

1607 W 87th St, Chicago, IL 60620

SWC of 87th & Ashland Ave



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	0.28 Acres
Building Size:	1,000
Zoning:	B3-2

PROPERTY OVERVIEW

1,000sf freestanding building with a drive-thu in the Auburn Gresham of South Chicago. Located on the southwest corner of 87th and Ashalnd. The corner location makes this property highly visible. The interior is vanilla boxed. Pylon signage is available! Many national and independent businesses are in the local area, such as Oxford Insurance, H & R Block, Dunkin Donuts, Family Dollar, and many more.

PROPERTY HIGHLIGHTS

- Freestanding Building with convenient drive-thru access
- Eye-catching pylon signage available for maximum visibility
- Ample parking for customers and employees
- Modern architecture and attractive curb appeal
- High traffic area for maximum business exposure

for more information

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Adam Haleem

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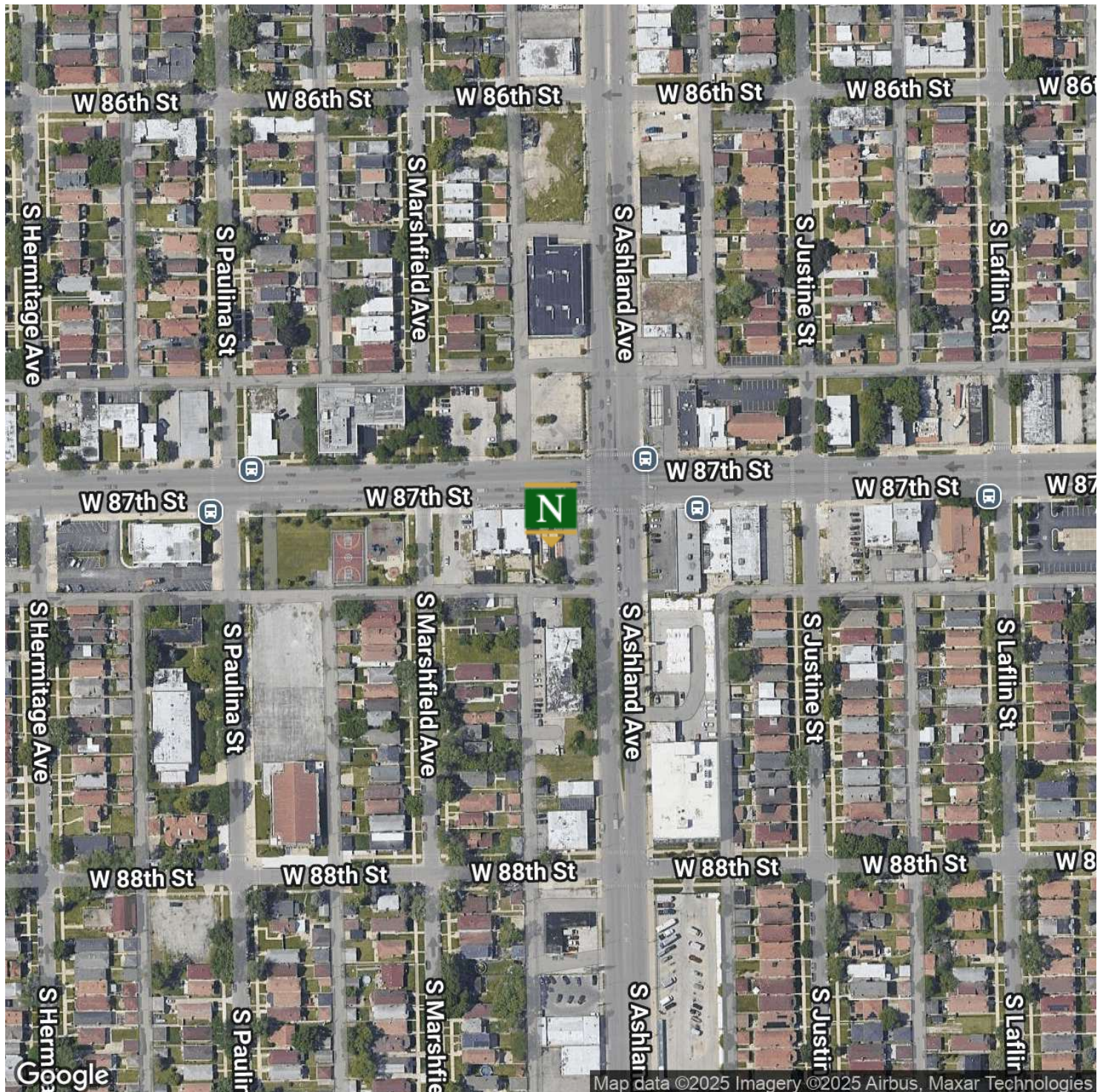
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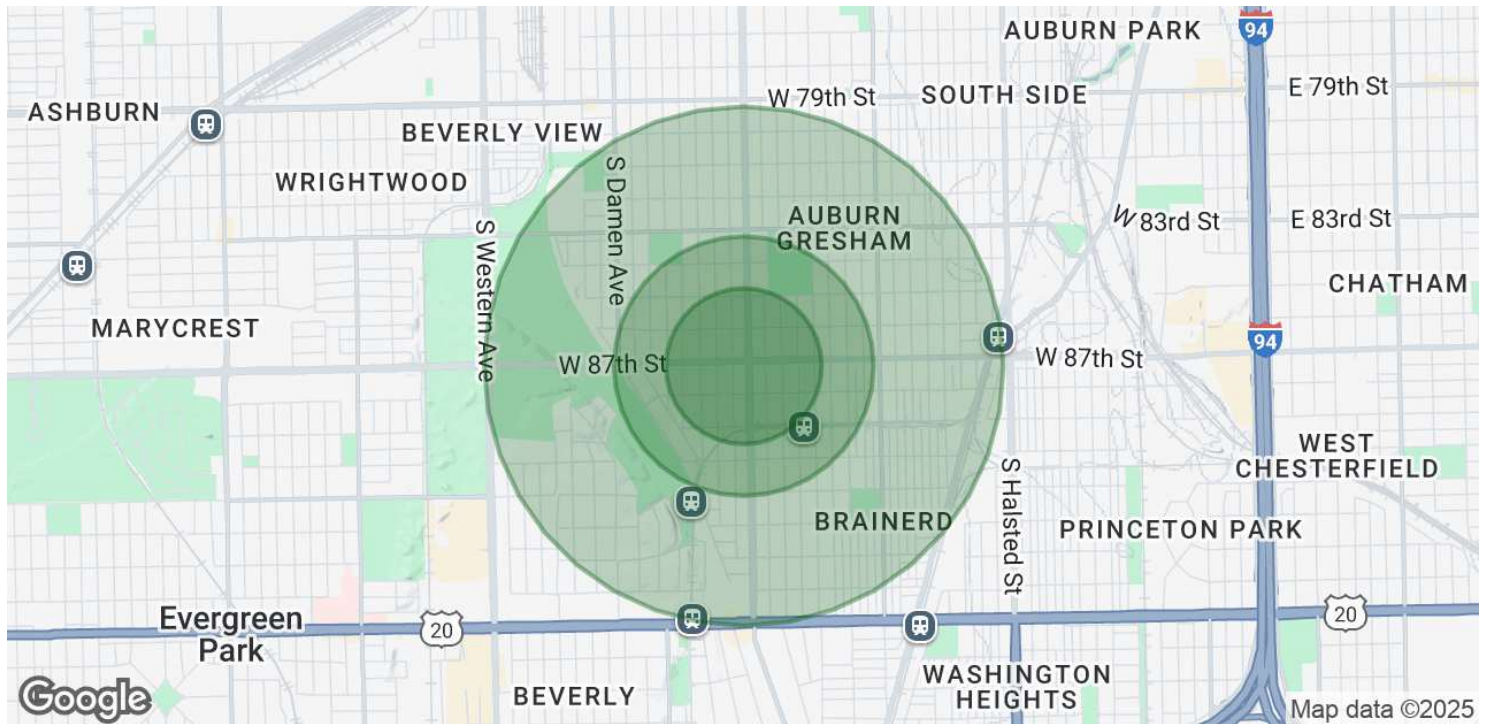
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	3,096	8,388	29,574
Average Age	45	44	43
Average Age (Male)	43	42	41
Average Age (Female)	47	46	45

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	1,289	3,551	12,088
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,541	\$70,085	\$77,407
Average House Value	\$296,943	\$257,671	\$237,065

## ETHNICITY (%)

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Hispanic	4.0%	3.7%	3.8%
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## RACE

### 0.3 MILES

### 0.5 MILES

### 1 MILE

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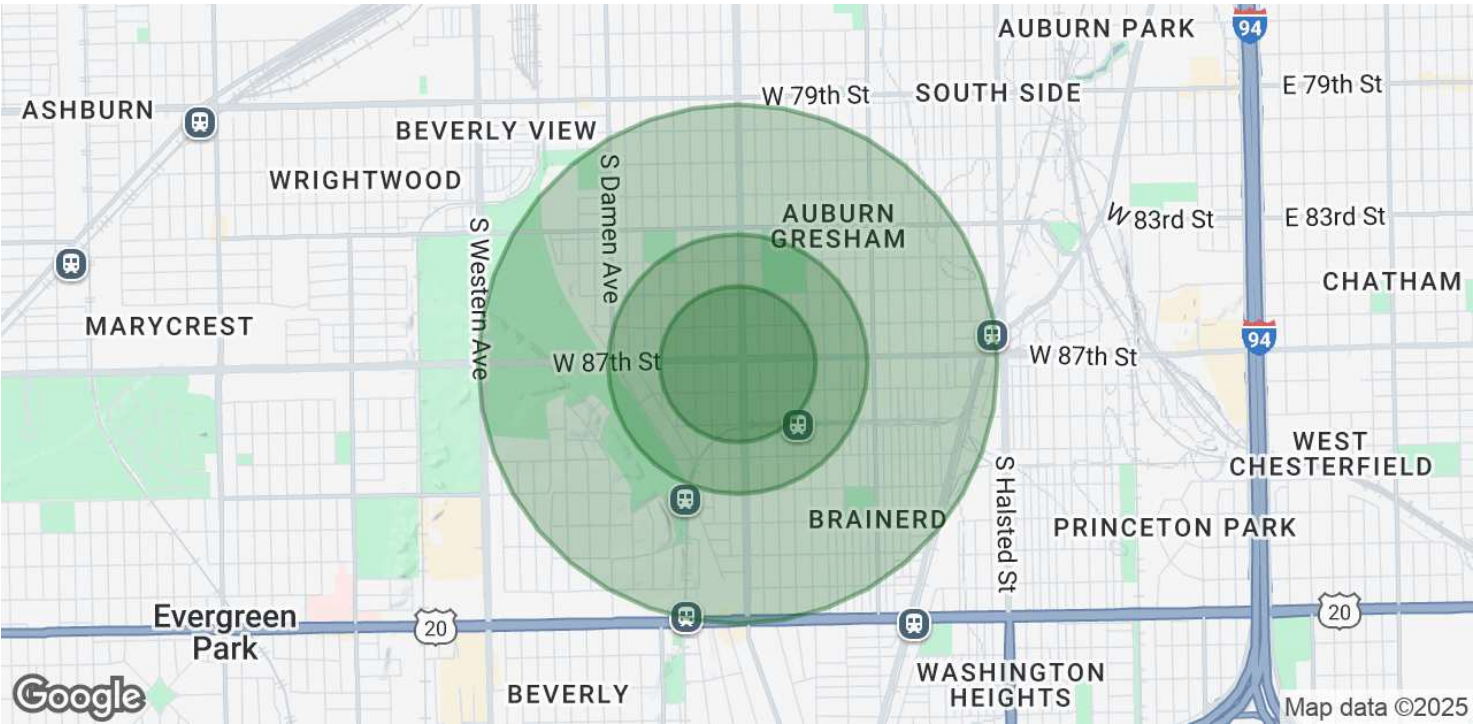
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Total Population - White	33	88	1,359
% White	1.1%	1.0%	4.6%
Total Population - Black	2,900	7,871	26,706
% Black	93.7%	93.8%	90.3%
Total Population - Asian	3	8	43
% Asian	0.1%	0.1%	0.1%
Total Population - Hawaiian	0	0	3
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	1	6	64
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	56	148	512
% Other	1.8%	1.8%	1.7%

Demographics data derived from AlphaMap

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