

SALE / LEASE

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

344 EAST 63RD STREET

Chicago, IL 60637

PRESENTED BY:

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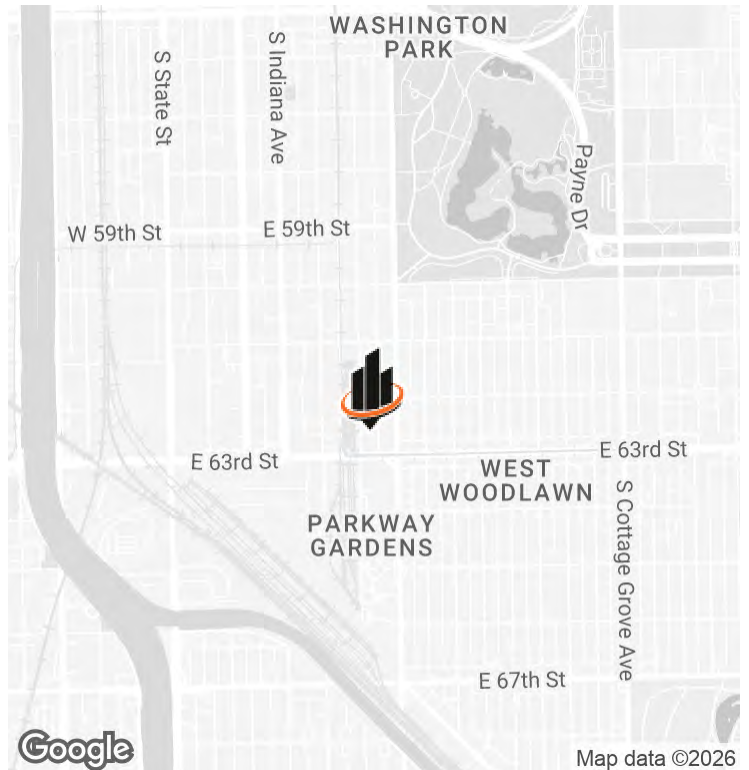
S CALUMET AVE

11,300 VPD

E 63RD ST



PROPERTY SUMMARY



SALE PRICE:	\$1,300,000
LEASE RATE:	Subject To Offer
PRICE/SF:	\$92.08
AVAILABLE SF:	16,290 SF
LOT SIZE:	0.76 Acres
BUILDING SIZE:	16,290 SF
NOI:	\$228,060.00
TAXES:	\$3.04/SF

PROPERTY DESCRIPTION

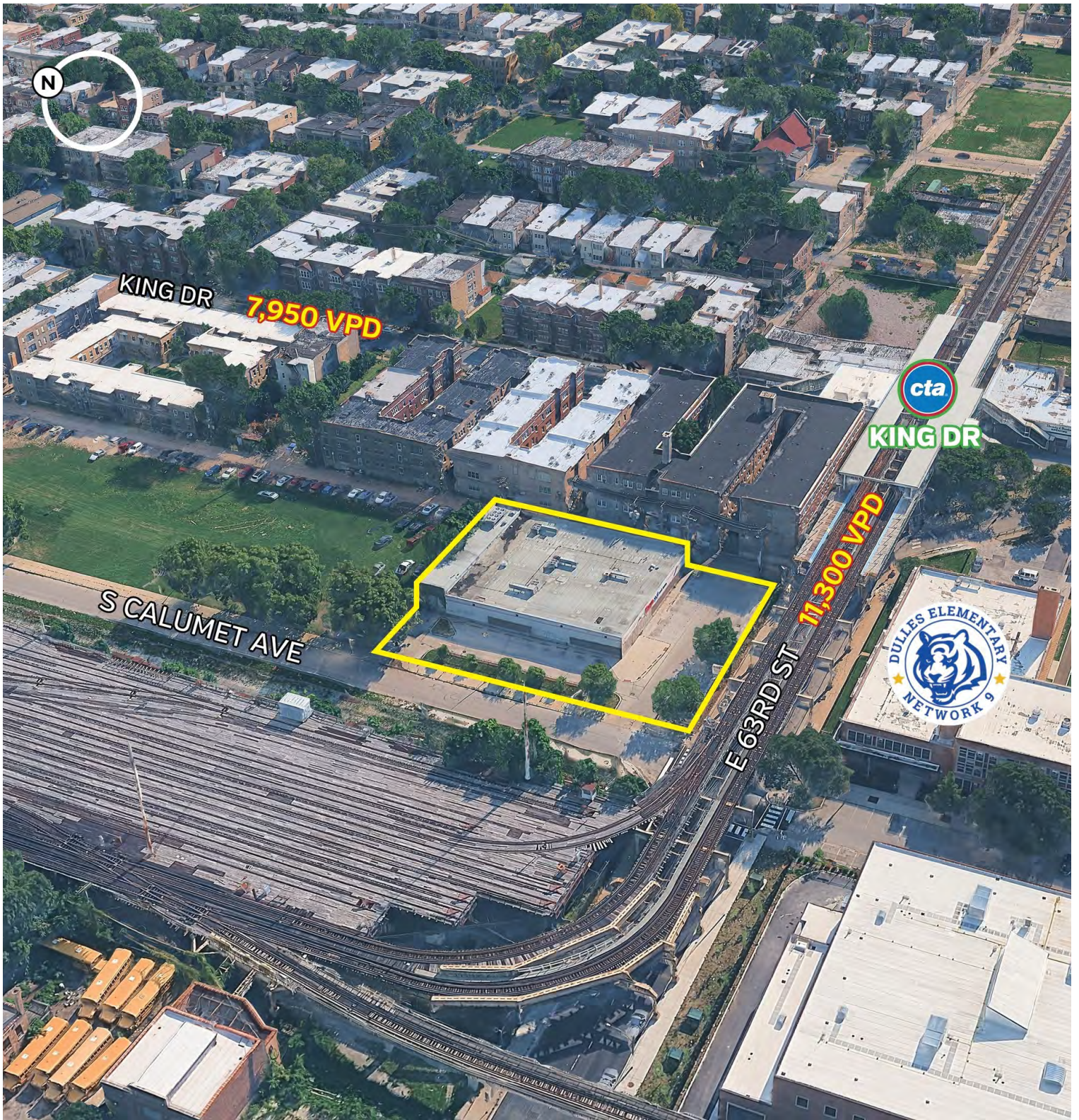
SVN Chicago Commercial is pleased to present 344 E. 63rd Street, a former Save-a-Lot Supermarket retail property in Chicago, Illinois. The 16,290 SF big-box retail space is no longer occupied, but has NNN lease income through February 2027. The property sits steps from the Green Line "el" station and 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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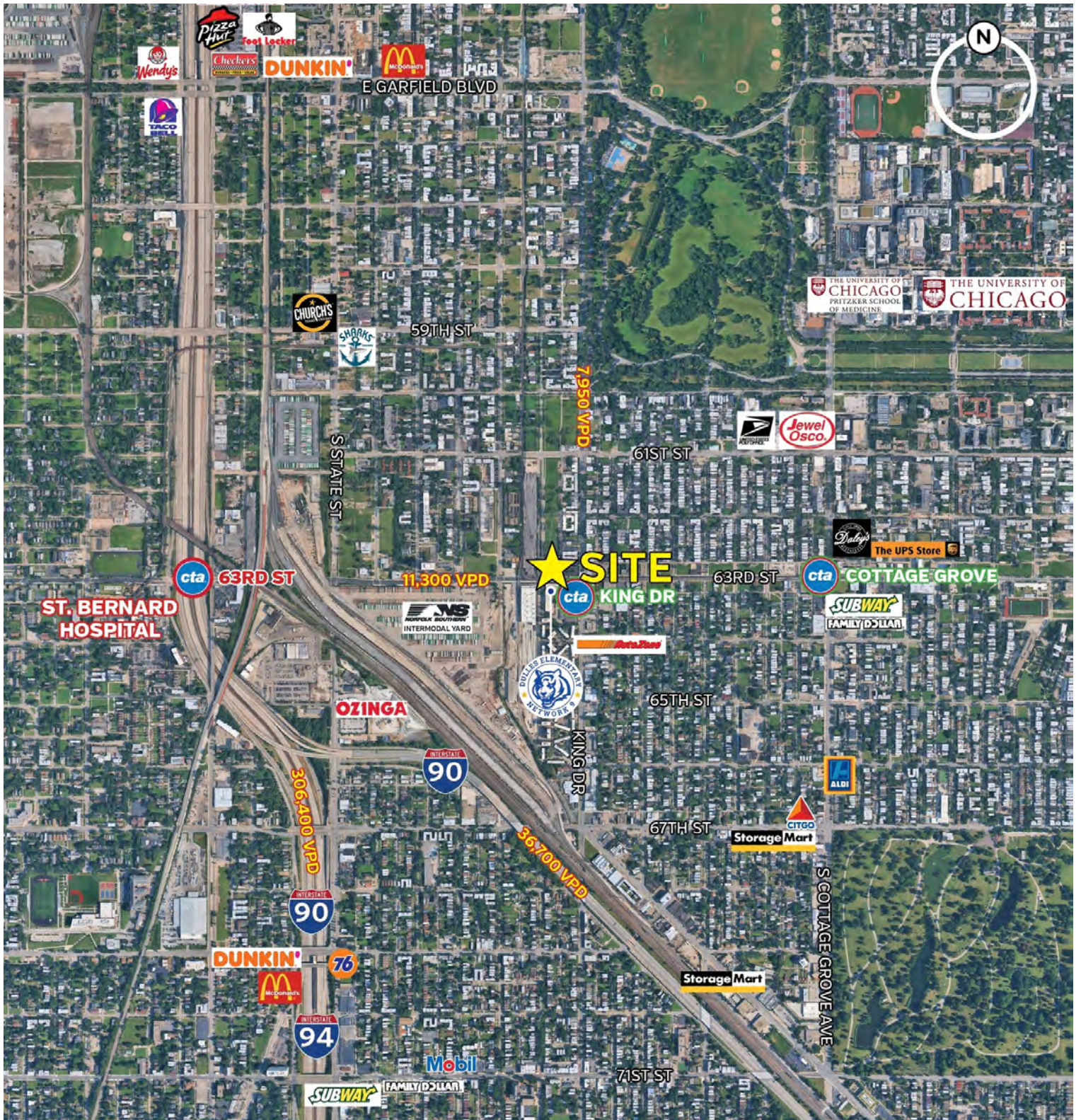
PROPERTY AERIAL



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RETAILER MAP



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ADDITIONAL PHOTOS



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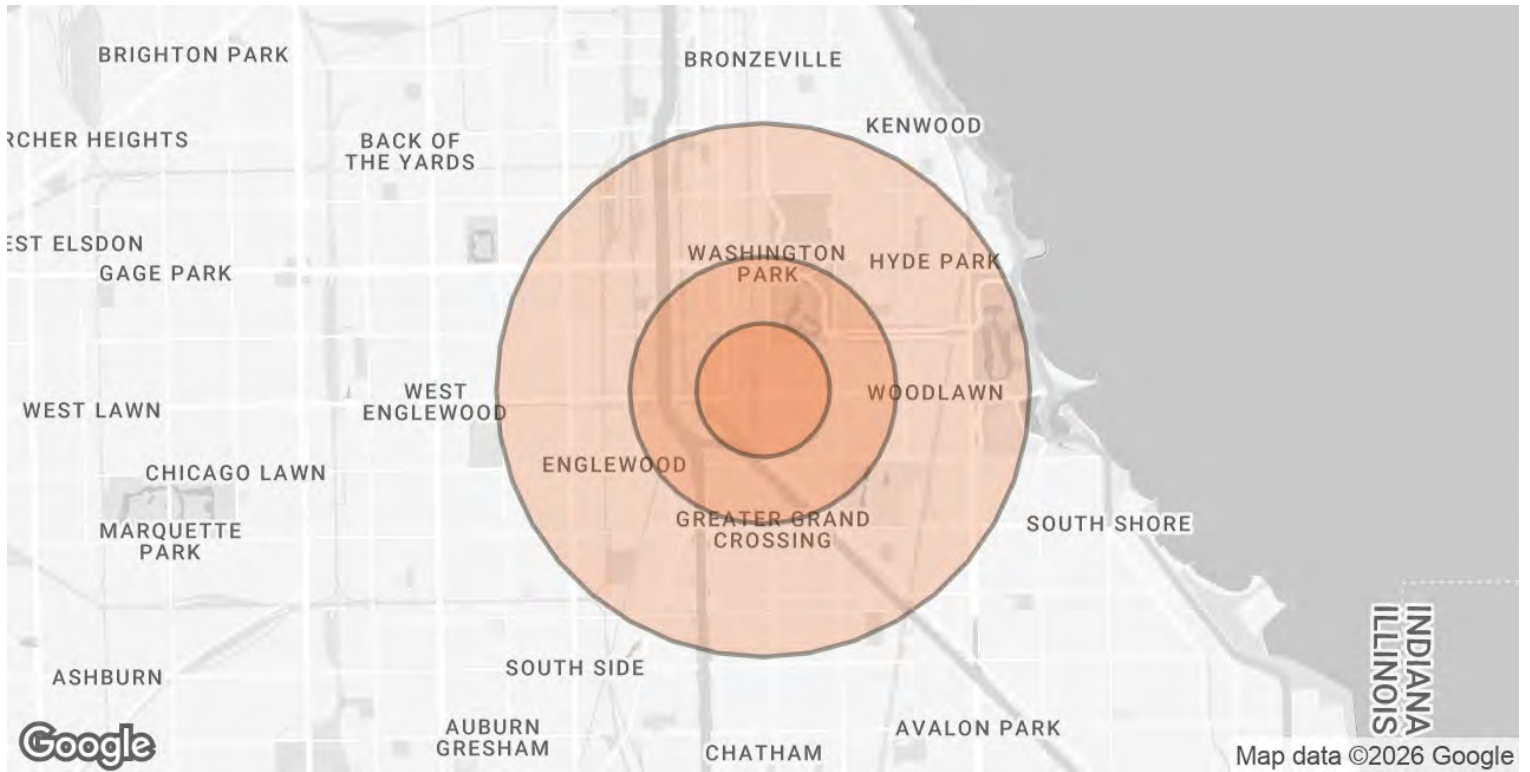
RENT ROLL

SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
Save-a-Lot	16,290 SF	100%	\$14.00	\$228,060.00	10/19/2010	2/28/2027	NNN Lease

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DEMOGRAPHICS MAP & REPORT



POPULATION

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

HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap

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