

# Calumet Heights

Fully equipped second-generation restaurant on direct arterial route to Obama Presidential Library.

9421 S. Stony Island Ave., Chicago, IL



## Property Description

Situated on a prominent stretch of one of the South Side's primary north-south thoroughfares—this recently constructed second generation restaurant benefits from strong visibility, accessibility, and consistent vehicular traffic. Importantly, Stony Island serves as a direct arterial route to the future Obama Presidential Center in Jackson Park, one of the most anticipated developments in the country, expected to draw millions of annual visitors.

**Purchase Price:** \$2.3M (RE/Bus.)

**Property Taxes:** \$41,618.80 (2024), \$11.40/SF

**Lease Rate:** \$50/SF (NNN)

**OpEx:** N/A

**Size (Approx.):** 3,651 SF (Bldg.), 43,886 ac.

**Licenses:** Must apply.

**For additional information or to schedule a showing, contact:**

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## Demographics

Population	1-Mile	5-Mile
2022 Population	17,622	422,218
2027 Population	17,763	423,487
Annual Growth 2022-2027	0.80%	0.30%

## Households

2022 Households	7,174	171,456
Annual Growth 2022-2027	0.5%	0.1%

## Income

Avg. Household Income	\$55,971	\$46,800
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Source: Costar

## Nearby Businesses

Shell	Starbucks
Bank of America	Amazon Locker
Burger King	BJ's Market and Bakery
KFC	Stony Island Drive THRU
Jewel/Osco	Bronzeville Children's Museum

## Location: Calumet Heights

Calumet Heights is a well-established residential neighborhood known for its stability, pride of ownership, and strong sense of community. Characterized by tree-lined streets and a mix of classic Chicago bungalows, Georgian homes, and mid-century residences, the area offers a quiet, suburban feel within city limits. Calumet Heights benefits from convenient access to major thoroughfares such as Stony Island Avenue and 95th Street, providing connectivity to downtown and surrounding neighborhoods, while nearby Metra Electric stations offer an efficient commuter option. The neighborhood is supported by local retail corridors, neighborhood parks, and proximity to the Lake Michigan shoreline, creating a balanced environment for both residents and visitors.

## Map

On the corner of South Stony Island Ave. and 94th St.

