

# MILLENNIUM PROPERTIES R/E

## For Sale: High Visibility Commercial Property w/Parking on Ashland

7927 S. Ashland Ave., Chicago, IL

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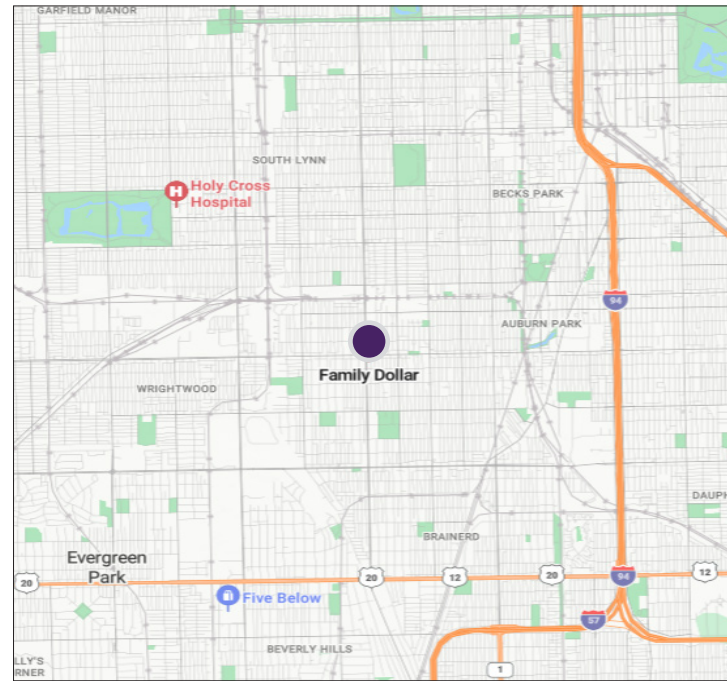
### Property Highlights

- 7,245 SF retail building
- Currently NNN leased to Family Dollar
- Parking for up to 35 vehicles
- Perfect investor opportunity
- High visibility on Ashland Ave
- Close proximity to I-94 expressway and public transportation
- Nearby businesses include Walgreen's, Walmart Neighborhood Market, AutoZone, Fifth Third Bank, White Castle's, and more
- Traffic: 17,662 vehicles daily
- Land Area: 21,388 SF
- Zoning: C1
- Taxes (2023): \$34,901.34

### Property Overview

A 7,245 square foot retail property on the south side of Chicago is available for sale. This flexible retail/office property offers open floor space with large storefront windows. Situated on a half acre lot, the location provides excellent visibility along Ashland Avenue, one of the city's busiest north-south corridors. The property benefits from close proximity to 79th Street, with strong foot and vehicle traffic and convenient access to I-94. Public transportation is abundant, with multiple CTA bus routes at the corner, the Green Line nearby, and the Metra Rock Island Brainerd Station within walking distance. Nearby amenities include Walgreen's, Walmart, Fifth Third Bank, and a variety of restaurants and retail shops, drawing steady customer demand.

Auburn Gresham is a historic neighborhood with a strong residential base, active commercial corridors, and ongoing revitalization efforts. The property is situated on a major thoroughfare lined with shops, restaurants, and community anchors, making it an ideal location for business growth. This is a prime opportunity for an investor or owner-user seeking a well-positioned commercial asset in a vibrant community.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	111,612	692,548	1,825,477
Households	41,414	253,215	702,60
Median Income	\$40,010	\$46,918	\$56,971

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