

# MILLENNIUM PROPERTIES R/E

## For Sale: Two-Tenant Retail in Prime South Side Location

9440-44 S. LaFayette Ave., Chicago, IL

Price Upon Request



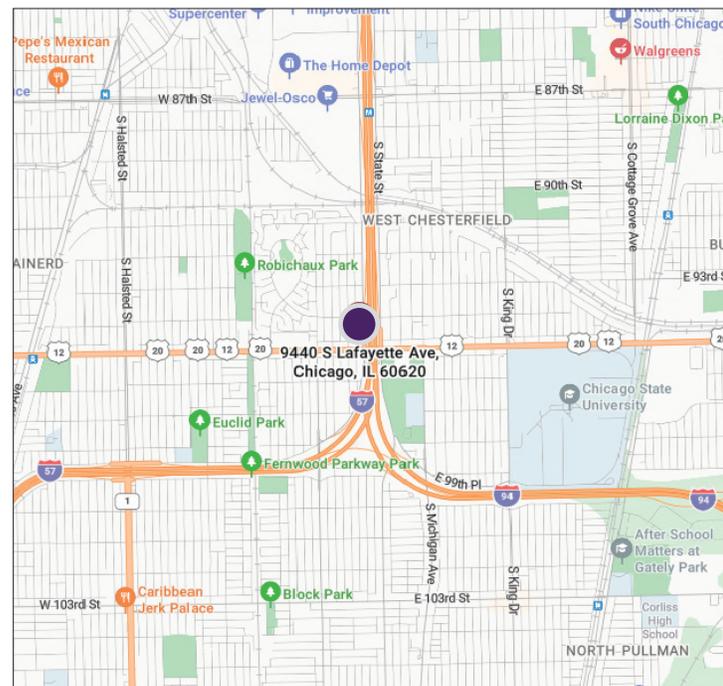
### Property Highlights

- Two tenant retail property
  - 9444 S Lafayette - approx 2,600 SF space occupied by convenience store operator on M-T-M lease
  - 9440 S Lafayette - 2,500 SF former quick-service restaurant space with equipment
- Strong opportunity for an owner-user, redevelopment, or multi-tenant investment
- Directly across from the Red Line 95th train stop with easy access to Metra Rock Island Line and Dan Ryan expressway
- Nearby attractions: Chicago State University, Burger King, Popeye's, and Jewel Osco
- Land area: 6,098 SF
- Traffic count: 14,500 vehicles daily
- Zoning: B3-1
- Real Estate Taxes (2024) - \$13,193.87

### Property Overview

Available for sale is a 5,100 SF two-tenant retail property steps from the 95th/Dan Ryan Red Line station, offering exceptional visibility, strong traffic, and solid income potential. The building includes one stabilized unit leased to an established convenience store operator and a vacant former restaurant space equipped with existing kitchen infrastructure, creating a turnkey opportunity for investors, owner-users, or a new food and beverage concept.

Located in a high-traffic corridor on Chicago's south side with direct access to the 95th/Dan Ryan transit hub and immediate proximity to the Dan Ryan Expressway, the property benefits from exceptional connectivity and strong neighborhood activity. This rare transit-oriented corner offers a compelling opportunity for repositioning, new concept deployment, or continued multi-tenant retail use, making it an attractive option for growth-minded investors and operators.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	97,460	549,984	1,514,540
Households	39,016	215,627	567,961
Median Income	\$48,564	\$43,662	\$51,552

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