicago Community.

### SITE DESCRIPTION

Free standing +/-12,450 sf building on a +/- 33,000 sf site located on the southeast corner of 79th & Colfax in Chicago's South Chicago Community.

### EXTERIOR DESCRIPTION

Brick building

### INTERIOR DESCRIPTION

Vanilla Box

### GAS DESCRIPTION

Natural Gas

*for more information*

#### Neil Haleem

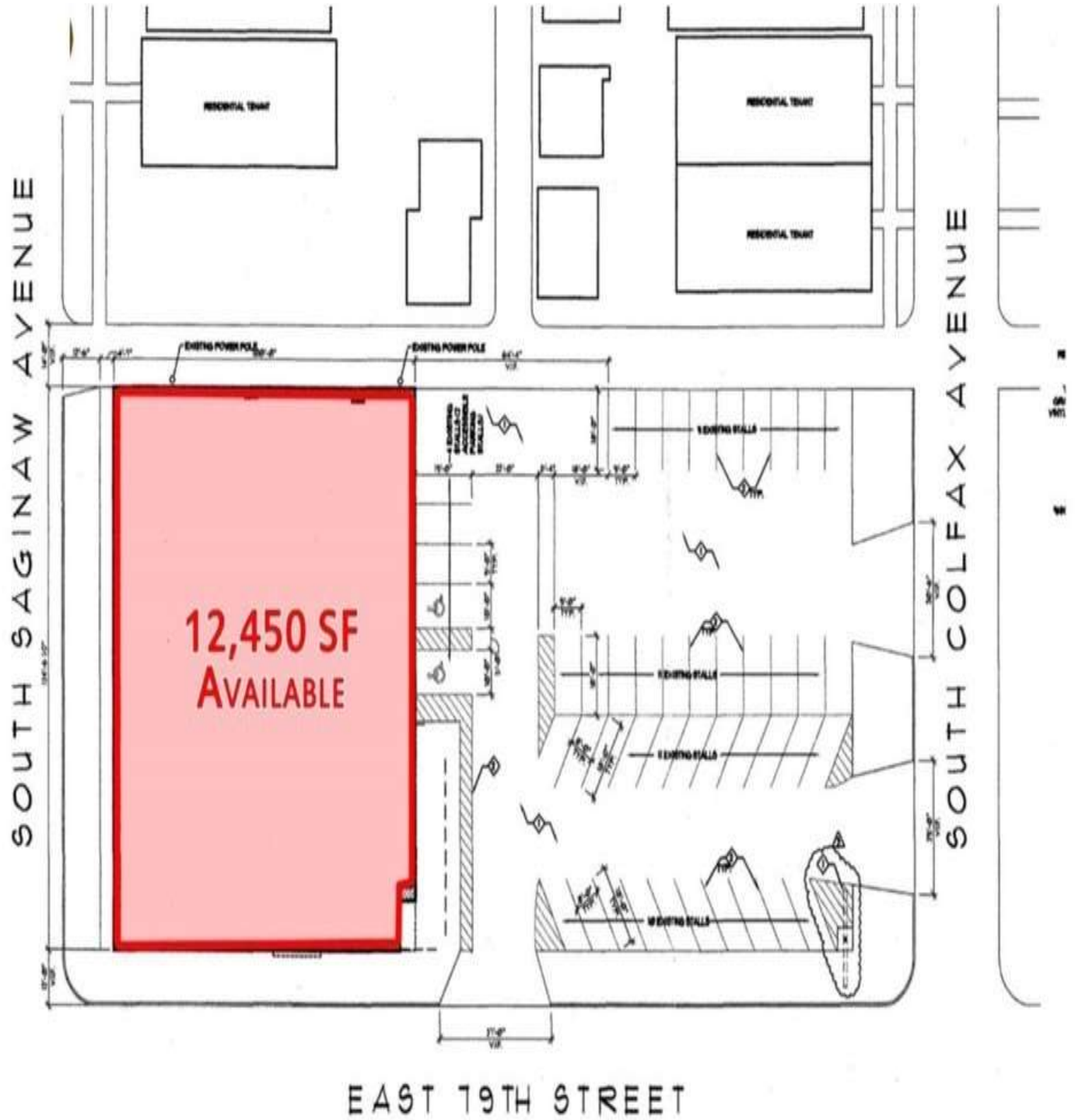
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Retail Property For Lease March 28, 2024



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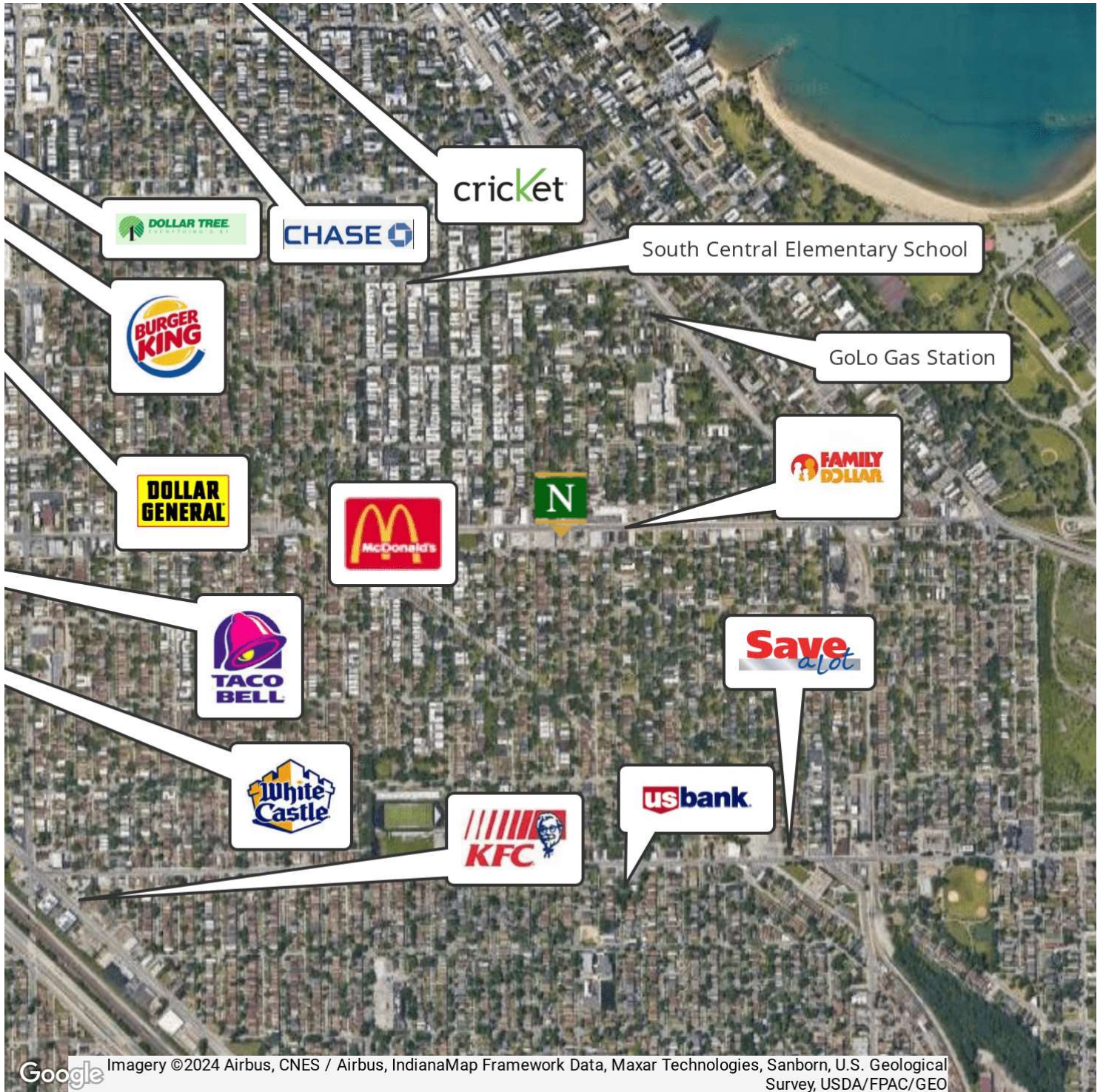
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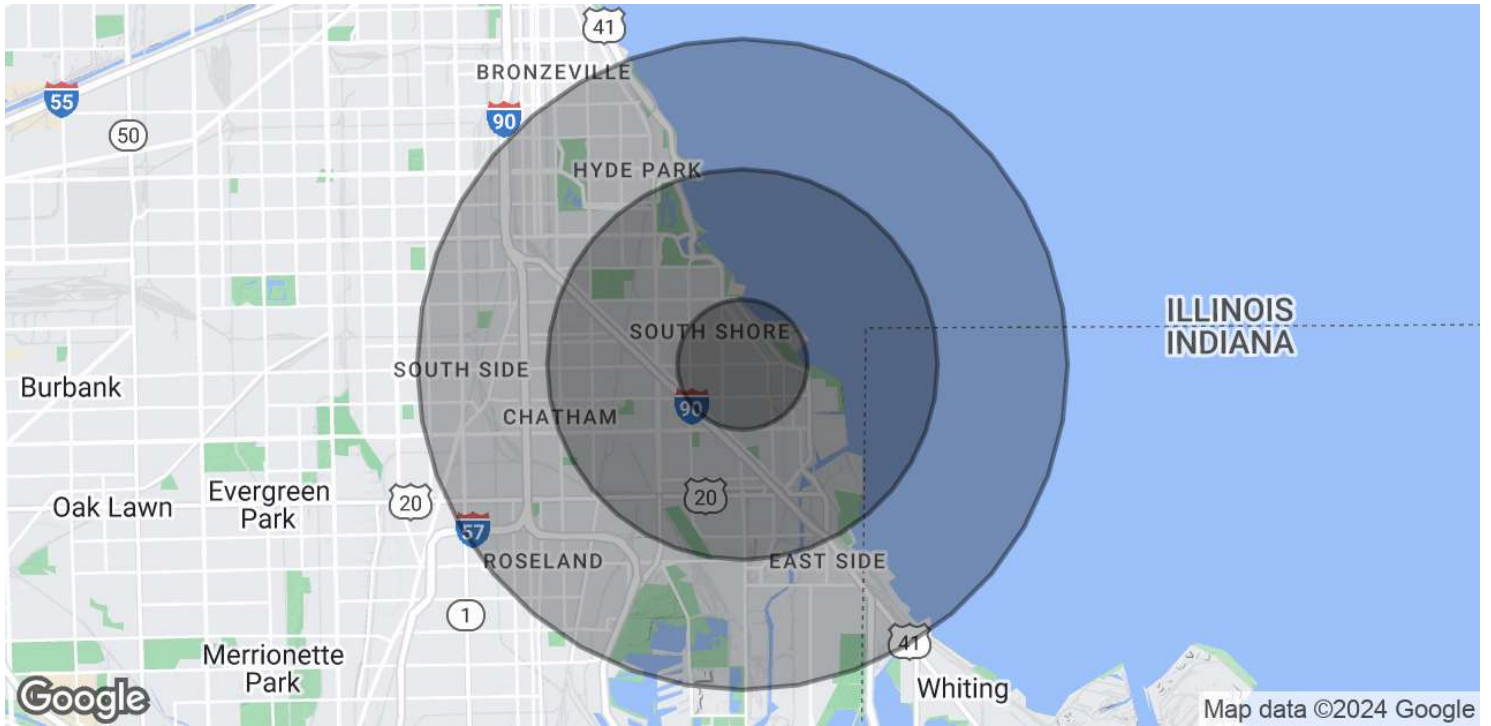
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	42,030	174,723	375,515
Average age	36.8	38.6	38.1
Average age (Male)	33.9	35.2	35.4
Average age (Female)	38.2	41.2	40.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	21,638	90,547	191,549
# of persons per HH	1.9	1.9	2.0
Average HH income	\$42,000	\$45,684	\$49,093
Average house value	\$144,789	\$154,075	\$162,638
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	7.1%	8.9%	10.2%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

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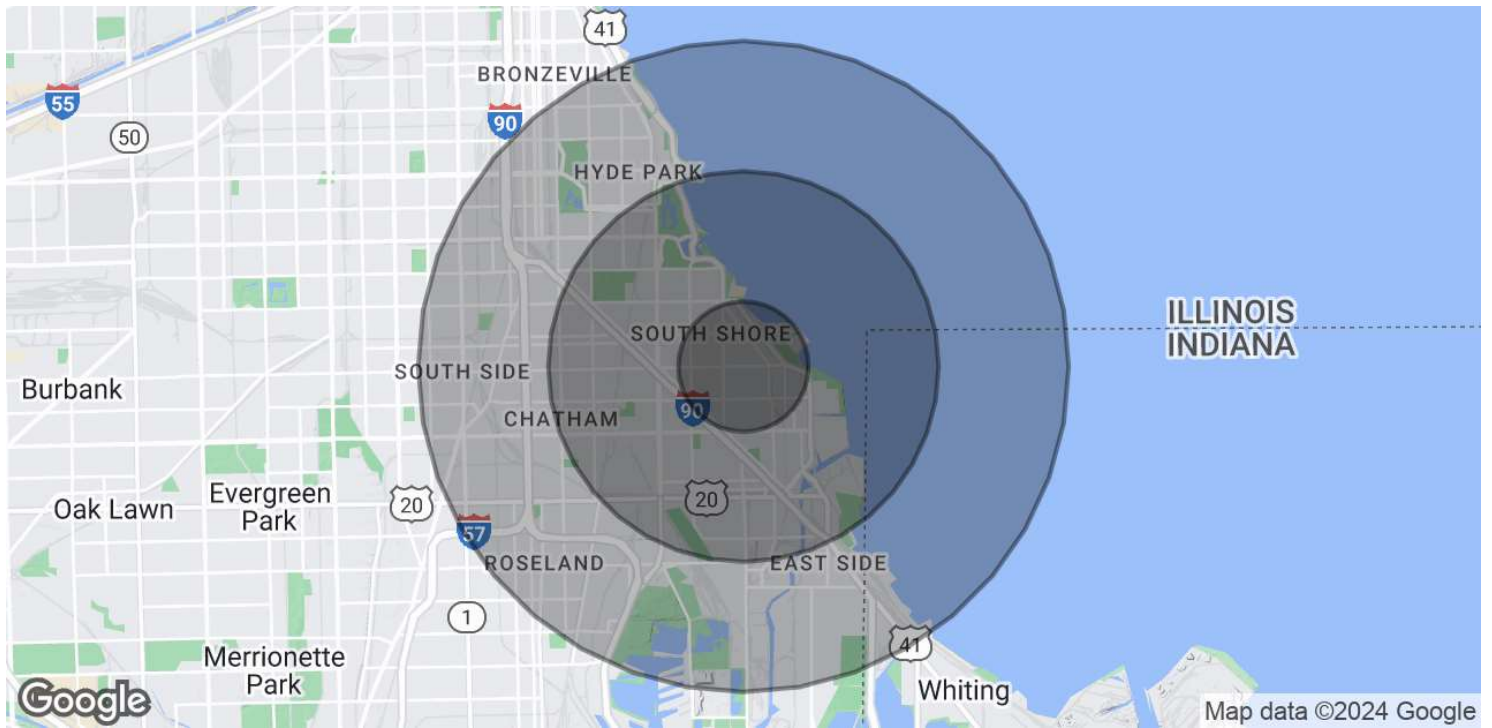


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Total Population - White	3,070	15,971	52,492
% White	7.3%	9.1%	14.0%
Total Population - Black	37,495	149,878	296,403
% Black	89.2%	85.8%	78.9%
Total Population - Asian	56	1,081	6,958
% Asian	0.1%	0.6%	1.9%
Total Population - Hawaiian	0	10	18
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	48	259	623
% American Indian	0.1%	0.1%	0.2%
Total Population - Other	895	4,148	8,817
% Other	2.1%	2.4%	2.3%

\* Demographic data derived from 2020 ACS - US Census

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