



enterprise



FAMILY DOLLAR

AVAILABLE

Walgreens



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



Population:
72,256 (3 MILES)



Avg HH Income:
\$92,586(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:

Walgreens

FAMILY DOLLAR

usbank POPEYES



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