



**SALE**

**12.16% Cap Former  
Retail Supermarket |  
OZ, EZRC & SBA  
HubZone Incentives**

**344 EAST 63RD STREET**

Chicago, IL 60637

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**PRESENTED BY:**

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PROPERTY SUMMARY



SALE PRICE:	Subject To Offer
NUMBER OF UNITS:	1
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.

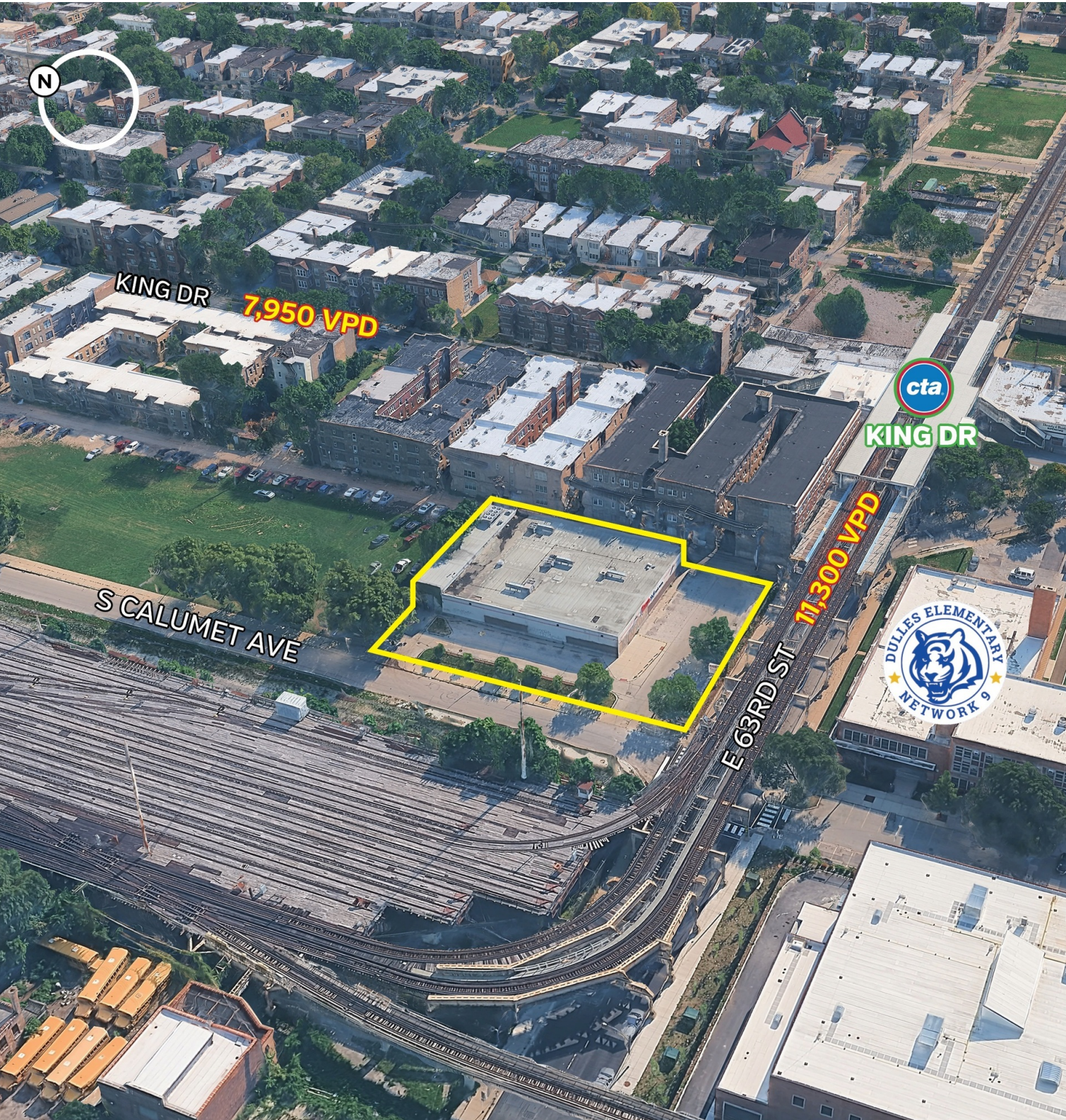
PROPERTY HIGHLIGHTS

- ±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

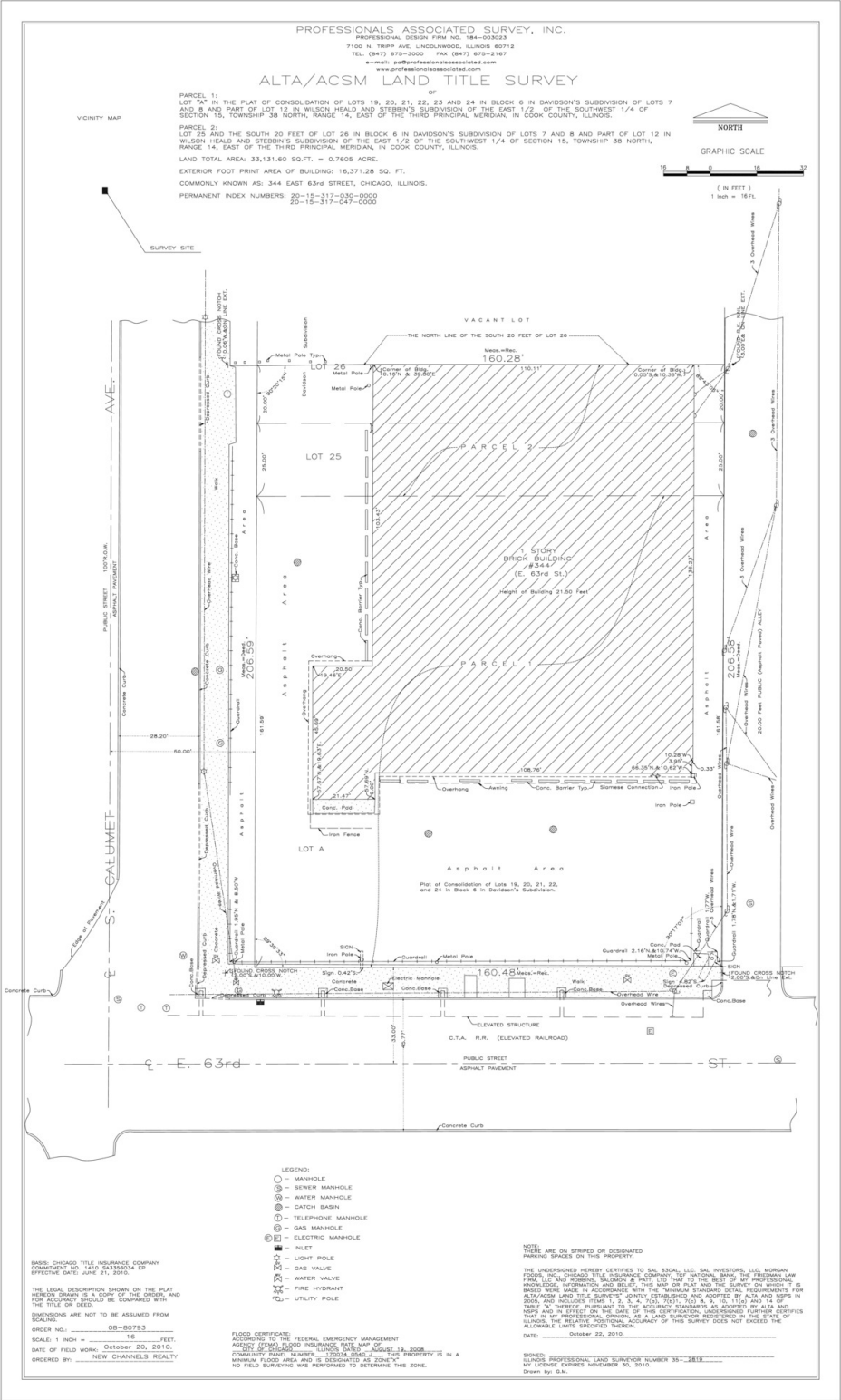


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The map displays the proposed site location in the Cottage Grove neighborhood of Chicago. The site is marked with a yellow star and the word "SITE" in large yellow letters. The map shows a grid of streets, including E Garfield Blvd, 59th St, 61st St, 63rd St, 65th St, 67th St, 71st St, S State St, S Cottage Grove Ave, and King Dr. Major highways, Interstate 90 and Interstate 94, are also visible. Various landmarks and businesses are labeled, including St. Bernard Hospital, Ozinga, Jewel Osco, The UPS Store, Subway, Family Dollar, Storage Mart, and several fast-food restaurants like McDonald's, Dunkin', and Wendy's. A north arrow is located in the top right corner.

**12.16% CAP FORMER RETAIL SUPERMARKET | OZ, EZRC & SBA HUBZONE INCENTIVES | 344 East 63rd Street Chicago, IL 60637SVN | CHICAGO**



## ADDITIONAL PHOTOS



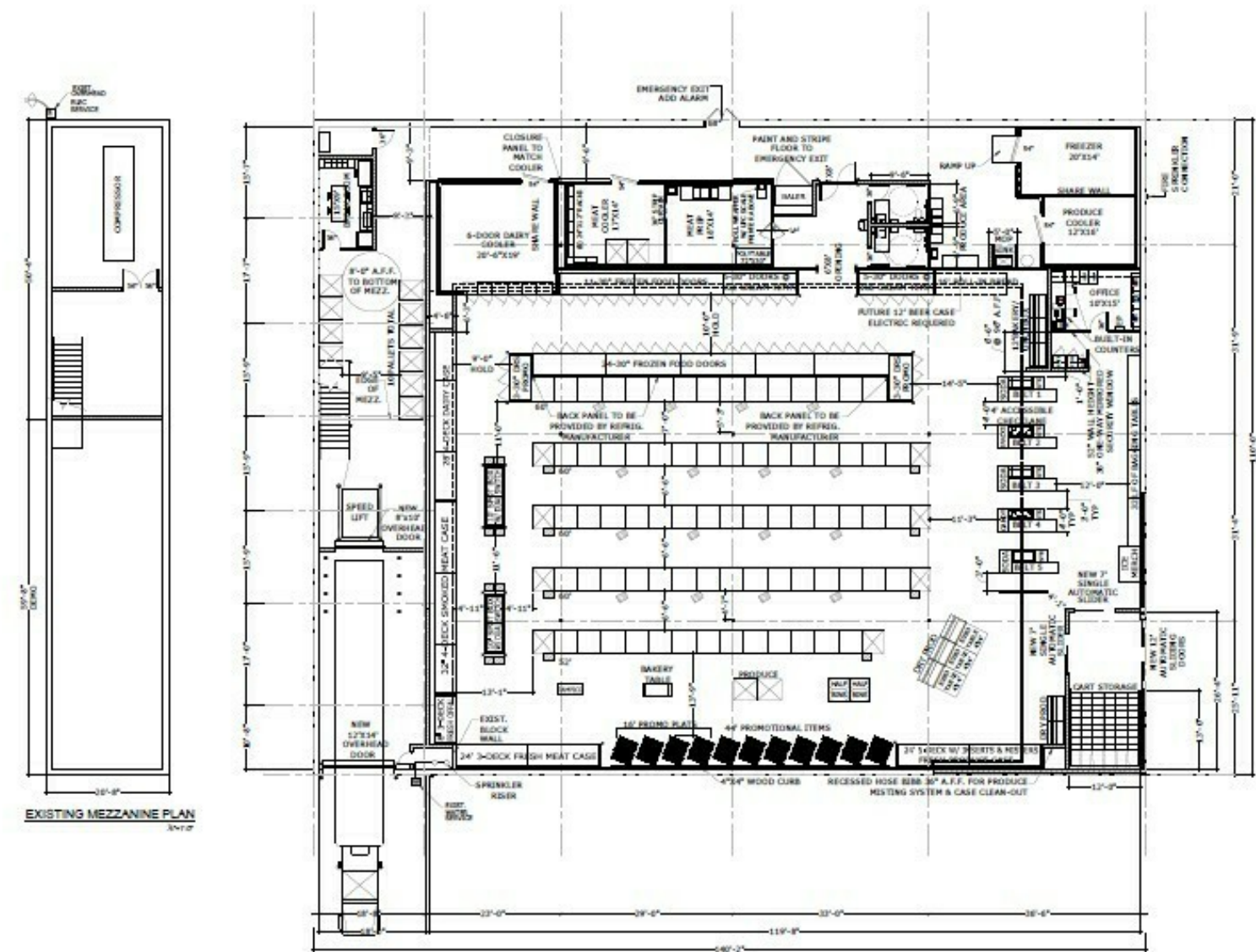
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FLOOR PLAN



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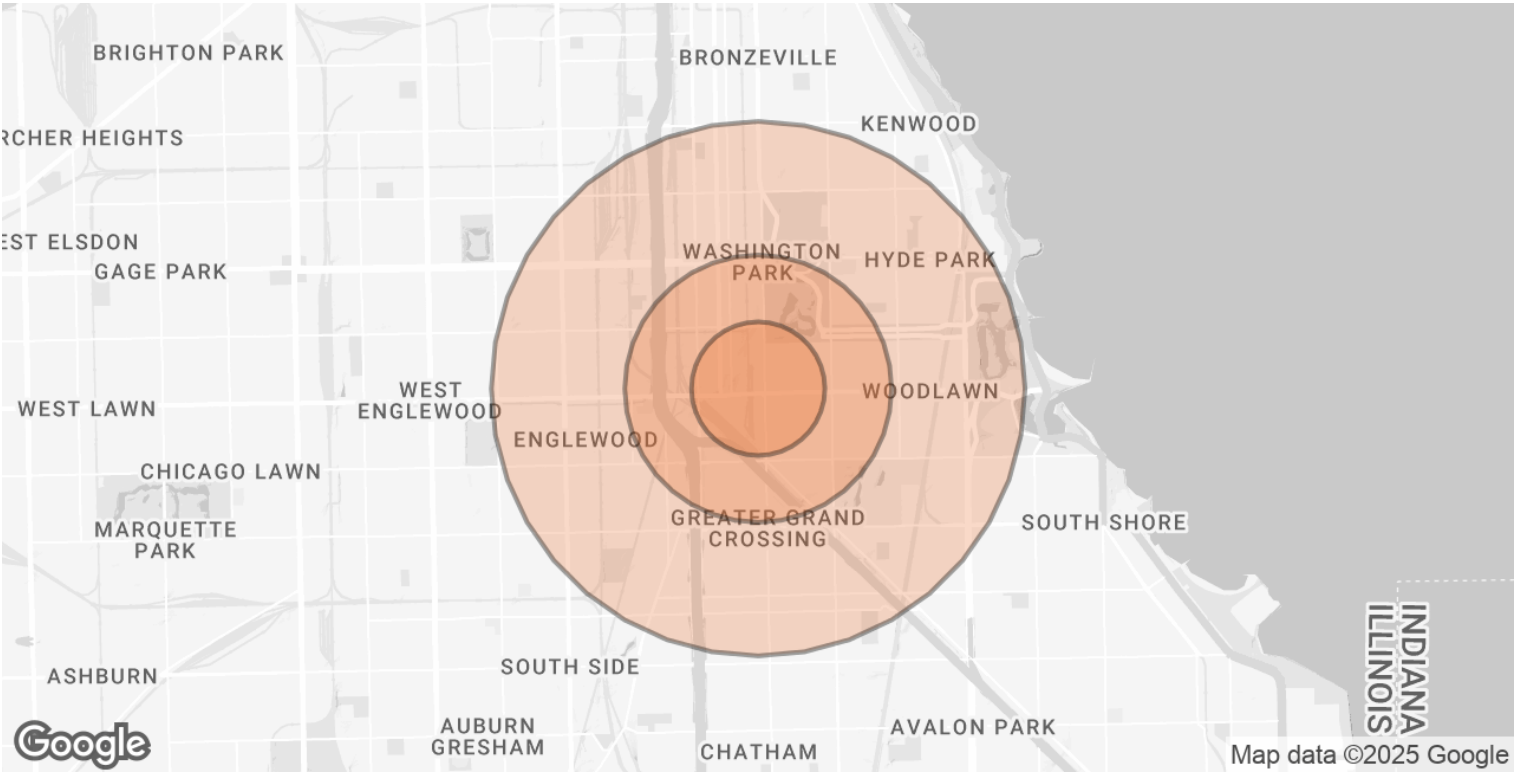
RENT ROLL

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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