

3751 West 79th Street, Chicago, IL 60652

# 3751 W 79th St



## OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: \$37.50 SF/yr (MG)

Lot Size: 0.37 Acres

Building Size: 1,600

Zoning: B3-1

## PROPERTY OVERVIEW

1,600sf Freestanding Building with possible drive-thru on a 16,362sf site located on the southwest corner of 79th St & Hamlin Ave on busy 79th St. Many national and regional users in the area such. The site was a former Midwest title loan. The current buildout includes 2 offices and a huge reception area. Great visibility which can accommodate many different business types. Ideal for a restaurant user with a possible drive-thru or office space.

## PROPERTY HIGHLIGHTS

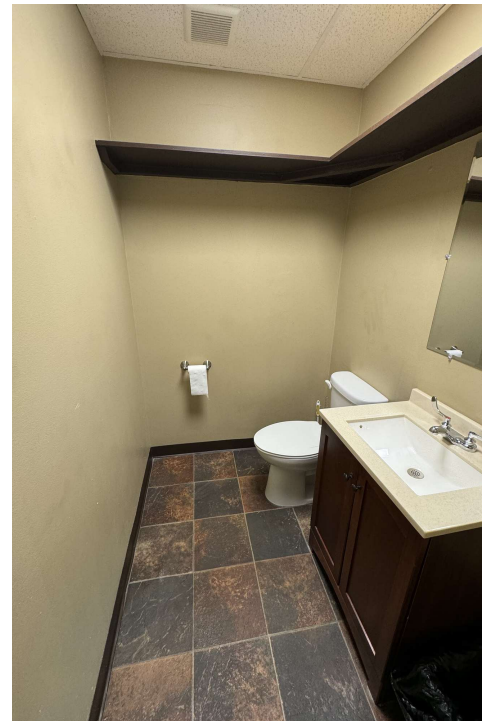
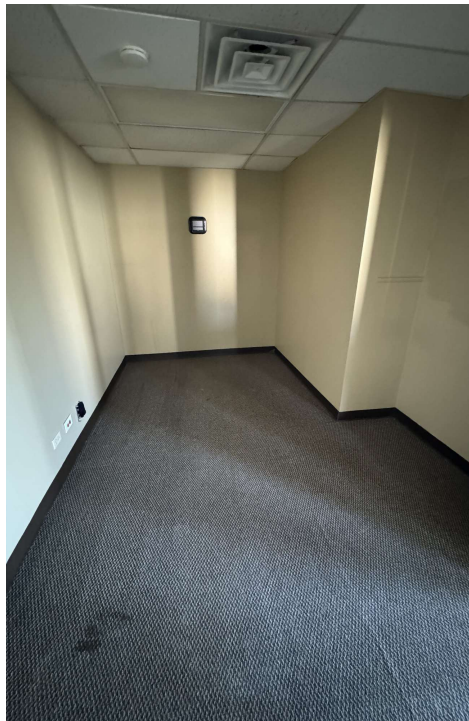
- Freestanding Building
- Densely Populated Area
- Heavy Traffic Counts
- 35 Parking Spaces
- Pylon Signage Available

*for more information***Neil Haleem**708.873.5540  
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Retail Property For Lease September 04, 2024

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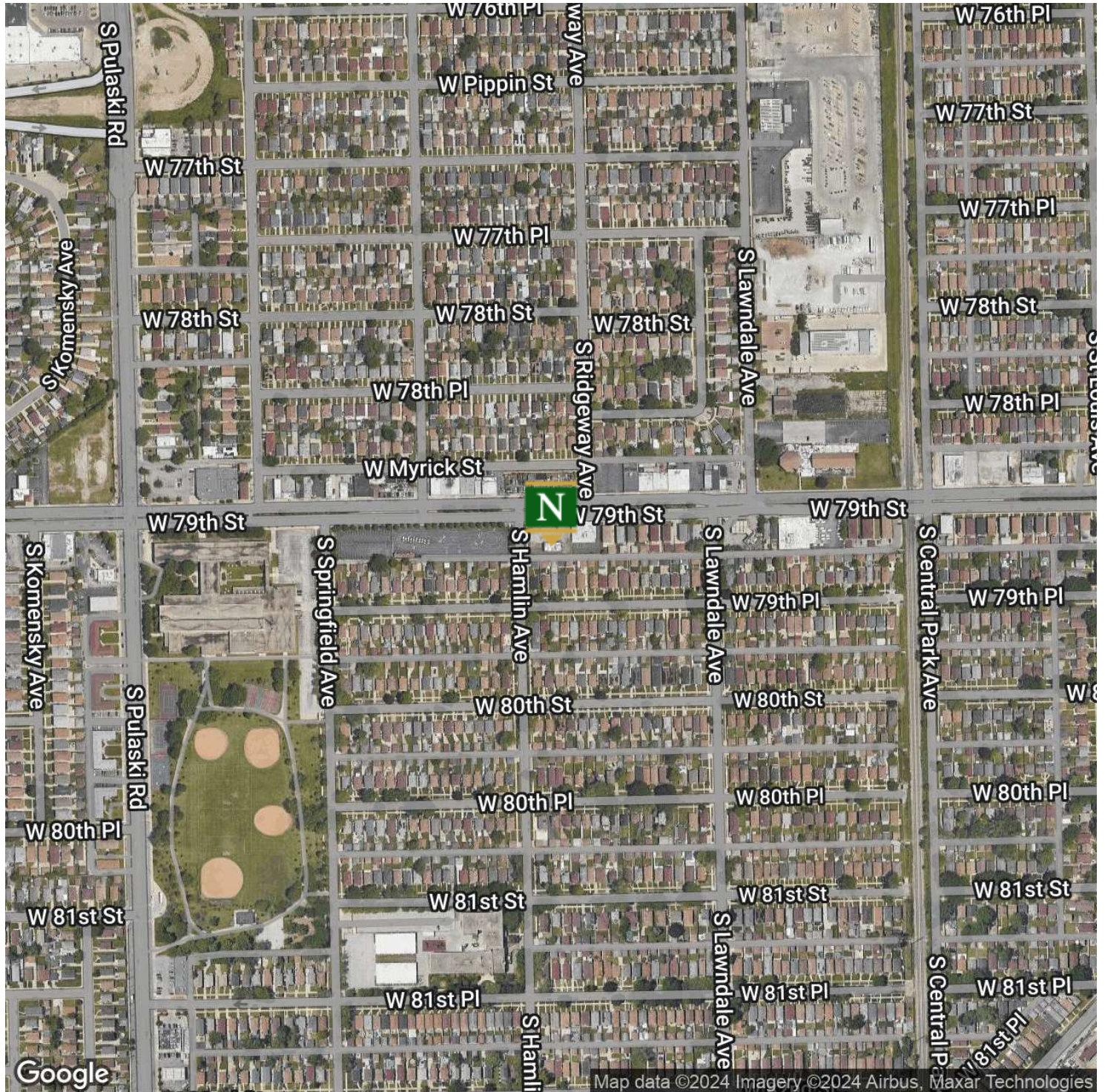
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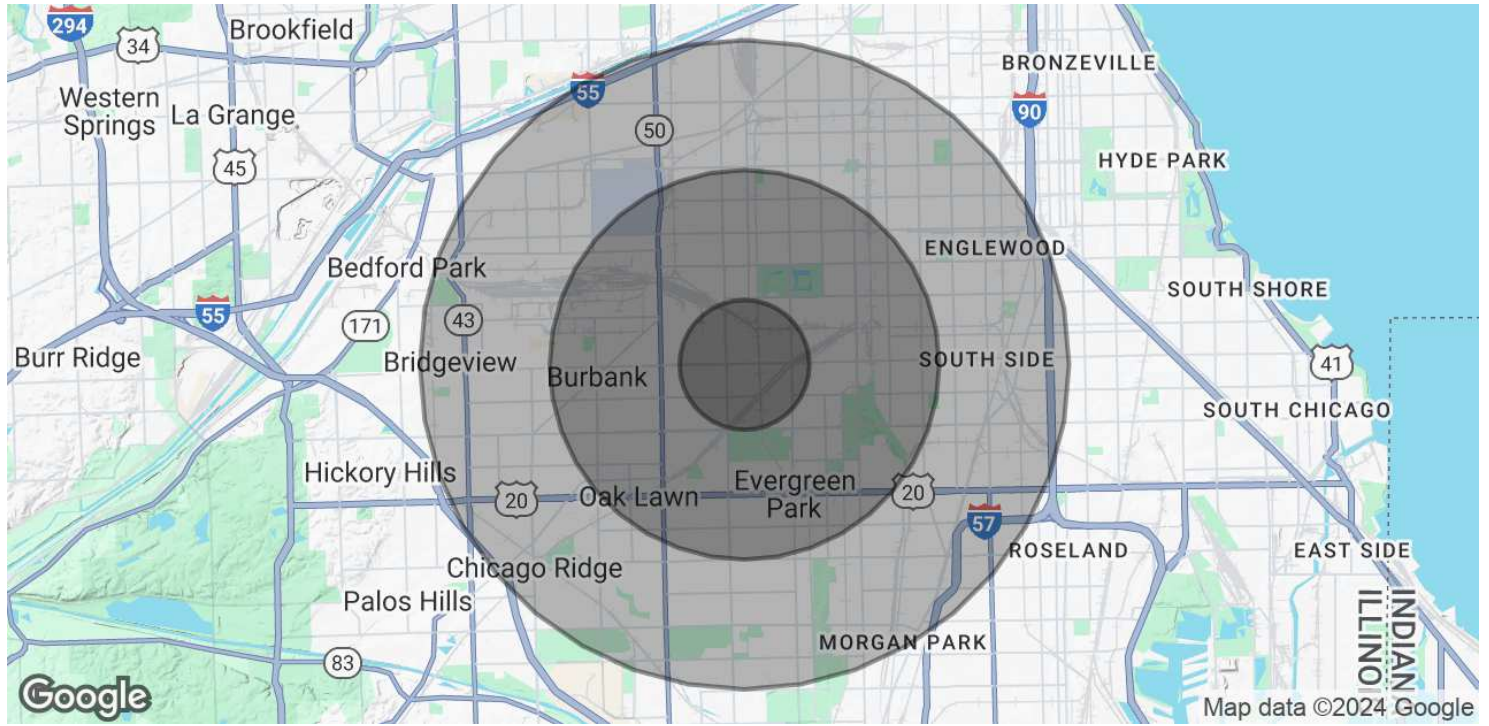
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	27,928	238,876	610,990
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,412	78,388	210,580
# of Persons per HH	3.3	3	2.9
Average HH Income	\$90,837	\$83,233	\$83,624
Average House Value	\$257,959	\$252,718	\$258,102
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	62.2%	52.8%	43.8%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

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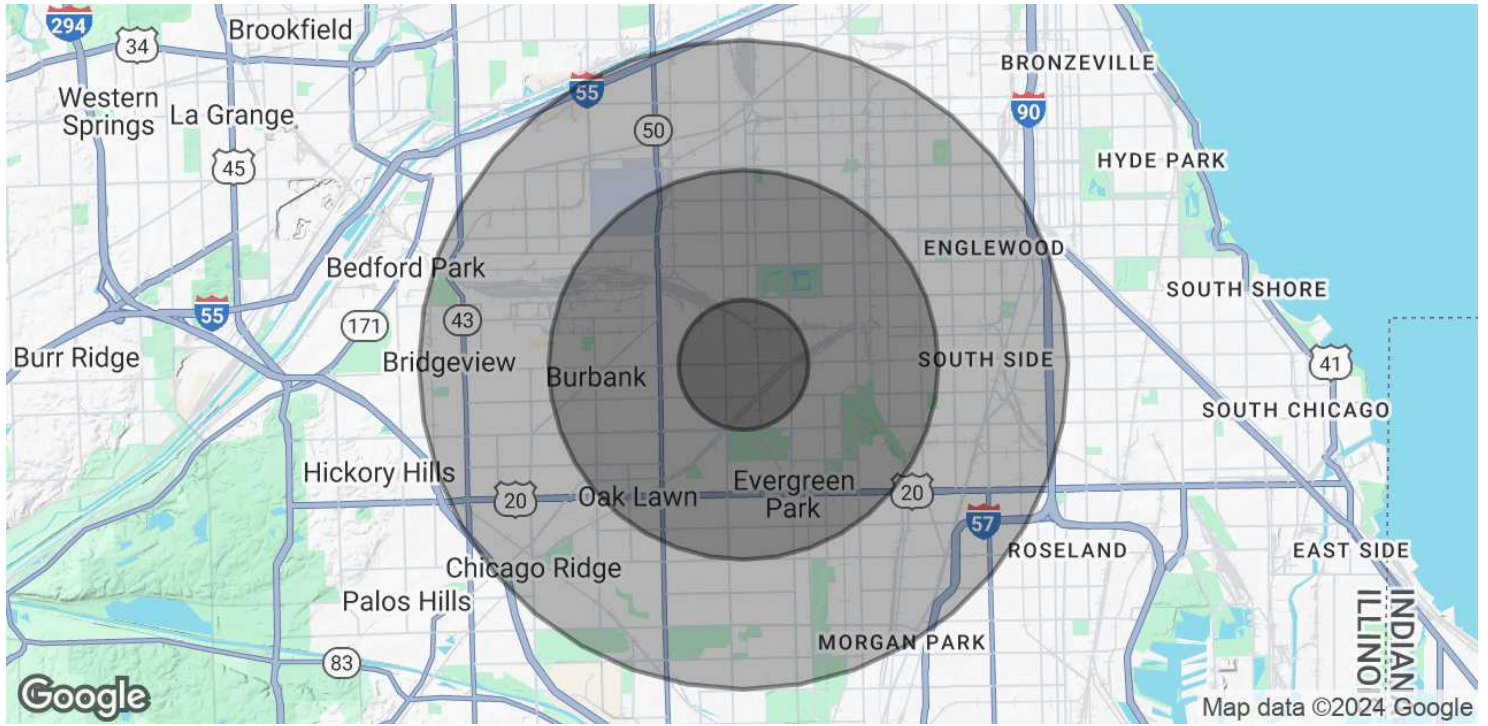
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Total Population - White	3,985	58,726	171,801
% White	14.3%	24.6%	28.1%
Total Population - Black	8,463	67,312	191,478
% Black	30.3%	28.2%	31.3%
Total Population - Asian	160	2,223	9,115
% Asian	0.6%	0.9%	1.5%
Total Population - Hawaiian	3	73	250
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	775	5,566	11,740
% American Indian	2.8%	2.3%	1.9%
Total Population - Other	9,202	65,577	140,139
% Other	32.9%	27.5%	22.9%

Demographics data derived from AlphaMap

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