

7842 S Western Ave, Chicago, IL 60620

# 79th & Western



## OFFERING SUMMARY

Available SF: 1,230 - 4,730 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 0.35 Acres

Building Size: 9,490

Zoning: B3-1



## PROPERTY OVERVIEW

The site is across the street from the 79th & Western Avenue CTA Bus Terminal and offers plenty of parking. The area is densely populated and there is a tremendous amount of foot and vehicle traffic. CVS, McDonalds, JJ Fish, Subway, Dollar Tree, Citibank and many other retail and service businesses are in immediate area. This is a Great Location in a thriving business district in Chicago's Ashburn Community.

for more information

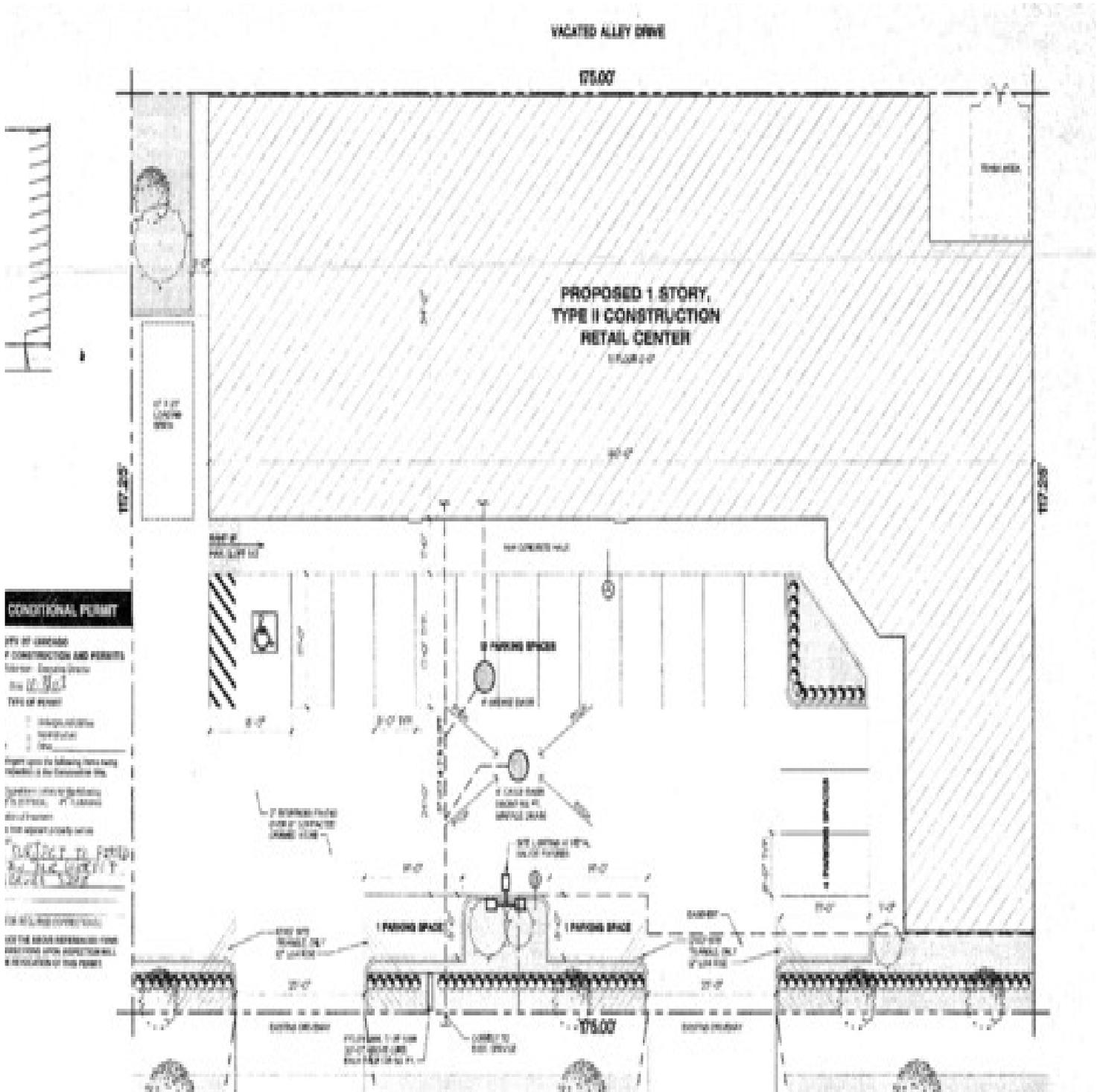
**Neil Haleem**

708.873.5540

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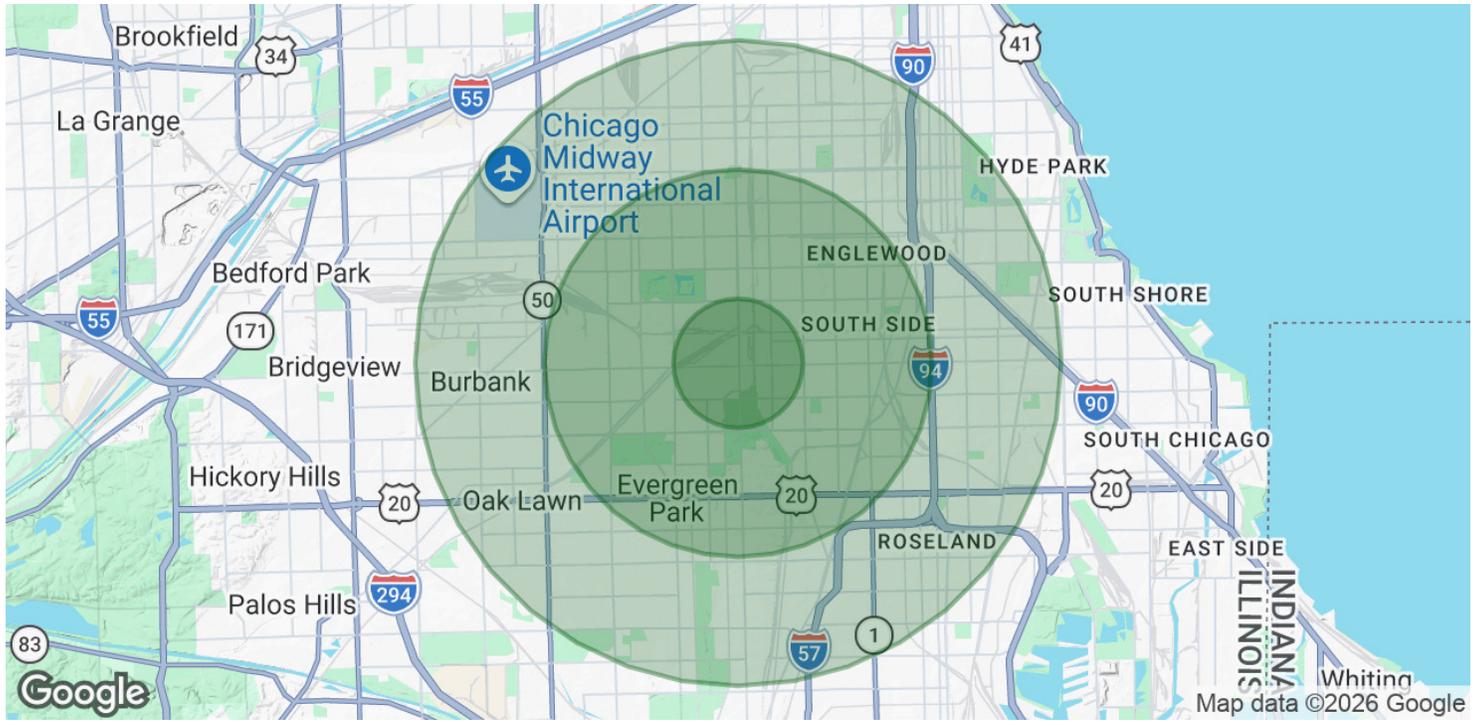
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	31,297	316,662	795,689
Average age	37.7	32.8	33.2
Average age (Male)	34.4	29.6	30.9
Average age (Female)	40.6	35.6	35.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	10,453	98,085	252,809
# of persons per HH	3.0	3.2	3.1
Average HH income	\$57,840	\$53,822	\$54,805
Average house value	\$186,406	\$222,795	\$223,317

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	3.9%	20.2%	29.7%

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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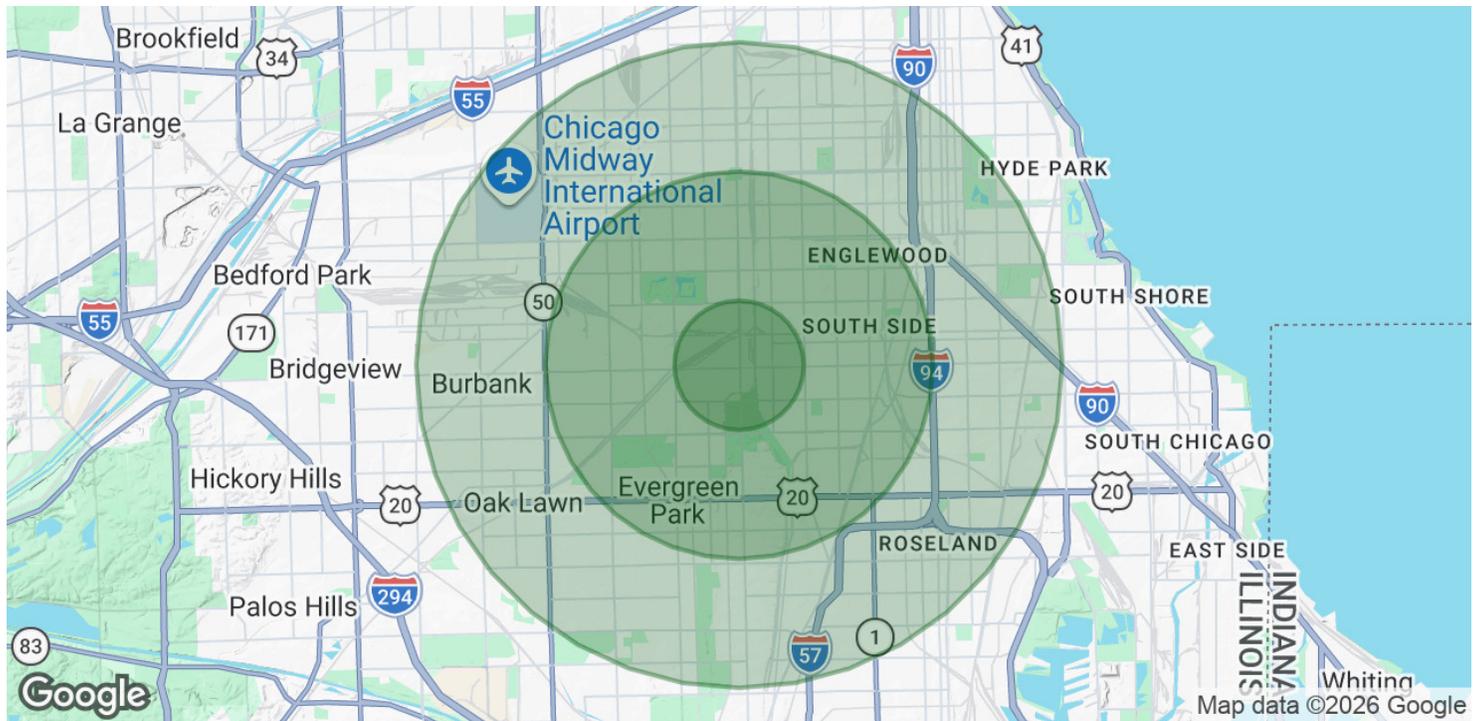
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Total Population - White	1,149	52,641	231,793
% White	3.7%	16.6%	29.1%
Total Population - Black	28,899	214,715	406,666
% Black	92.3%	67.8%	51.1%
Total Population - Asian	90	1,147	6,147
% Asian	0.3%	0.4%	0.8%
Total Population - Hawaiian	0	0	26
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	449	1,649
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	954	43,688	139,302
% Other	3.0%	13.8%	17.5%

\* Demographic data derived from 2020 ACS - US Census

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