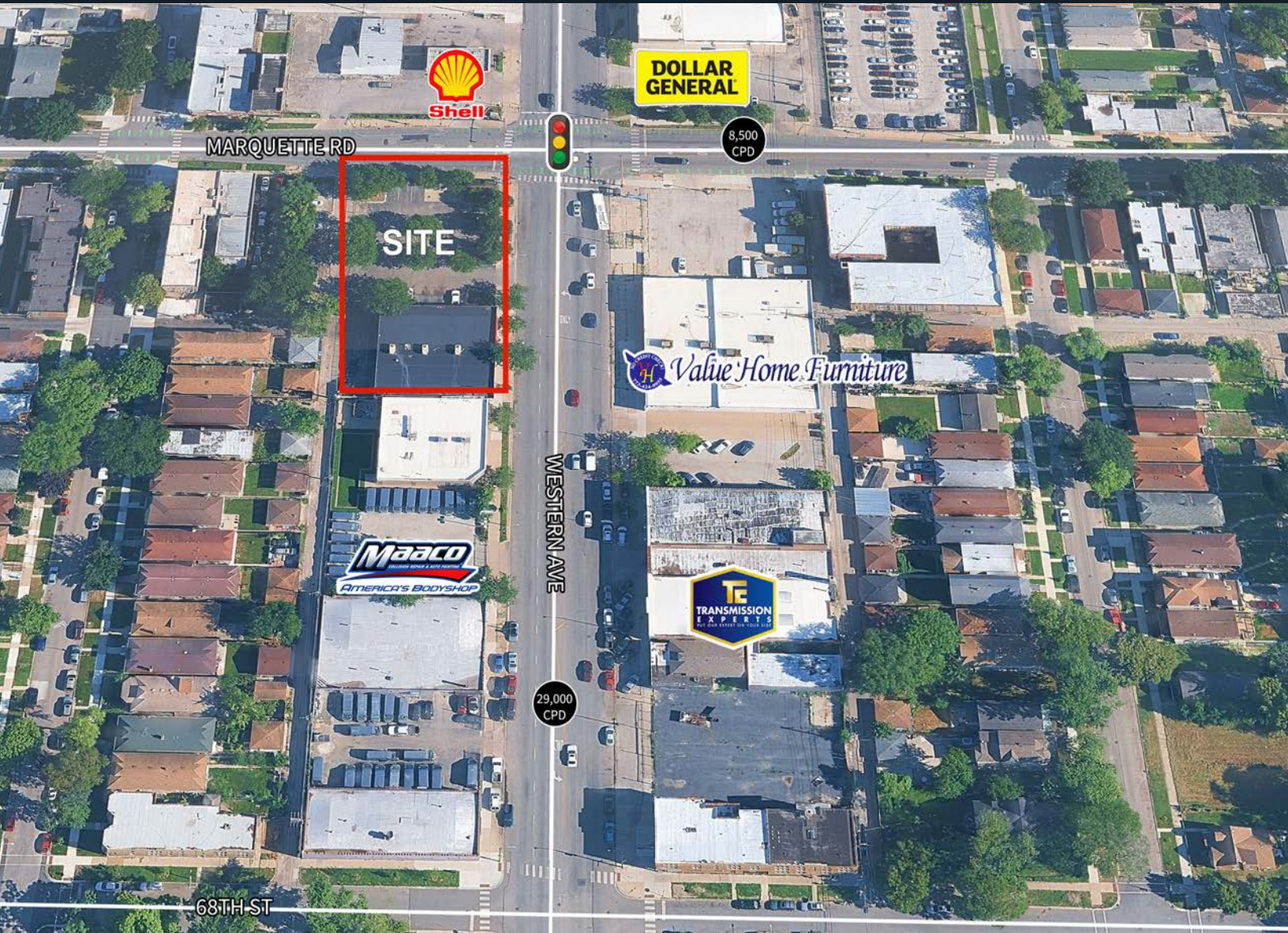




For Lease or Development

# SWC Western Ave & Marquette Rd

Marquette Park  
Chicago, IL



**Courtney Rouleau**  
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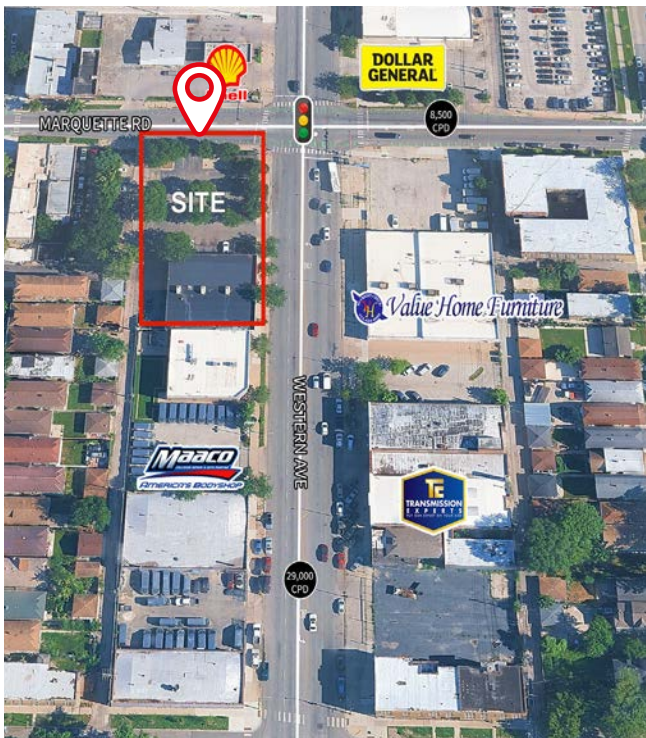
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## Property Overview & Demographics

- Freestanding building, offering convenience and accessibility with 10+ dedicated customer parking spaces
- Four schools within blocks radius of the property
- 20 minute drive time to Midway International Airport serving approximately 20 million passengers annually
- Excellent exposure with high daily vehicle counts along bustling South Western Avenue - 29,000 CPD



Address	6714 S Western Ave Chicago, IL 60636
Size	7,000 SF
Asking Price	Upon request
Parking	16 spaces
Area retailers/Co-tenant	Dollar General, Family Dollar, Wendy's, McDonald's, and T-Mobile

Owned By:

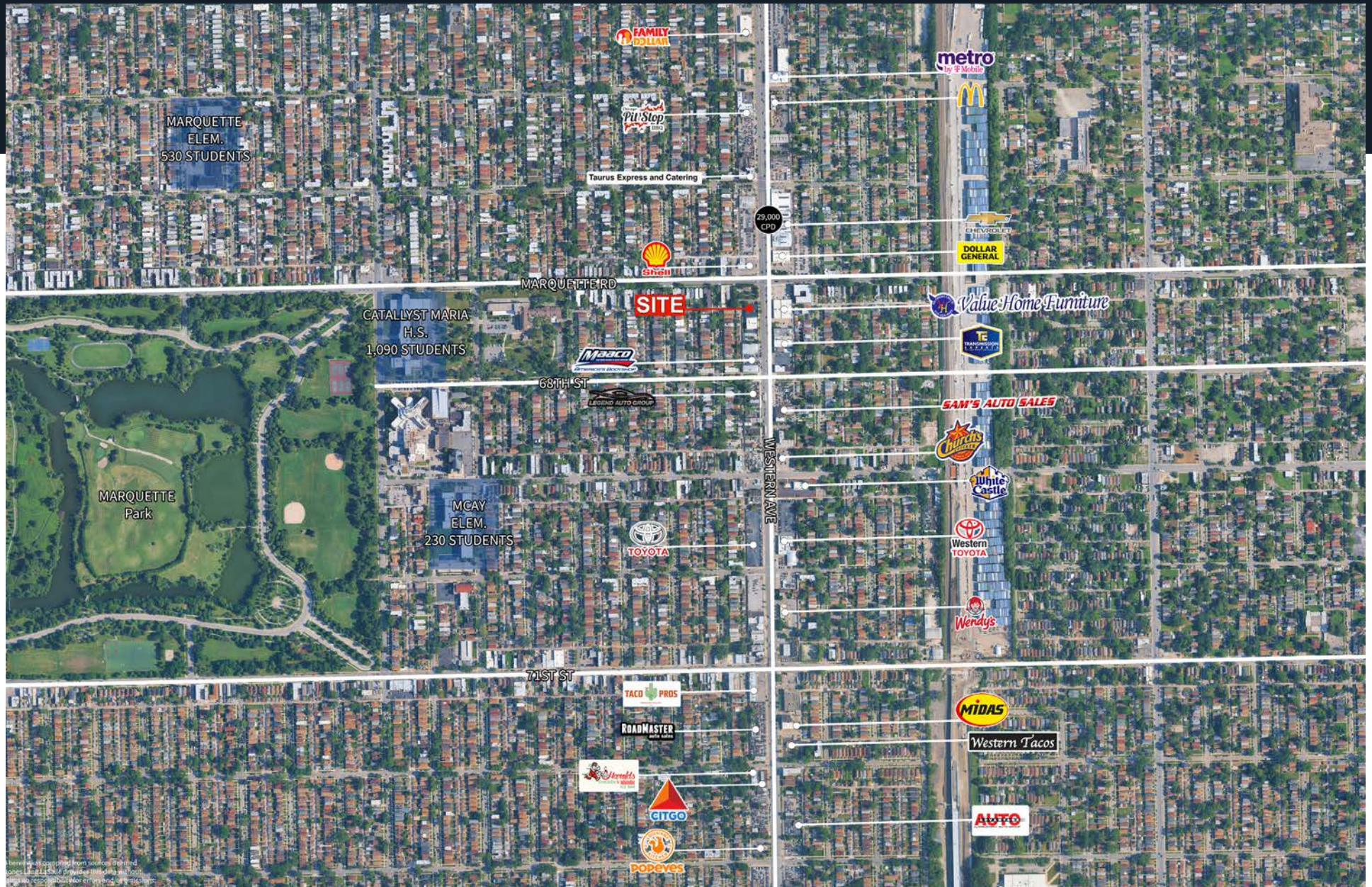


	.25 mile	.5 mile	1 mile
Population	3,729	11,605	40,878
Daytime population	469	2,860	6,609
Avg household income	\$45,245	\$59,073	\$64,415
Households	1,290	4,011	13,991



# Chicago, IL

Englewood Retail trade area







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