



FOR LEASE | RETAIL

JAMESON.

**3121 S. MORGAN**

➤ BRIDGEPORT, IL



# FOR LEASE | RETAIL

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## 3121 S. MORGAN

### LEASE OVERVIEW

LEASE PRICE:	\$19.00 SF/yr
SPACE SIZE:	600-3,500 SF
BUILDING SIZE:	11,000 SF
YEAR BUILT:	1888
ZONING:	B1- 2
MARKET:	Chicago
CROSS STREETS:	31st Street and Morgan



### AREA HIGHLIGHTS

- Heart of Bridgeport
- Shopping, dining, services, etc.
- Vibrant neighborhood.

### AREA TENANTS

- Zaytune
- Game Stop
- Mediterranean Grill
- Lina's Pizza
- Crome Gallery
- Soluri's Italian Deli
- Salon Hydrate
- Pulaski Savings Bank
- Bridgeport CoffeeHouse

### TRANSPORTATION HIGHLIGHTS

- .5 miles from Halsted or Ashland CTA station (Orange line).
- .5 miles to I-55 or I-90.
- 31st CTA Bus route

### PROPERTY DESCRIPTION

Street front corner retail space for lease  
Bridgeport  
Vanilla Box delivery

### PROPERTY HIGHLIGHTS

- 600-3,400 SF of storefront retail
- Perfect corner for restaurant
- Small spaces for boutique retail

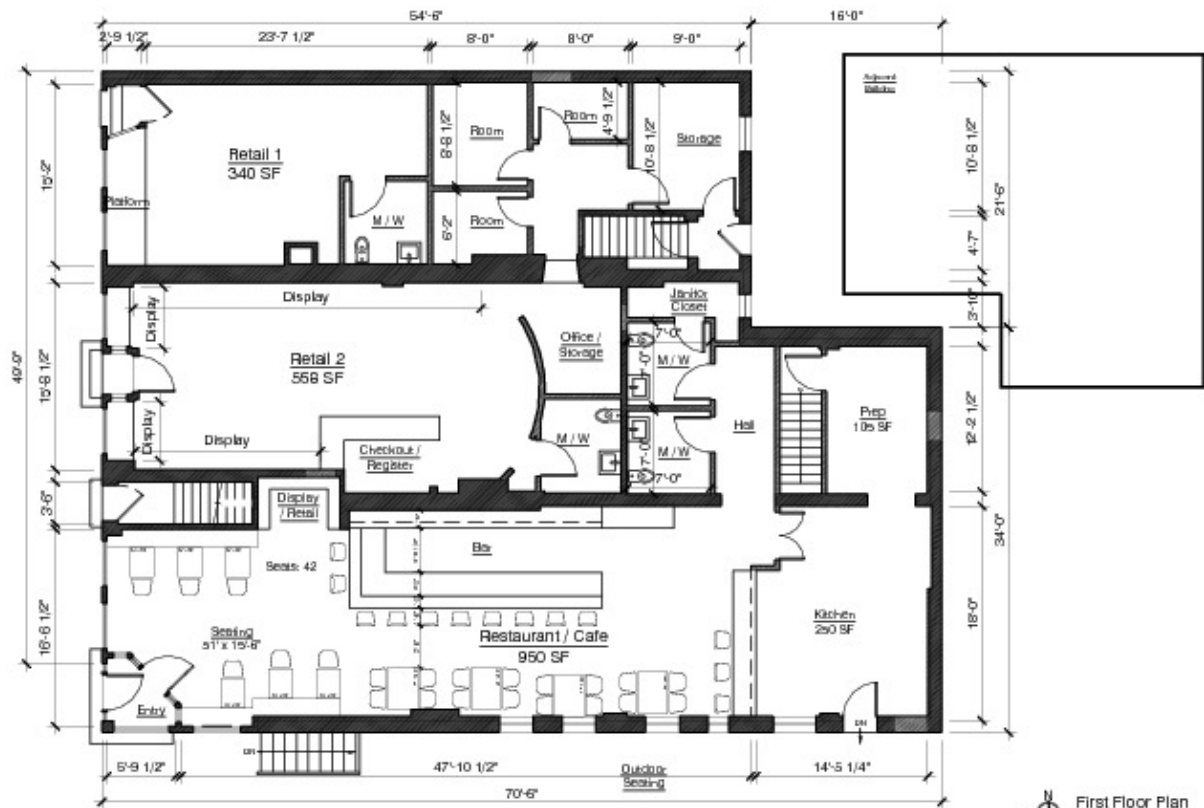


## FLOOR PLANS

3121 S. MORGAN  
SOUTH CHICAGO, CHICAGO, IL 60608

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### FLOOR PLAN



## Retail Space

February 15, 2017

Rivetta Architects Inc

First Floor Plan  
3/32" = 1'-0"

3121 S Morgan  
Chicago IL 60608

340 E Randolph St #605  
Chicago IL 60601  
(312) 341-9006  
rivetta@rivetta.com

JAMESON COMMERCIAL REAL ESTATE  
425 West North Avenue | Chicago, IL 60610  
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**ADDITIONAL PHOTOS**

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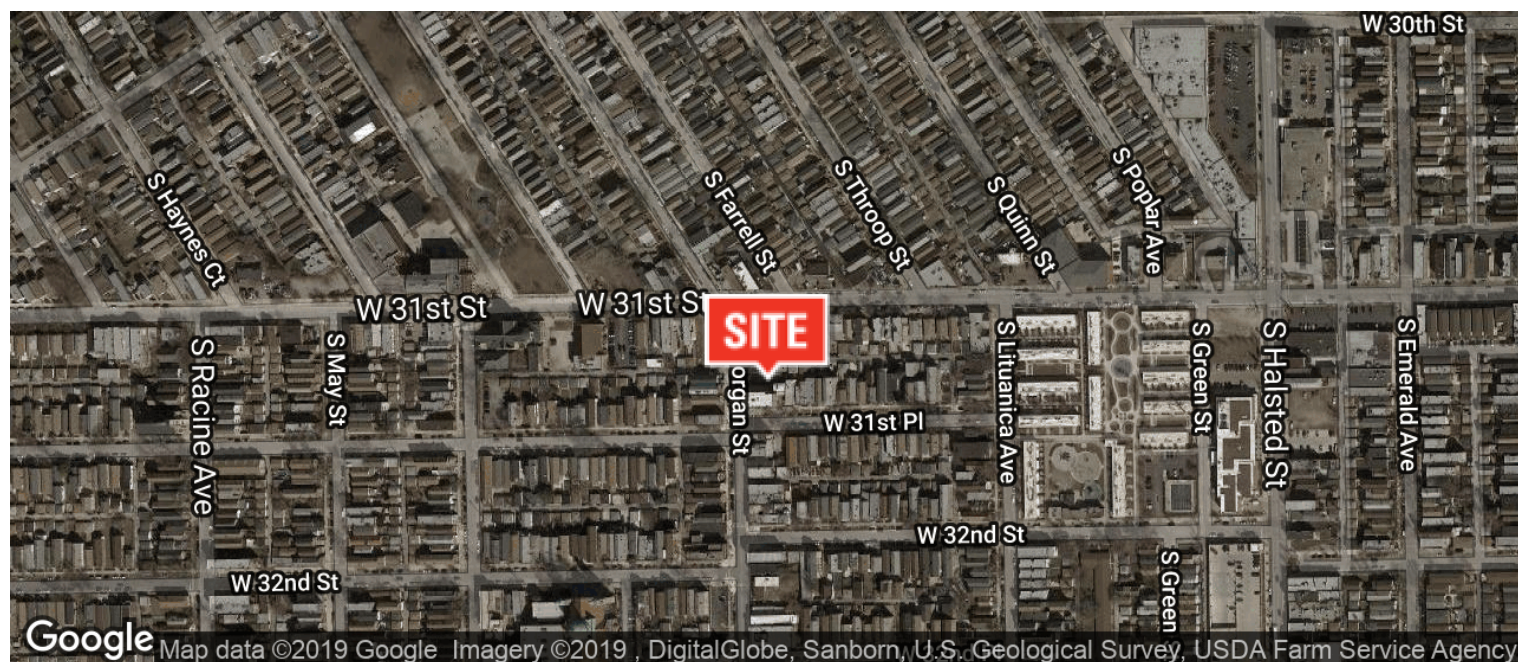
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**AERIAL & STREET DETAIL**

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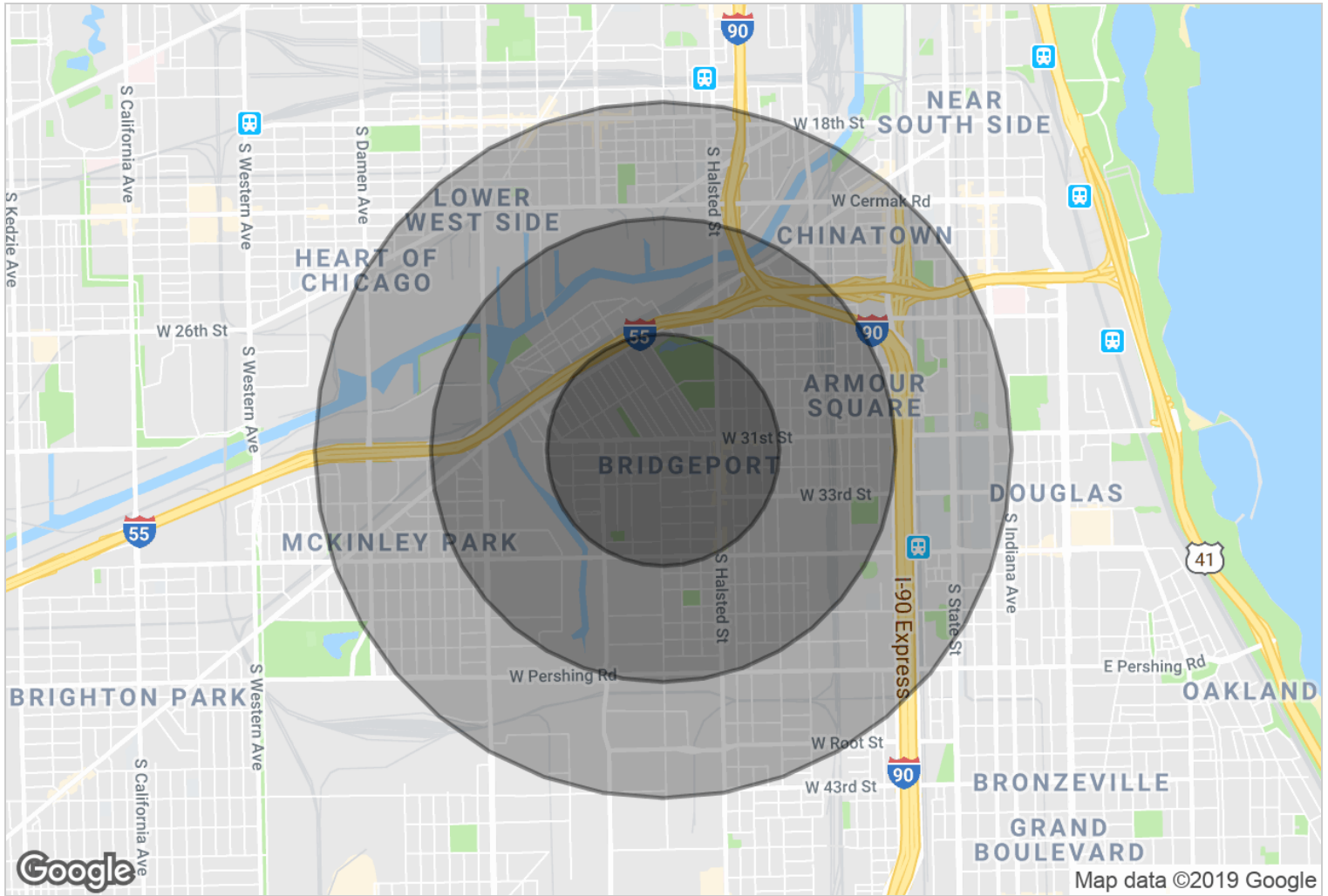
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## DEMOGRAPHICS MAP

3121 S. MORGAN  
SOUTH CHICAGO, CHICAGO, IL 60608

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2010 STATISTICS	0.5 Miles	1 Mile	1.5 Miles
Total Population	14,292	43,070	79,559
Total Number of Households	5,318	16,202	29,638
Average Household Income	\$57,323	\$56,202	\$52,994
Median Age	35.7	36.3	35.9

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# DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	14,292	43,070	79,559
MEDIAN AGE	35.7	36.3	35.9
MEDIAN AGE (MALE)	36.0	36.1	35.4
MEDIAN AGE (FEMALE)	36.2	37.4	37.2

TOTAL HOUSEHOLDS	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	5,318	16,202	29,638
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$57,323	\$56,202	\$52,994
AVERAGE HOUSE VALUE	\$320,280	\$312,308	\$317,217

POPULATION	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION - White	6,517	19,494	32,554
TOTAL POPULATION - Black	312	680	2,940
TOTAL POPULATION - Hispanic	4,130	12,386	26,795
TOTAL POPULATION - Asian	4,609	15,015	25,785
TOTAL POPULATION - Hawaiian	20	44	56
TOTAL POPULATION - Indian	45	133	269
TOTAL POPULATION - Other	2,556	6,927	16,123

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