

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 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

FrontlineRealEstatePartners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

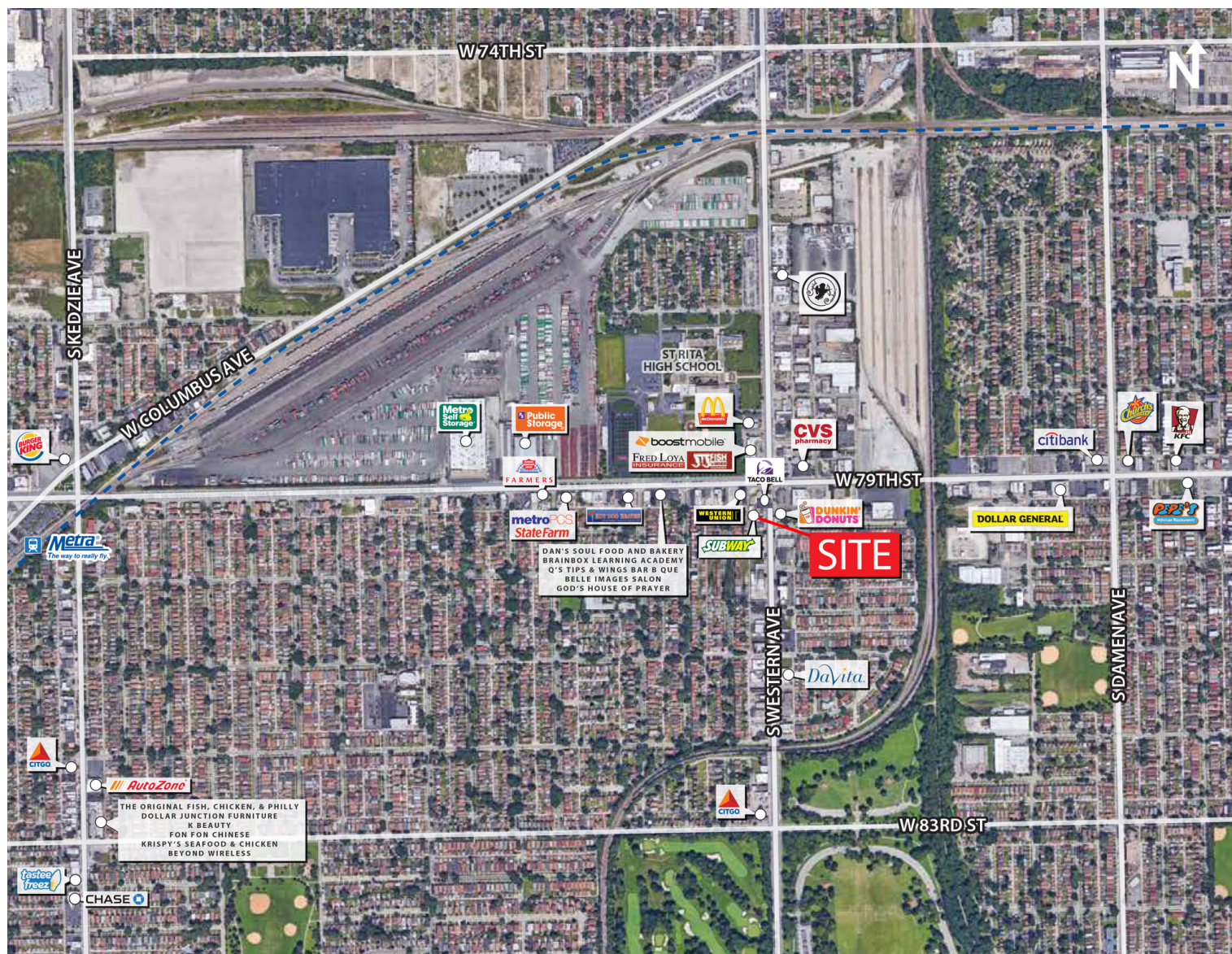
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

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

7920 S Western Ave | Chicago, IL 60620

ADDITIONAL PHOTOS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005
ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005
ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

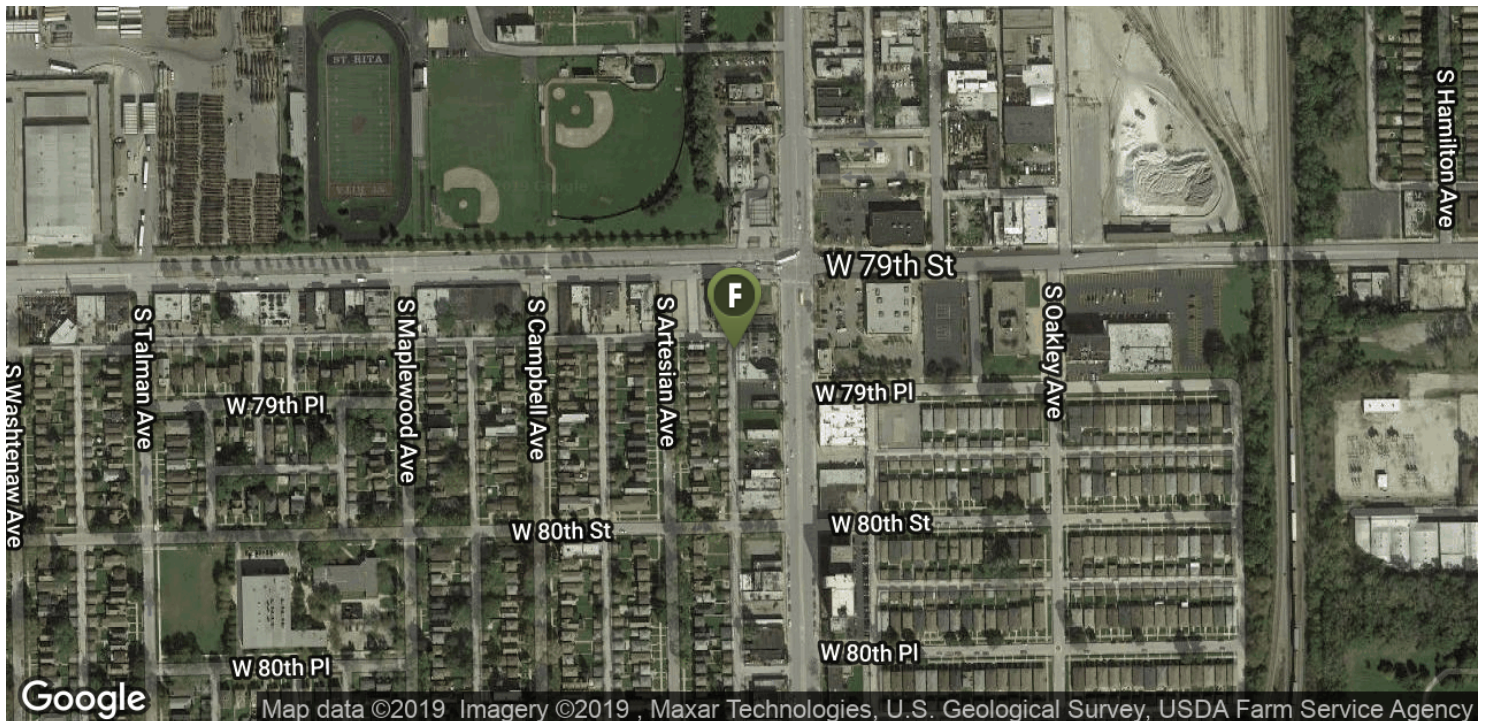
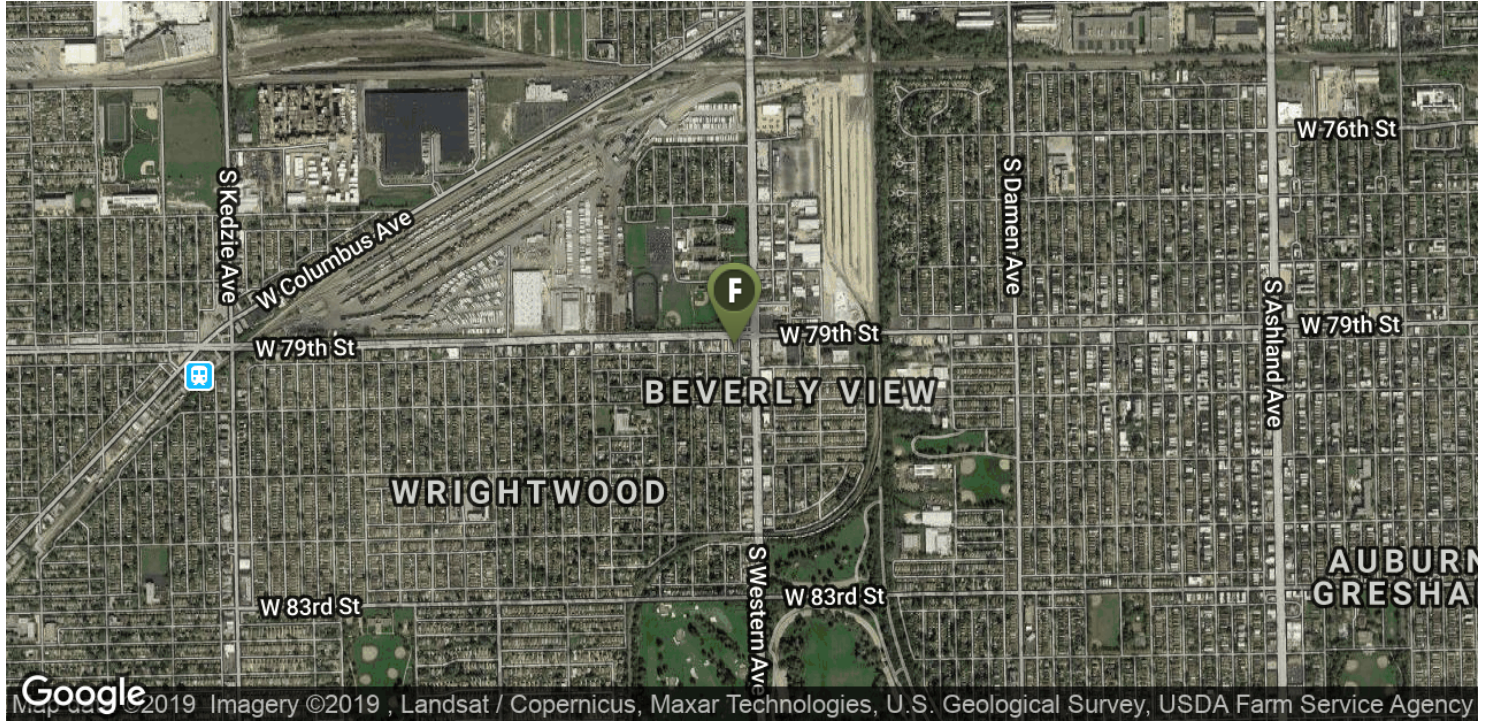
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

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

7920 S Western Ave | Chicago, IL 60620

LOCATION MAPS



FrontlineReal Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005
ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005
ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

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

7920 S Western Ave | Chicago, IL 60620

ADDITIONAL PHOTOS



FrontlineReal Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005
ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005
ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

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

7920 S Western Ave | Chicago, IL 60620

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*

FrontlineRealEstatePartners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.