

KING DR

7,950 VPD



KING DR

S CALUMET AVE

E 63RD ST  
11,300 VPD



**LEASE**

**+/-16,290 SF Former  
Retail Supermarket |  
OZ, EZRC & SBA  
HubZone Incentives**

**344 EAST 63RD STREET**

Chicago, IL 60637

**PRESENTED BY:**

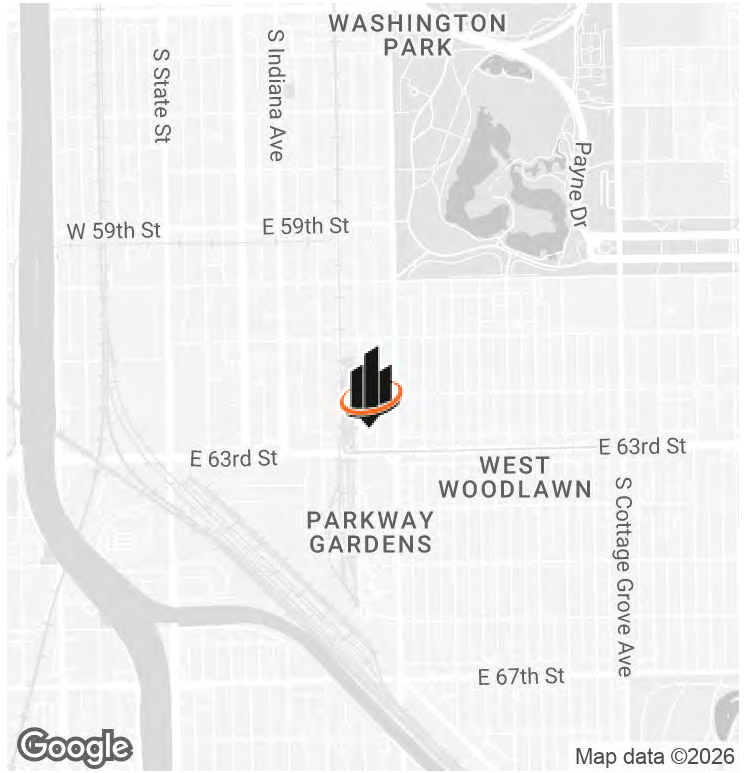
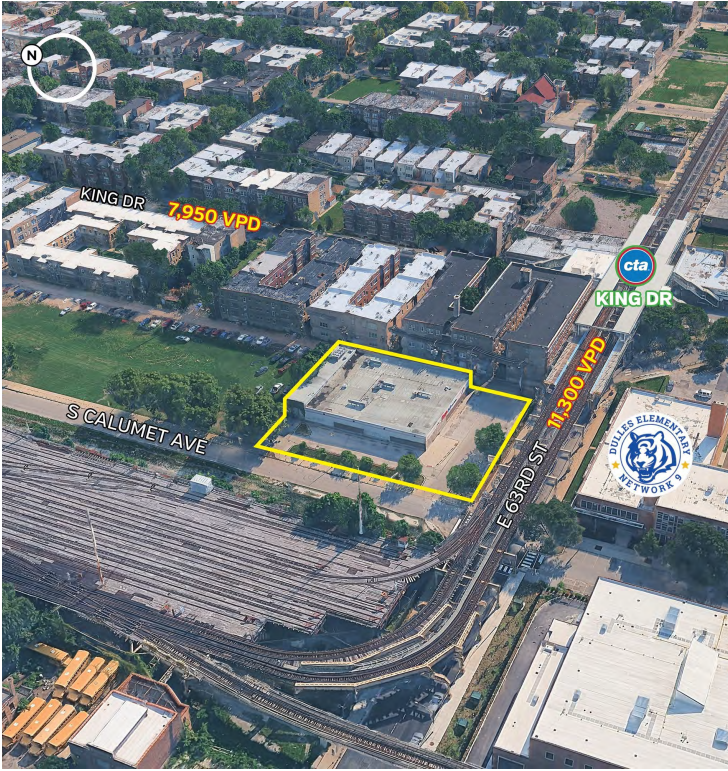
**KAREN KULCZYCKI, CCIM,  
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IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Subject To Offer
<b>AVAILABLE SF:</b>	16,290 SF
<b>LOT SIZE:</b>	0.76 Acres
<b>YEAR BUILT:</b>	1966
<b>RENOVATED:</b>	2011
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	South Chicago
<b>APN:</b>	20-15-317-030; -047-0000

## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 344 E. 63rd Street, a former Save-a-Lot Supermarket retail property in Chicago, Illinois. The 16,290 SF big-box retail space is no longer occupied, but has NNN lease income through February 2027. The property sits steps from the Green Line "el" station and is less than 1.5 miles from the I-94/I-90 interchange. Additionally, the building is across the street from Dulles Elementary School and the Norfolk Southern Intermodal Yard, and it is in proximity to major attractions like the University of Chicago campus, just 1.5 miles away.

## PROPERTY HIGHLIGHTS

- ±16,290 SF Free-Standing Retail on 0.76 AC
- Dark former Save-a-Lot | NNN term through Feb 2027
- 12'x14' Exterior Drive-In Door
- EZRC & SBA HubZone Incentives
- Frontage on E. 63rd Street & S. Calumet Ave
- 35 Surface Parking Spaces

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# LEASE SPACES



## LEASE INFORMATION

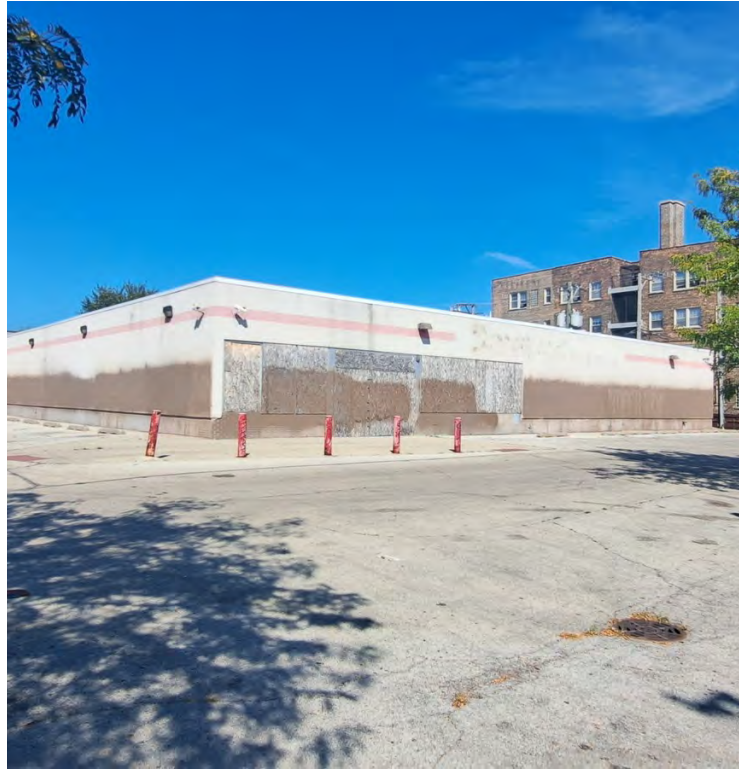
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	16,290 SF	<b>LEASE RATE:</b>	Subject To Offer

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
344	16,290 SF	NNN	Subject To Offer	Redevelopment Opportunity

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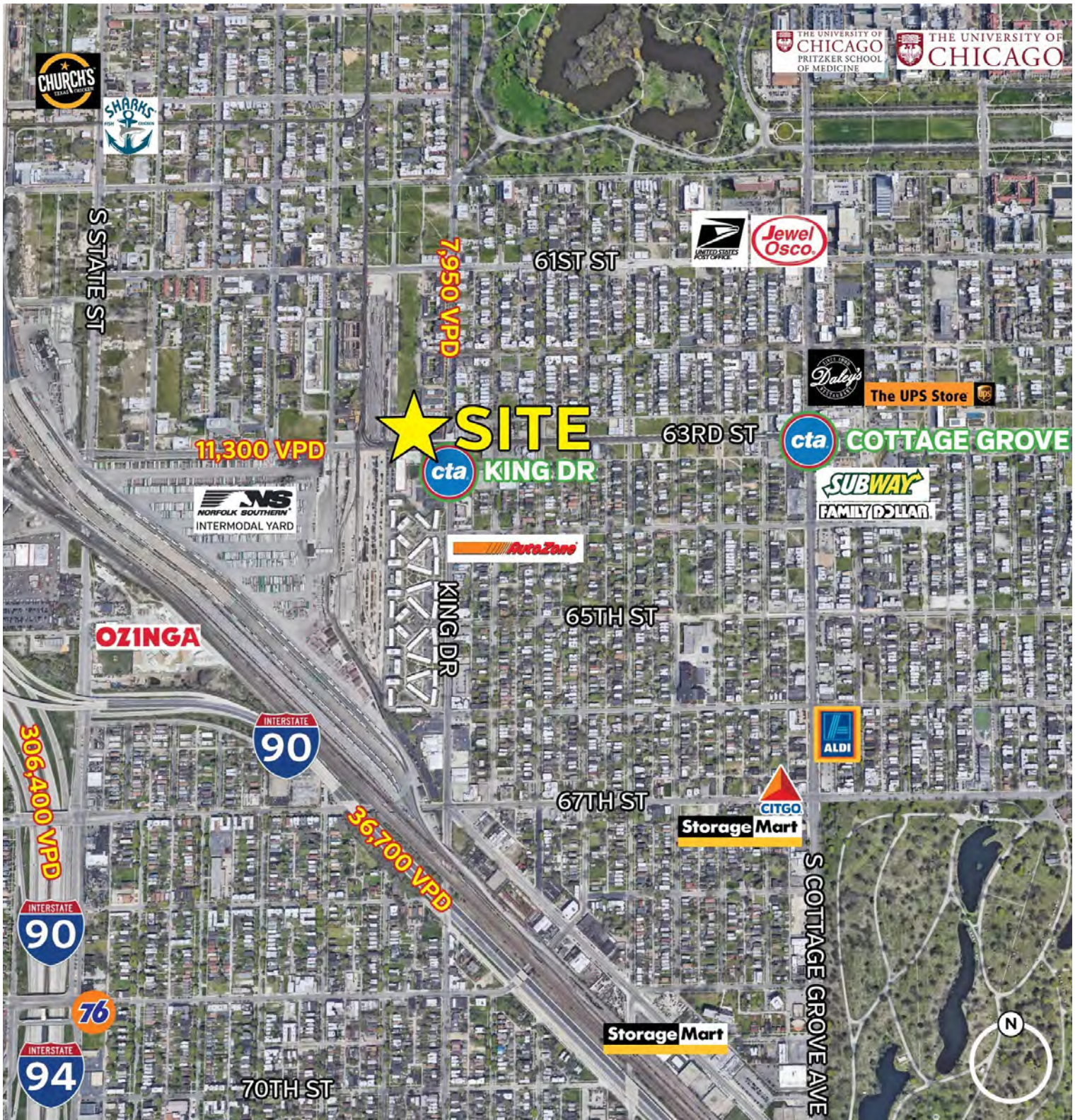
## ADDITIONAL PHOTOS



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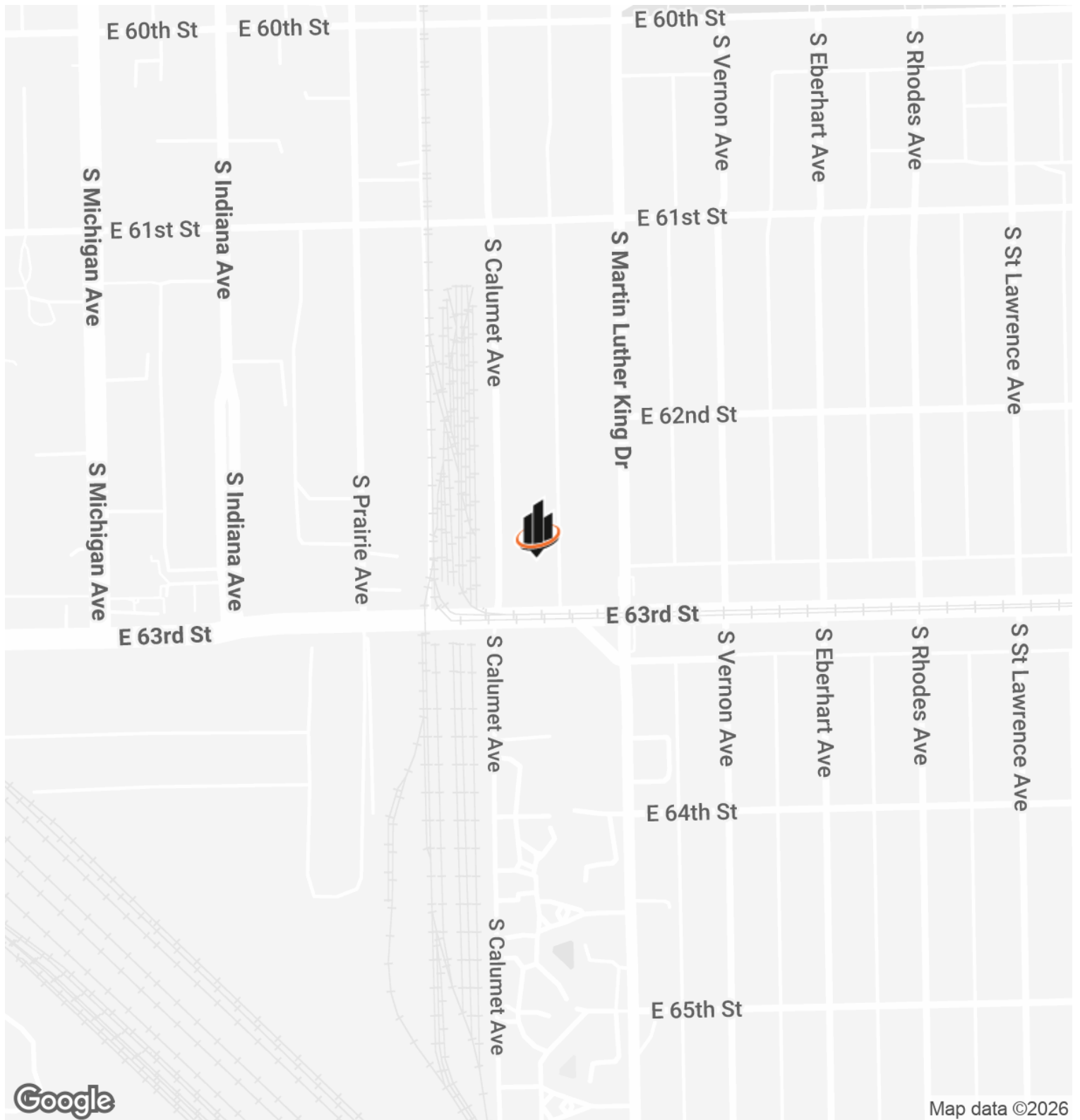


# RETAILER/AERIAL MAP



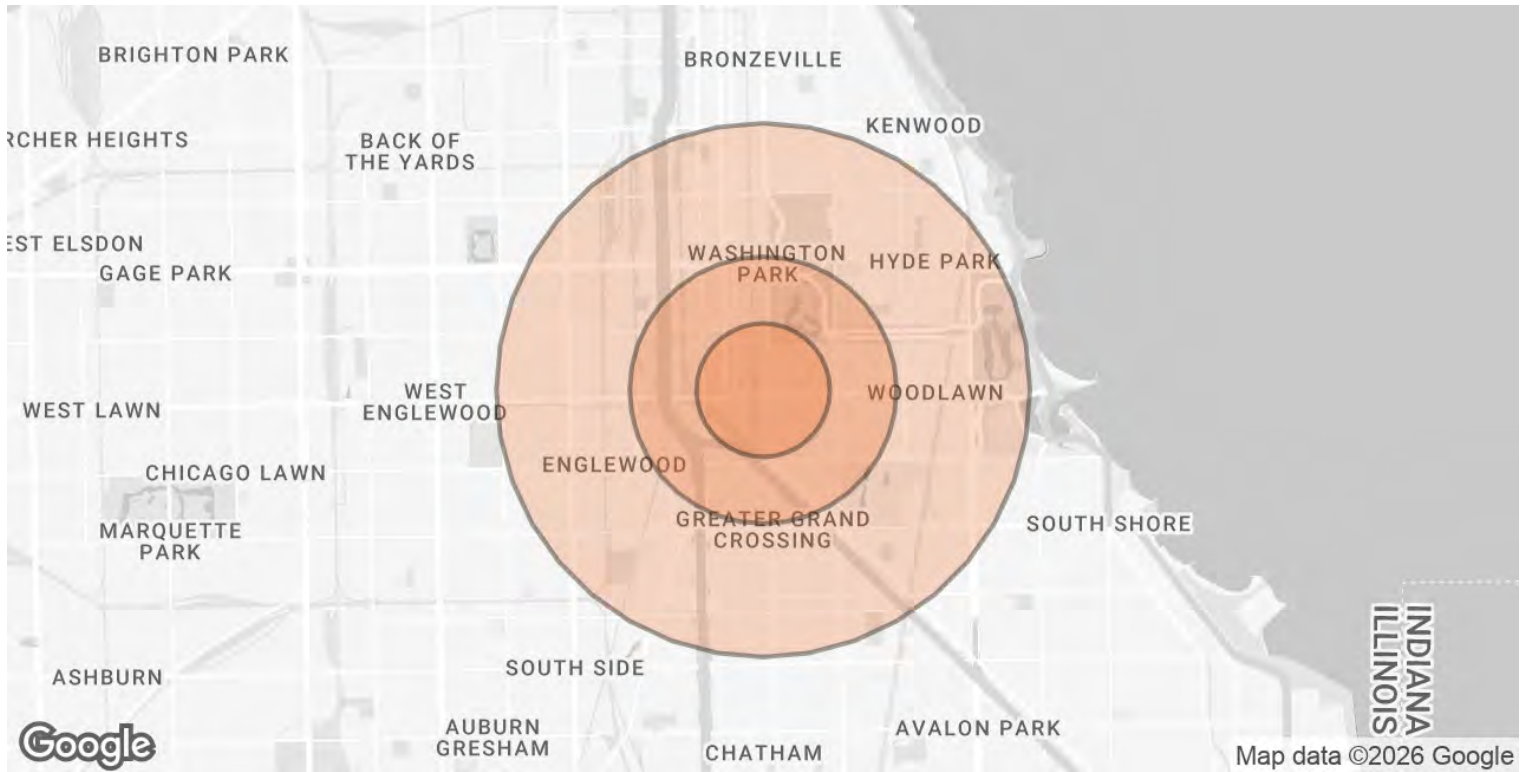
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.5 MILES	1 MILE	2 MILES
<b>TOTAL POPULATION</b>	11,542	31,519	132,100
<b>AVERAGE AGE</b>	34	36	38
<b>AVERAGE AGE (MALE)</b>	32	34	36
<b>AVERAGE AGE (FEMALE)</b>	36	37	39

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
<b>TOTAL HOUSEHOLDS</b>	4,704	13,286	57,477
<b># OF PERSONS PER HH</b>	2.5	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$41,840	\$44,380	\$63,816
<b>AVERAGE HOUSE VALUE</b>	\$323,460	\$302,604	\$343,150

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