

Offering Memorandum



MoHall Commercial
& Urban Development

6310 S Campbell Ave, Chicago, IL 60629

656 ft. || \$20 per sq. ft.



Highlights & Reasons to Lease Here

Advantage

High traffic corridor

The 63rd Street business corridor carries heavy local traffic. A recent real-estate listing describing nearby 63rd Street storefronts notes that the corridor experiences over 16,300 vehicles daily providing a steady stream of potential customers.

24-hour bus service and CTA links

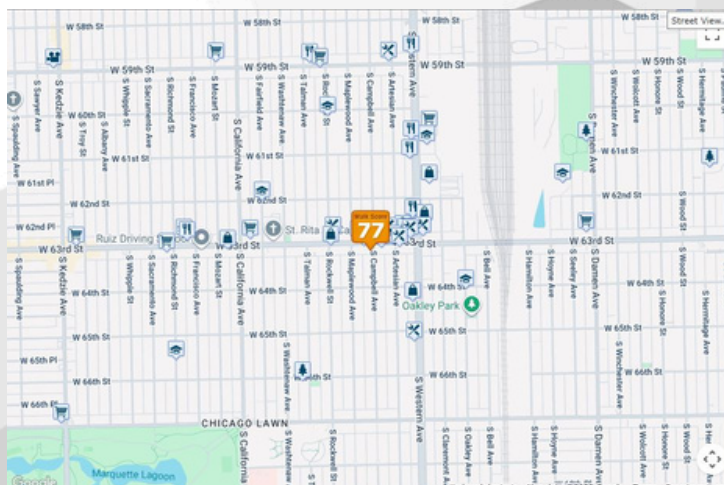
CTA bus route #63 runs along 63rd Street and past Campbell Avenue. According to the CTA schedule, the #63 bus operates 24 hours a day and provides overnight service, connecting the corridor with stations on the Red Line and Green Line, Metra's 63rd Street stop and the Midway Orange Line

Expressway access

The Dan Ryan Expressway (I-90/94) has an exit at 63rd Street (Exit 58B) that provides east-bound exit and west-bound entrance. Businesses on West 63rd Street can quickly reach downtown, I-55 and other regional highways.

Proximity to Midway International Airport

Listings for commercial sites in the 63rd Street corridor highlight that the area is about 2 miles from Midway Airport making it convenient for customers and logistics.



Property Overview



- **Property type:** Street-level retail/office storefront
- **Zoning:** B1-1, Neighborhood Shopping District – allows retail storefronts and permits apartments above the ground floor
- **Asking rent:** \$20 per square foot (modified gross).
- **Premises size: ft** 656 sq ft.

Property Description

The available suite is a street-level storefront of approximately 656 sq ft.

Layout:

- **Main retail area:** ~17 ft × 39 ft open space – ideal for a sales floor or open office. Floor-to-ceiling display windows on 63rd Street provide abundant natural light and signage opportunities (see floor plan).
- **Two private rooms/storage offices:** 6 ft 9 in × 8 ft 3 in and 6 ft 9 in × 5 ft 7 in. Perfect for private consultations, back-office functions, or break space.
- **Dedicated restroom:** ~6 ft 8 in × 8 ft 3 in with plumbing fixtures.

Utilities & amenities:

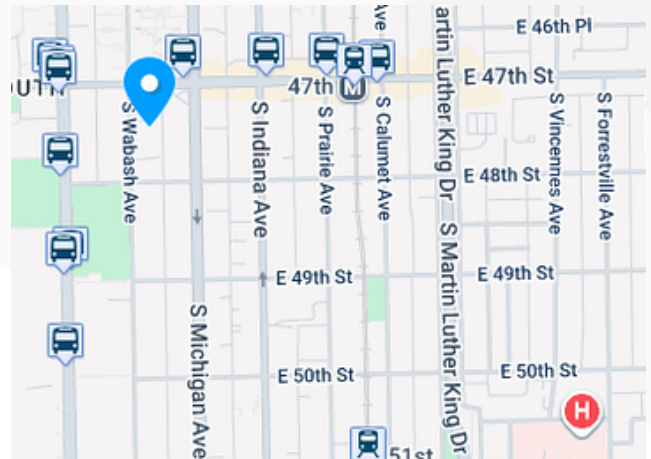
- Water is included in the rent.
- Individual furnaces and air-conditioning unit provide year-round comfort.
- Front and rear entry doors offer customer and service access.
- Street parking is available along 63rd Street; additional municipal lots are nearby.

Location & Connectivity

The building stands on the southwest corner of 63rd Street and Campbell Avenue in Chicago's West Englewood/Chicago Lawn area.

Transit: The CTA #63 bus stops near the site and offers 24-hour service, connecting passengers to the 63rd Street stations on the Red and Green Lines, as well as to the Midway Orange Line.

Rail: The 63rd Street Metra (South Shore line) and 63rd/Ashland Green Line stations are accessible via the #63 bus.



Roadways: West 63rd Street connects directly with I-90/94 (Dan Ryan Expressway) via Exit 58B at 63rd Street. Major north-south arteries (Western, California, and Kedzie avenues) link the corridor to neighborhoods across Chicago's southwest side.

Airport: Midway International Airport is roughly 2 miles west on 63rd Street, providing quick access for travelers and freight.

Lease Terms & Financials

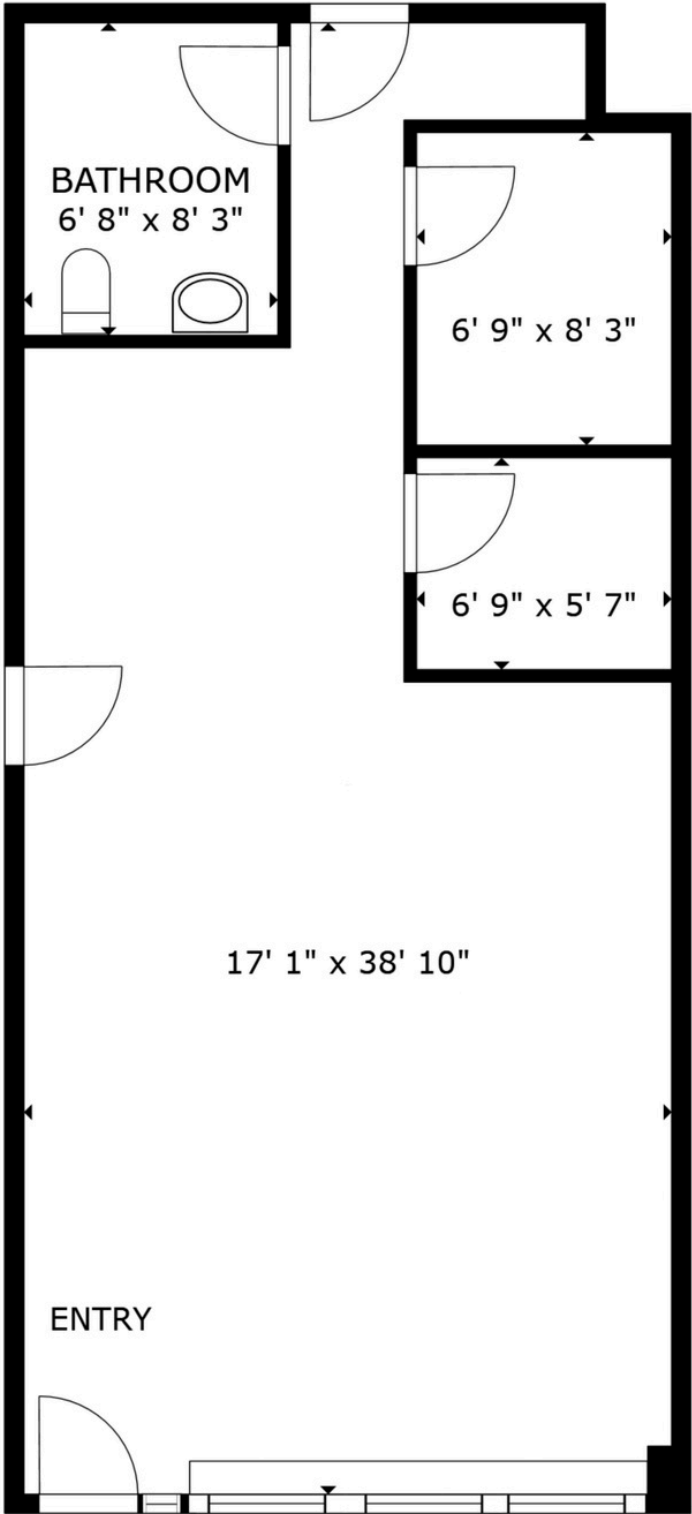


- **Size:** Approx. 656 sq ft.
- **Asking Rent:** \$20 per sq ft (modified gross) — water is included; tenant pays gas/electric.
- **Use:** Suitable for retail, professional services, salons, bars, boutique gyms, or small offices, consistent with B1-1 Zoning.

Why 6310 S Campbell?

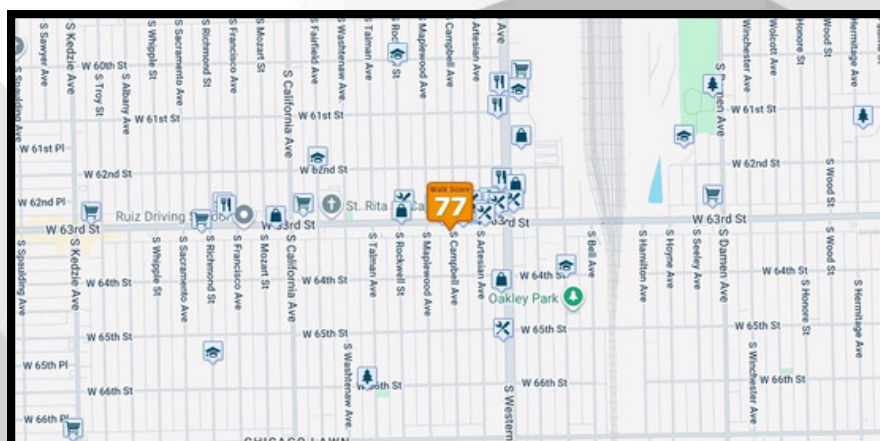
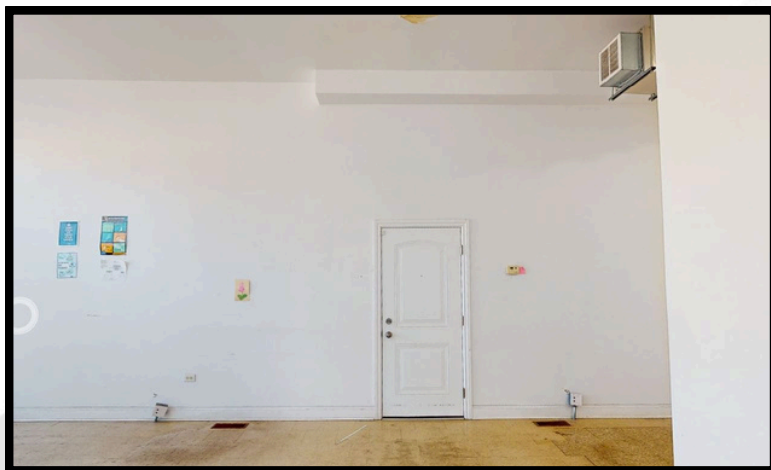
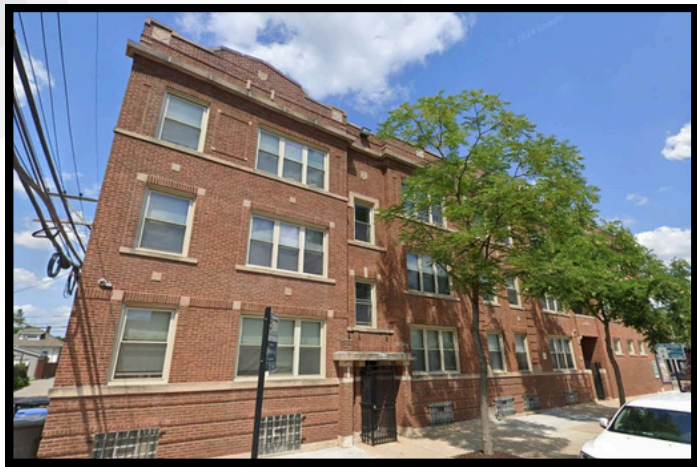
- **Visibility:** Storefront windows along busy 63rd Street provide high visibility to more than 16,300 vehicles daily.
- **Growing commercial corridor:** 63rd Street has seen renewed investment with new restaurants, shops, and community-led initiatives to revitalize the Southwest Side. The corridor's traffic and proximity to transportation hubs make it an attractive location for entrepreneurs.
- **Community resources:** Nearby Marquette Park (300-acre park with lagoon, golf course, and walking trails) and Chicago Public Library – Chicago Lawn Branch draw visitors who frequent local businesses.
- **Local support:** Active neighborhood associations and the 16th Ward office champion small business development and safety initiatives.

Floorplan



FLOOR PLAN

An aerial photograph of a large, multi-story brick building with a flat roof. The building has numerous windows and a prominent entrance on the right side. It is surrounded by trees and a street with parked cars.





For more details, contact:

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