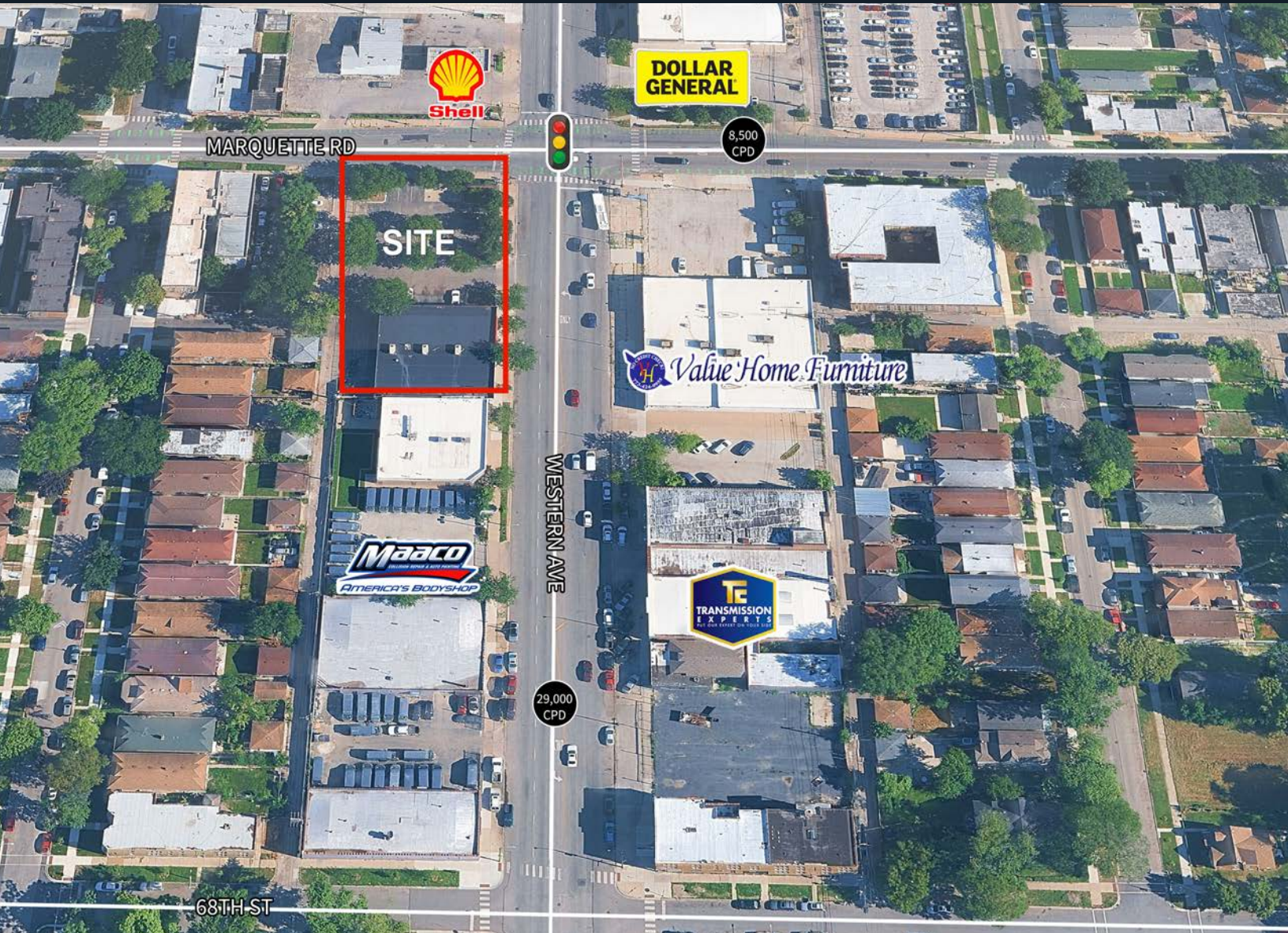




For Lease or Development

SWC Western Ave & Marquette Rd

Marquette Park
Chicago, IL



Courtney Rouleau
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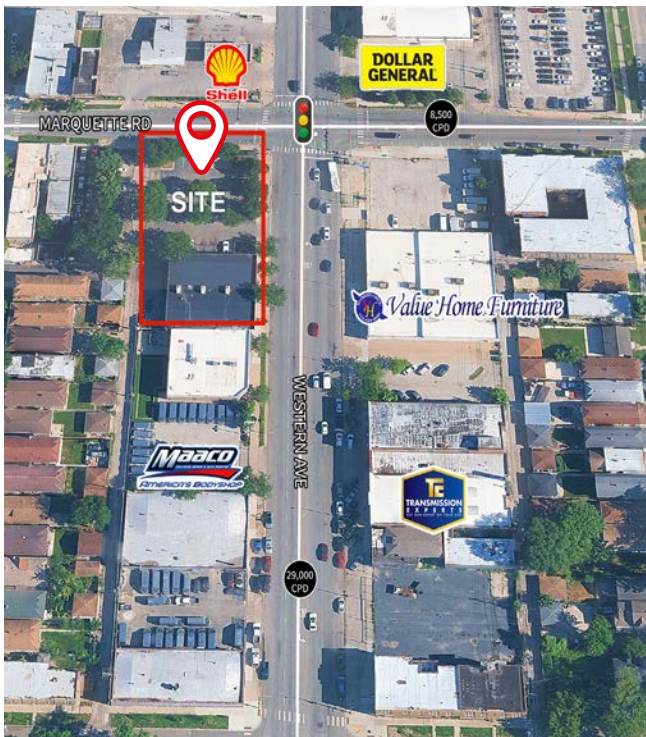
Natalie Belloff
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+1 847 337 7736
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Property Overview & Demographics

- Freestanding building, offering convenience and accessibility with 10+ dedicated customer parking spaces
- 0.57-acre corner pad positioned for future value-add development
- 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
Building Size	7,000 SF
Land Size	.57 AC
Asking Price	Upon request
Parking	16 spaces
Area retailers/Co-tenant	Dollar General, Family Dollar, Wendy's, McDonald's, and T-Mobile

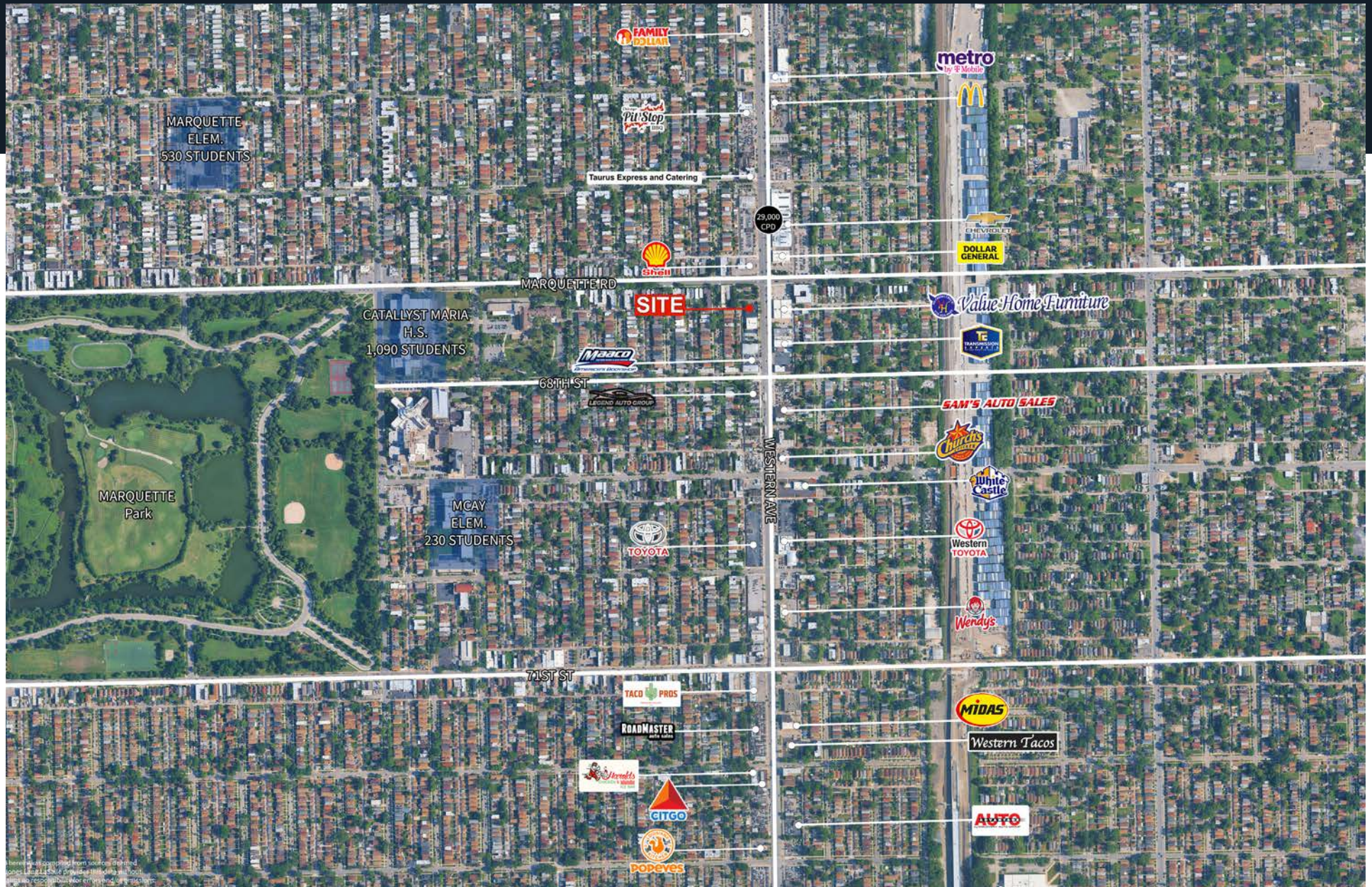
Owned By:



	.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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