

Vacant Freestanding Building

FOR LEASE



2001-2003 W 79th St
Chicago, IL 60620-5760



THE SPACE

Location	2001-2003 W 79th St Chicago, IL 60620-5760
County	Cook
Square Feet	3,190
Annual Rent PSF	\$22.57
Lease Type	Modified Gross

Notes Taxes are Included with Rent

HIGHLIGHTS

- + Strong Visablity
- + Corner Lot Exposure
- + Ample Parking
- + Flexible Zoning
- + Immediate availability



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
28,501	256,662	691,581

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,985	\$78,038	\$81,468

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,623	95,401	260,904



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Infiniti Properties Inc
9566 W. 147th St., Orland Park, IL 60462

PROPERTY FEATURES

BUILDING SF	3,190
LAND SF	9,375
YEAR BUILT	1986
ZONING TYPE	C1-1
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	14
CORNER LOCATION	Yes



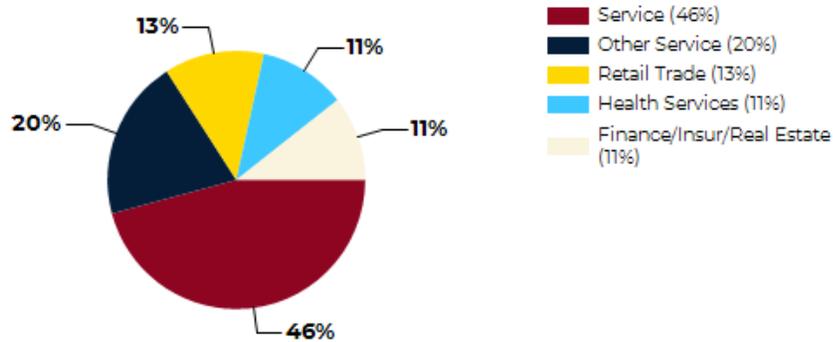
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Prime Corner Location on Chicago's 79th Street Corridor

2001-2003 W 79th St is a high-visibility, corner retail property in the heart of Auburn Gresham, surrounded by dense residential neighborhoods and active local commerce. The property offers excellent signage opportunities, strong vehicular and pedestrian traffic, and immediate access to major streets and public transit, making it ideal for neighborhood-serving businesses.

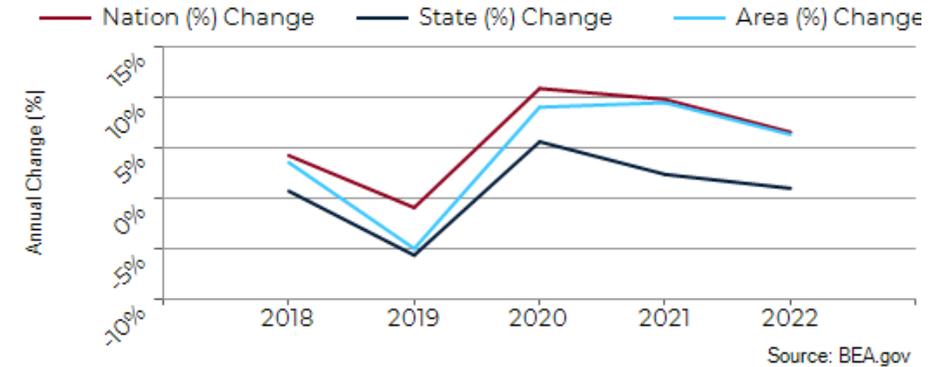
Major Industries by Employee Count

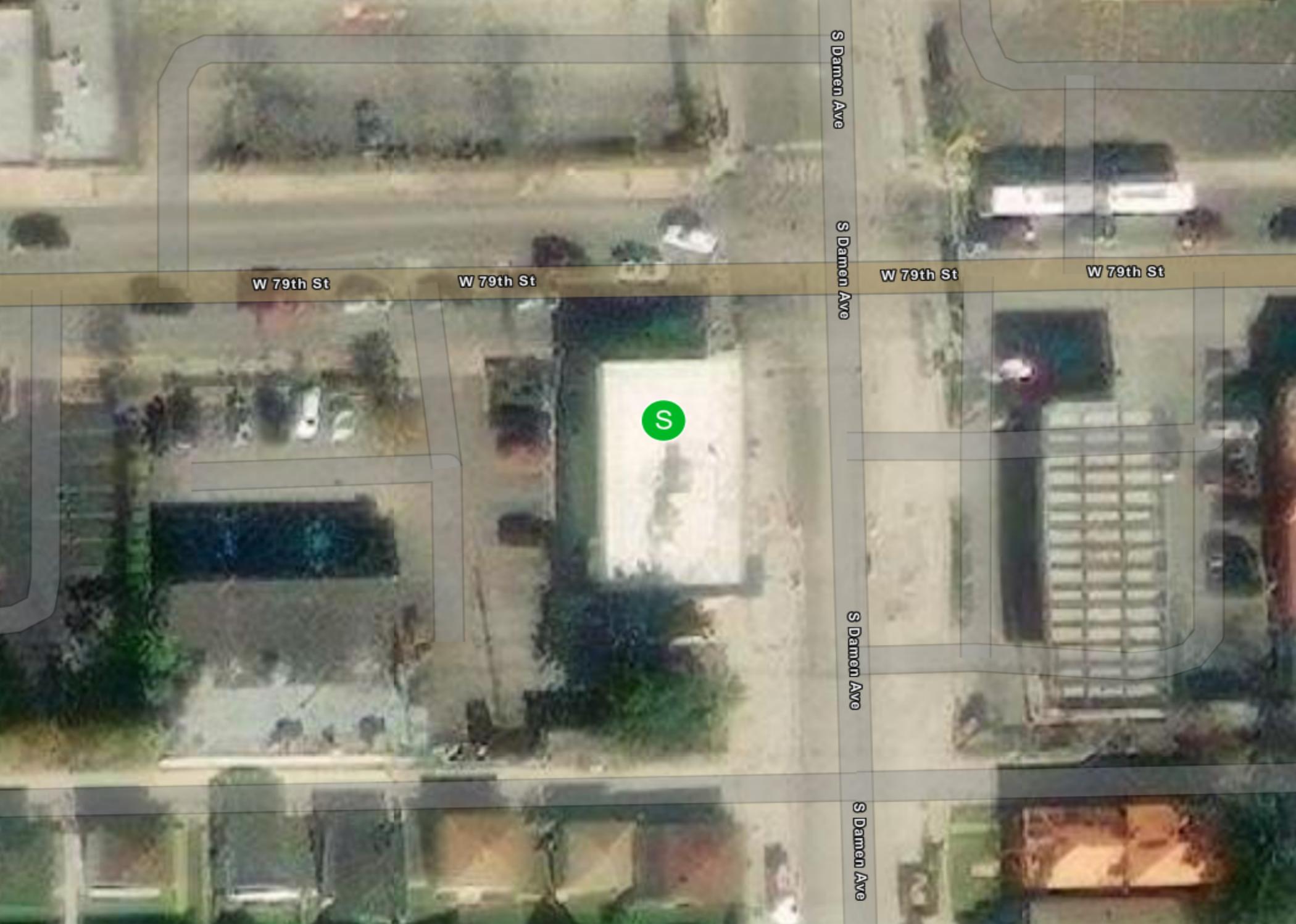


Largest Employers

U.S. Government	73,506
Chicago Public Schools	43,605
City of Chicago	41,312
Cook County, Illinois	21,482
Advocate Health System	18,512
JPMorgan Chase	16,045
University of Chicago	15,452
State of Illinois	14,731

Cook County GDP Trend





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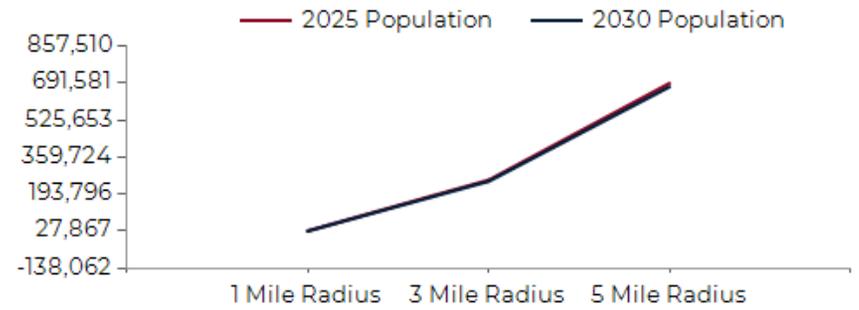


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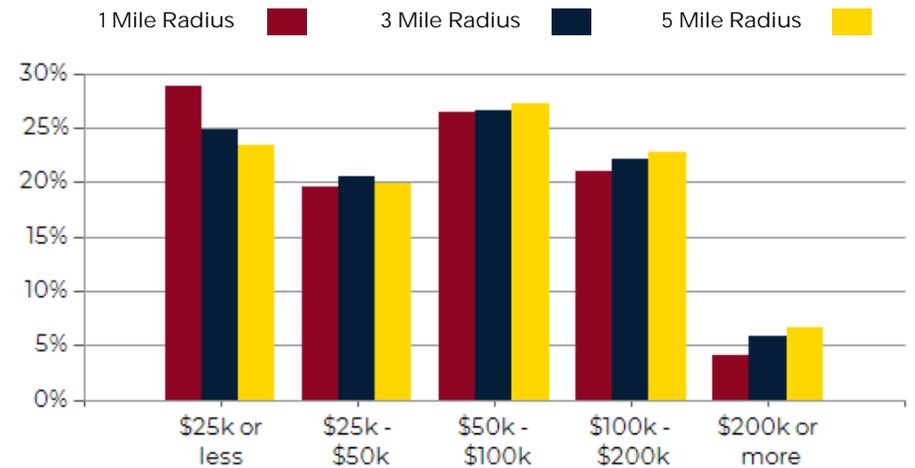


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,686	325,204	831,953
2010 Population	32,226	289,324	756,594
2025 Population	28,501	256,662	691,581
2030 Population	27,867	251,349	676,115
2025 African American	25,437	160,915	346,057
2025 American Indian	148	3,078	10,139
2025 Asian	32	870	9,720
2025 Hispanic	2,341	73,797	235,791
2025 Other Race	1,404	41,464	128,924
2025 White	524	26,821	120,481
2025 Multiracial	946	23,449	76,018
2025-2030: Population: Growth Rate	-2.25%	-2.10%	-2.25%

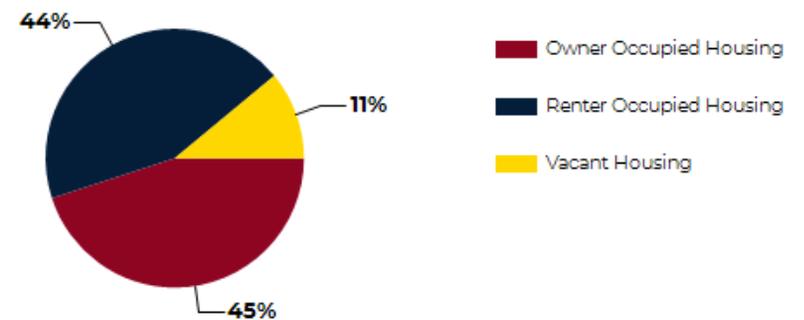
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,319	14,812	38,798
\$15,000-\$24,999	1,038	8,842	22,402
\$25,000-\$34,999	989	8,556	22,373
\$35,000-\$49,999	1,290	11,042	29,729
\$50,000-\$74,999	2,052	14,884	41,304
\$75,000-\$99,999	1,028	10,564	29,641
\$100,000-\$149,999	1,641	14,856	40,813
\$150,000-\$199,999	798	6,203	18,529
\$200,000 or greater	468	5,643	17,314
Median HH Income	\$52,189	\$56,617	\$59,439
Average HH Income	\$69,985	\$78,038	\$81,468



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



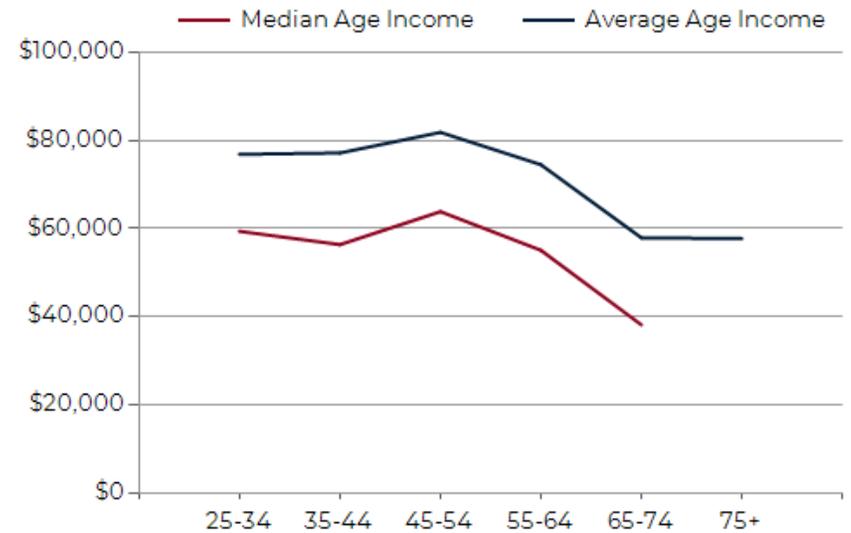
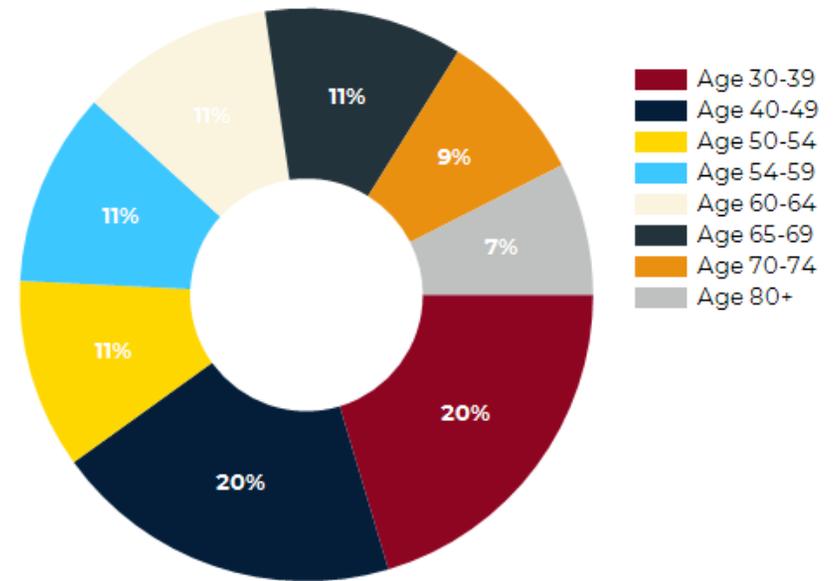
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,840	17,946	49,016
2025 Population Age 35-39	1,631	15,871	43,752
2025 Population Age 40-44	1,593	16,061	44,118
2025 Population Age 45-49	1,759	15,771	43,243
2025 Population Age 50-54	1,824	16,116	43,248
2025 Population Age 55-59	1,865	15,444	40,879
2025 Population Age 60-64	1,864	16,154	41,128
2025 Population Age 65-69	1,906	14,984	38,558
2025 Population Age 70-74	1,473	11,051	28,859
2025 Population Age 75-79	1,273	7,901	20,142
2025 Population Age 80-84	861	4,801	12,469
2025 Population Age 85+	658	4,400	11,790
2025 Population Age 18+	22,891	199,886	538,282
2025 Median Age	43	38	38
2030 Median Age	44	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,401	\$66,504	\$68,574
Average Household Income 25-34	\$76,902	\$83,327	\$86,704
Median Household Income 35-44	\$56,373	\$64,913	\$70,742
Average Household Income 35-44	\$77,217	\$89,527	\$95,508
Median Household Income 45-54	\$63,870	\$71,397	\$75,203
Average Household Income 45-54	\$81,905	\$91,343	\$95,246
Median Household Income 55-64	\$55,091	\$58,625	\$60,755
Average Household Income 55-64	\$74,565	\$81,107	\$83,627
Median Household Income 65-74	\$38,141	\$41,919	\$44,571
Average Household Income 65-74	\$57,942	\$65,013	\$67,579
Average Household Income 75+	\$57,740	\$56,715	\$56,590

Population By Age

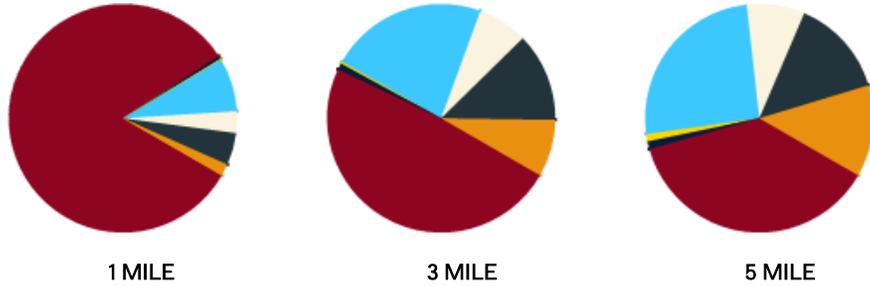


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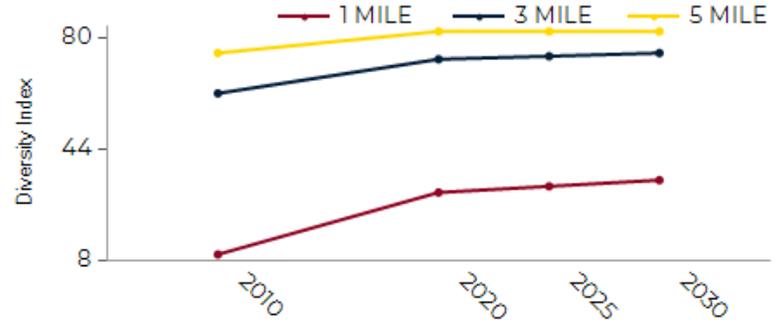
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	34	75	82
Diversity Index (current year)	32	74	82
Diversity Index (2020)	30	73	82
Diversity Index (2010)	10	62	75

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	83%	49%	37%
American Indian	0%	1%	1%
Asian	0%	0%	1%
Hispanic	8%	22%	25%
Multiracial	3%	7%	8%
Other Race	5%	13%	14%
White	2%	8%	13%

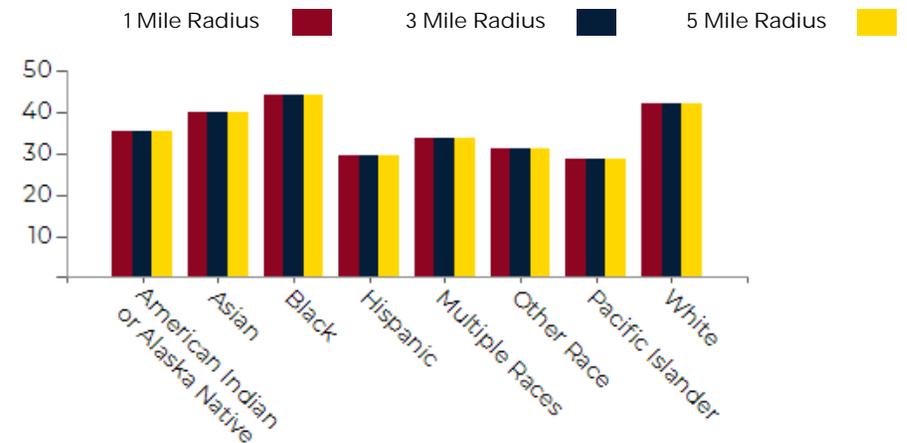
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	33	34
Median Asian Age	40	44	35
Median Black Age	44	42	41
Median Hispanic Age	30	30	31
Median Multiple Races Age	34	33	33
Median Other Race Age	31	31	31
Median Pacific Islander Age	29	41	35
Median White Age	42	41	41

2025 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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