

1632 W. 63rd St., Chicago, IL

\$15.00/SF MG



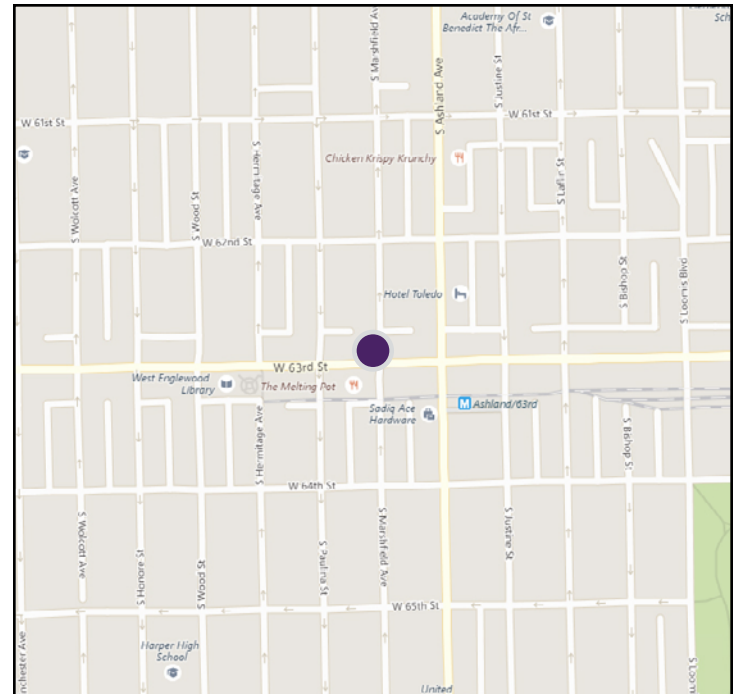
Property Highlights

- 1,500 SF corner storefront
- Unit in vanilla box condition
- Highly visible with good window line plus large hanging sign
- Part of 11 unit mixed-use building
- Recent updates include new windows, electrical, and HVAC
- Great location for convenience store, medical office, or cafe
- Close to Ashland and 63rd
- Traffic Count: 13,100 cars daily
- Land Area: 7,156 SF
- Zoning: RS-3
- Part of 63rd/Ashland TIF

Property Overview

A 1,500 square foot storefront on busy 63rd St. is available for rent. The vanilla box space is the corner unit in a 14,000 square foot mixed-use building. The space is highly visible, with a good window line plus a large hanging sign. Recent updates to the space include new windows plus updated electrical and HVAC systems. Close to the Green Line, this space has great potential for a convenience store, a medical office, a cafe or other retail use.

The 63rd/Ashland Green Line stop, with its combined El and bus station plus a kiss n' ride lot, is a major hub in the area, drawing potential customers.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	31,761	321,547	803,952
Households	9,200	94,757	268,804
Average Income	\$34,688	\$44,312	\$54,806

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