

FOR LEASE

Prime End Cap Space at the Corner of Western Ave & 79th Street in Chicago

7920 S Western Ave | Chicago, IL 60620

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,500 SF
Asking Rent:	\$25.00 PSF NNN
NNN's:	\$6.00 PSF
Building Size:	6,522 SF
Year Built:	2007
Zoning:	B1-1
Cross Streets:	Western Ave & 79th St
Traffic Count:	23,200 VPD

PROPERTY OVERVIEW

1,500 SF end cap unit available for lease at corner of Western Ave & 79th St in Chicago. Excellent opportunity to join strong co-tenants Subway, The Chicken Shack, Nail Art, & Lovely Layed. The available space, a former Sprint store, features an open layout, display windows, hardwood flooring and an ADA restroom making it ideal for an array of retail and service oriented users. In addition, the center has a 14 space on-site parking lot with excellent frontage (120') along Western Ave providing visibility and exposure to over 23,000 VPD. The center is conveniently located within one (1) mile east of the Wrightwood Metra Station and three (3) miles west of Interstate-94 (I-94). Neighboring retailers include: CVS Pharmacy, Dollar General, Dollar Tree, Taco Bell, Dunkin', McDonald's, KFC, and Davita, among others.

PROPERTY HIGHLIGHTS

- Excellent opportunity to join co-tenants Subway, The Chicken Shack, Nail Art & Lovely Layed
- Former Sprint store has an open layout, display windows, hardwood flooring and an ADA bathroom
- 14 space on-site parking lot and excellent frontage (120') along Western Ave providing visibility and exposure to over 23,000 VPD
- Conveniently located within one (1) mile east of the Wrightwood Metra Station and three (3) miles west of Interstate-94

Frontline Real Estate Partners

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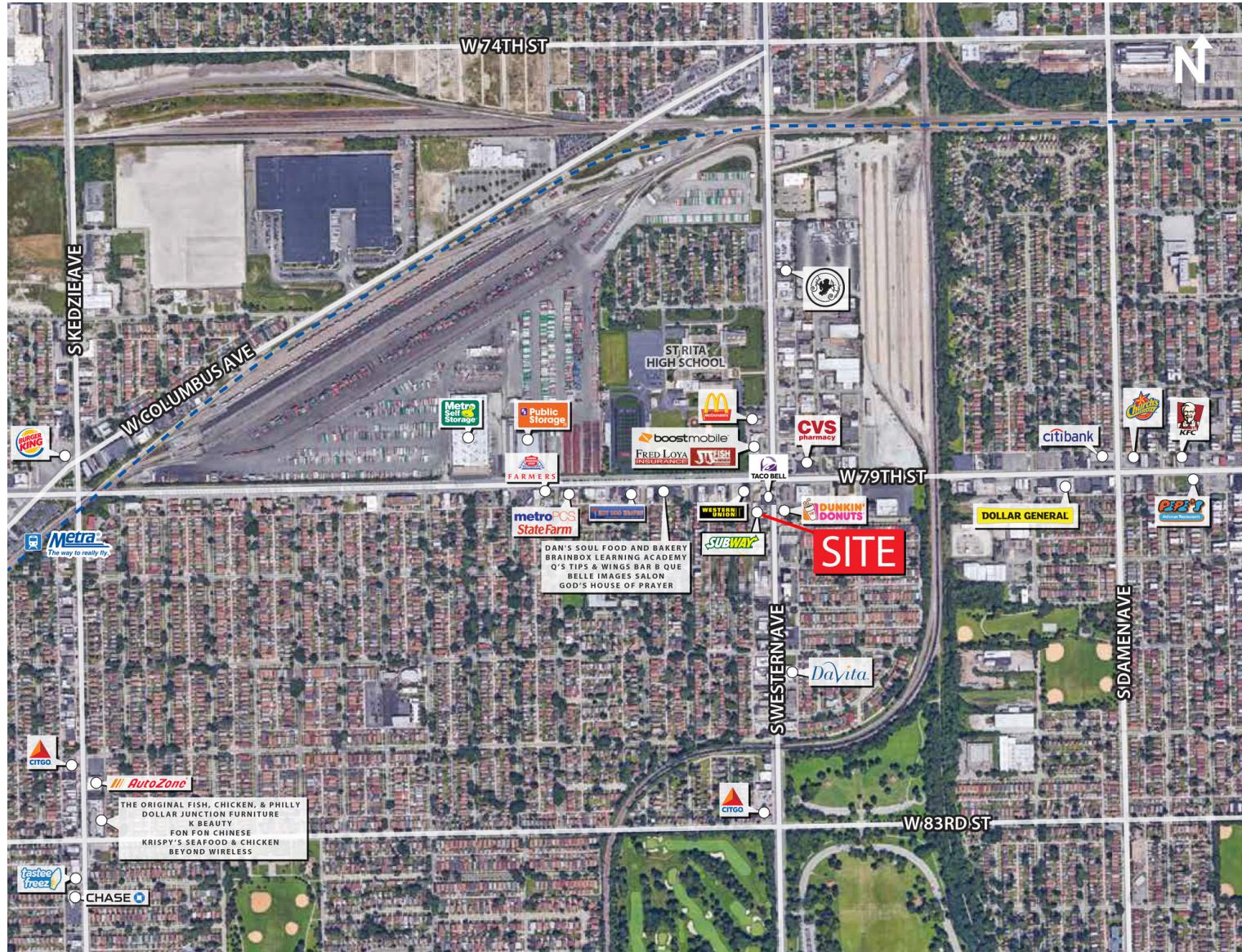
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ADDITIONAL PHOTOS



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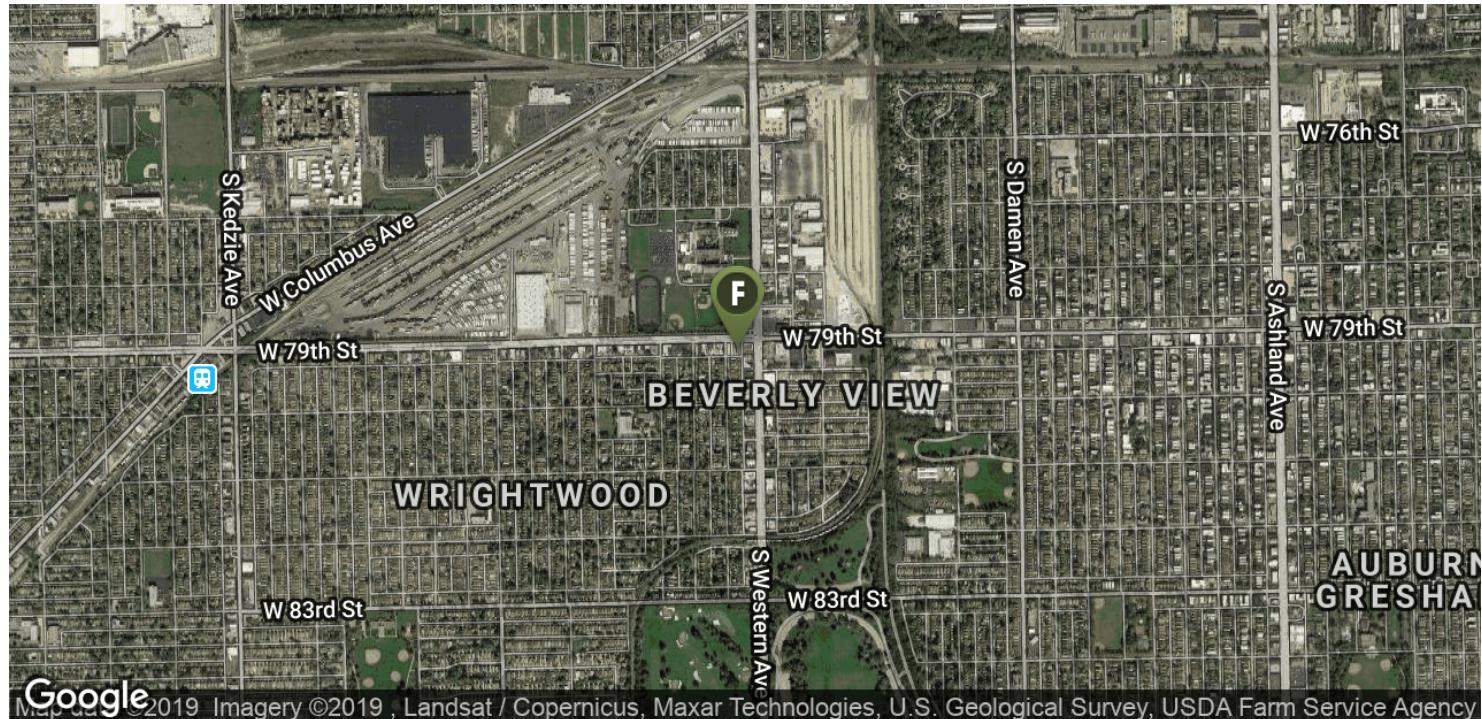
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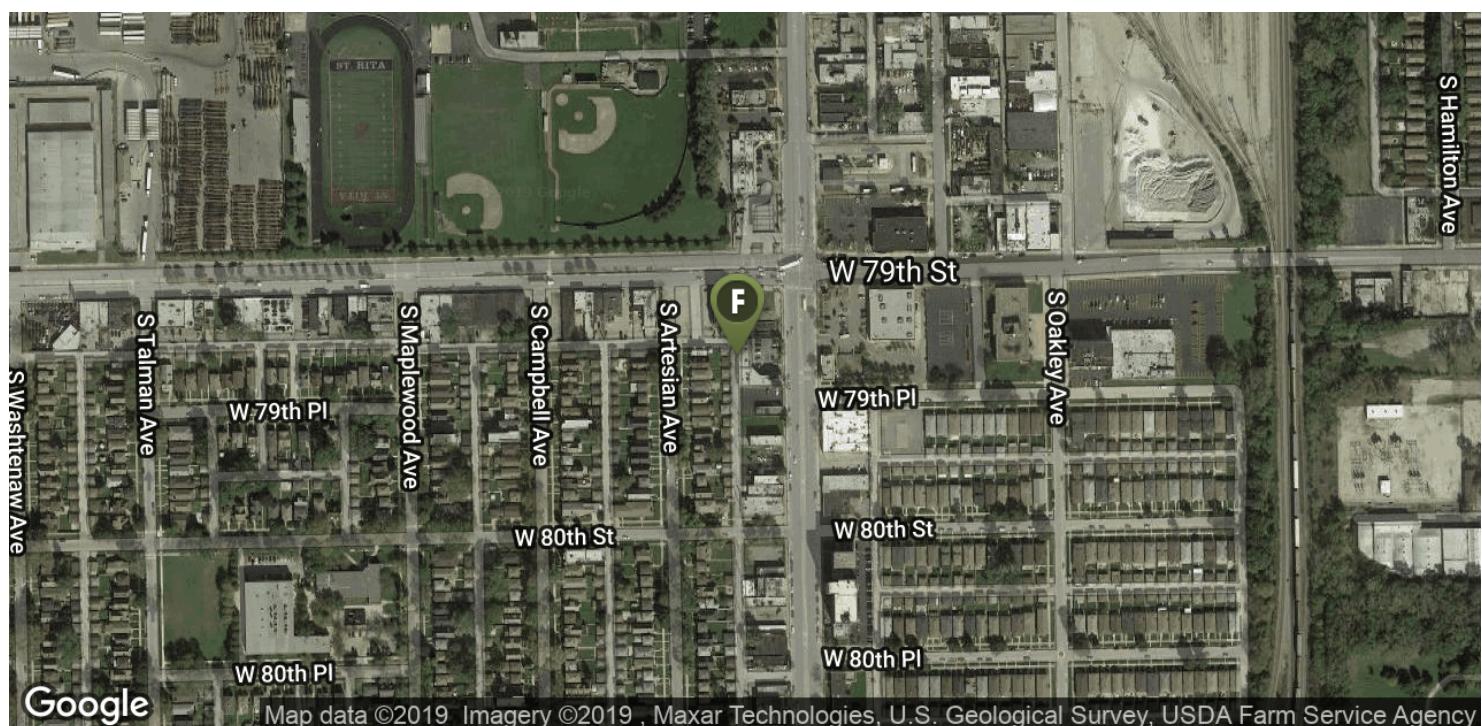
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LOCATION MAPS



Map data ©2019 Google. Imagery ©2019, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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DEMOGRAPHICS MAP &
REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	30,322	125,153	313,273
Median age	38.1	34.4	32.9
Median age (Male)	35.1	30.7	29.7
Median age (Female)	40.7	37.8	35.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,211	40,068	97,648
# of persons per HH	3.0	3.1	3.2
Average HH income	\$58,764	\$56,145	\$54,436
Average house value	\$188,232	\$214,521	\$224,079

* Demographic data derived from 2010 US Census

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