



## 11,000 SF RETAIL/OFFICE FOR LEASE

### PROPERTY INFORMATION

- 9,473 SF retail/office on the first floor
- Second floor approx. 1,700 SF
- Divisible as small as 1,200sqft and as large as 7,200 SF
- High 13' Ceilings
- Open floorplan
- Large bright windows & New LED lights
- Ready for New & Existing businesses
- Great transit-oriented location
- 11,00 SF large fenced in parking lot
- Frontage on 47th & Indiana
- Two large delivery areas
- Wide alley for Large/Medium Trucks
- Ample Street Parking

- 02 Miles to 47th St Green Line Stop
- 1/2 Miles to 47th St Red Line Stop
- 47th and Indiana CTA bus stop directly in front of building
- Short Drive to the University of Chicago & the Museum of Science and Industry
- Easy Access to I90 (1/2 Mile)
- Area Tenants Include: Sip and Savor, Peach's Restaurant, Shawn Michells Home Made Ice Cream, Two Fish Crab Shack, McDonalds, Dollar Tree, Walmart, BP Gas station, and more

<b>2021 TAXES</b>	\$28,643
<b>TOWNSHIP</b>	HYDE PARK
<b>ZONED</b>	B3-3
<b>BUILT</b>	1948
<b>ALDERMAN/WARD</b>	DOWELL, PAT / 3RD

### MICHAEL WEBER

312.953.2193  
mweber@atproperties.com

### IAN FEINERMAN

773.802.2543  
ianfeinerman@atproperties.com

### DAKOTA NILSON

312.838.8873  
dakotnilson@atproperties.com



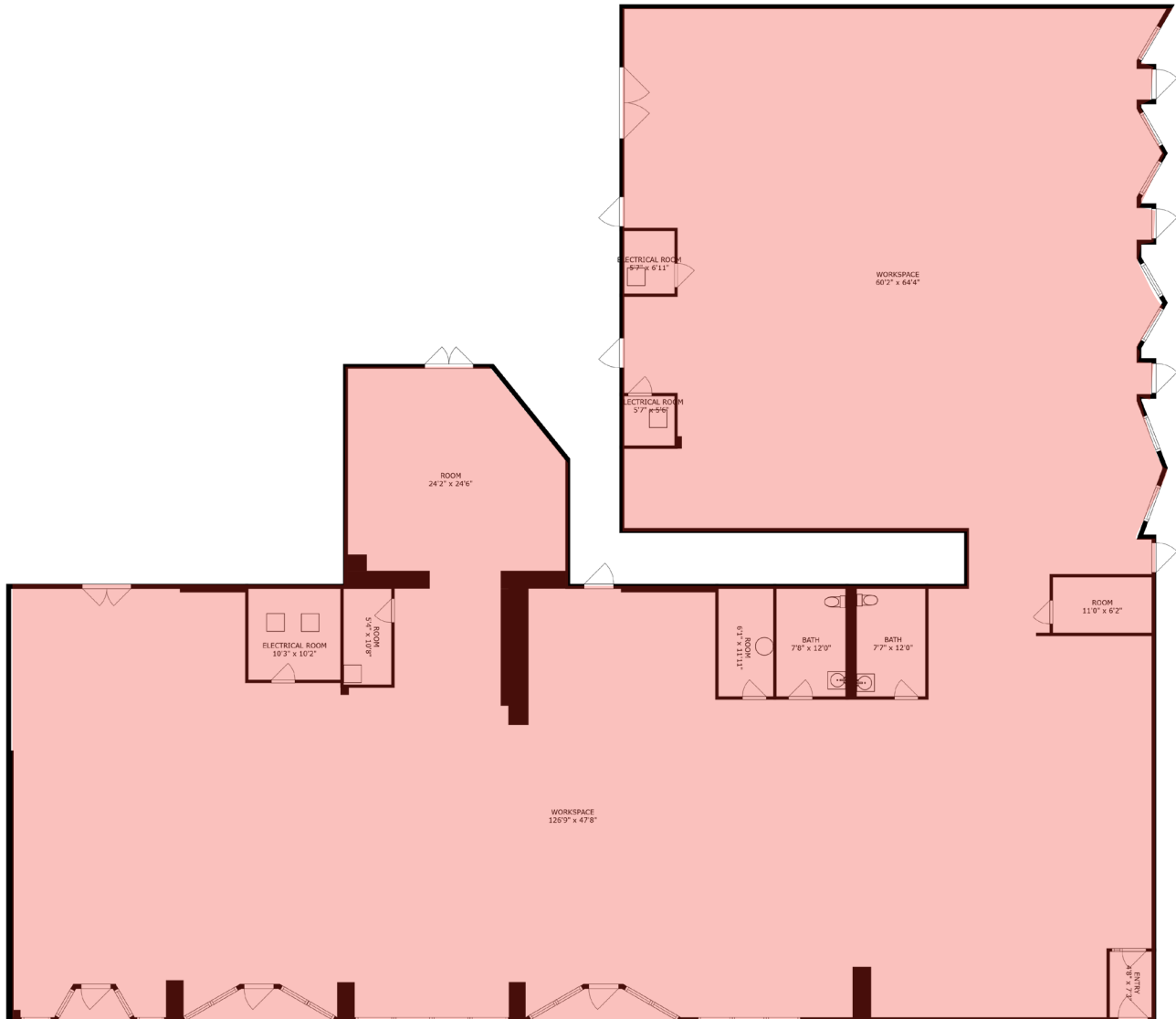
















## BRONZEVILLE

Bronzeville has a rich cultural and architectural history that can still be felt today. The South Side neighborhood was once home to a host of famous entertainers like Louis Armstrong and Nat King Cole, as well as iconic figures such as civil rights activist Ida B. Wells and Pulitzer Prize-winning poet Gwendolyn Brooks.

Today, Bronzeville draws residents with its variety of locally owned restaurants, cafes, art galleries, and prime location near the lakefront and downtown Chicago. 31st Street Beach and Armstrong Park are among the nearby parks and green spaces that add to Bronzeville's appeal.

The renewed energy around Bronzeville is evident in the single-family homes and duplexes popping up, as well as a boom of condominiums in the area. Meanwhile, many of the community's historic brownstones and greystones have been renovated and restored to their original beauty. Restored landmarks such as the Parkway Ballroom, as well as public art throughout the community, serve as reminders of Bronzeville's artistic background.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

33,287

3 MILE

257,980

5 MILE

700,437

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$65,270

3 MILE

\$69,477

5 MILE

\$74,543