

1840 W. 95th St., Chicago, IL

**\$1,450/mo. MG**



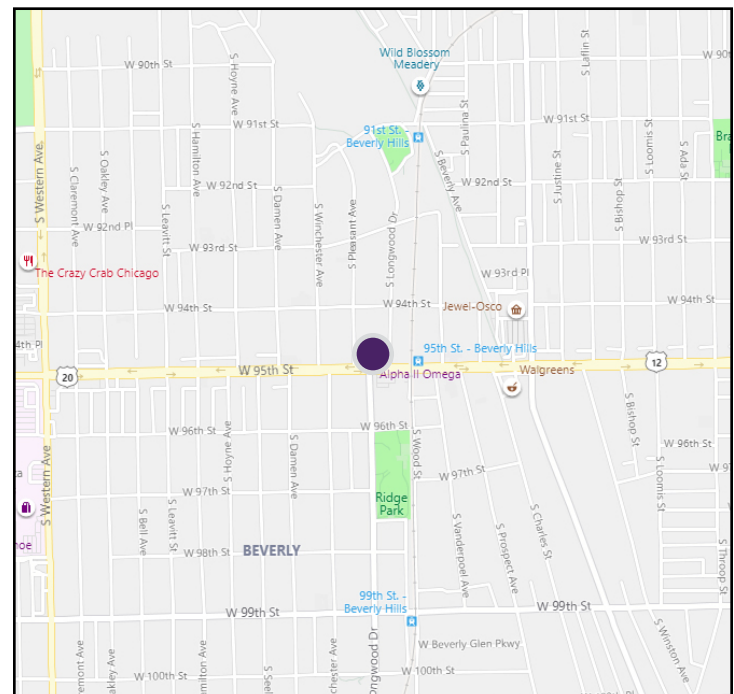
## Property Highlights

- 1,640 SF commercial storefront
- Potential for retail or office use
- Build-out space to suit your needs
- Good window line across from park and ride lot
- Close to 95th St Metra station
- Highly visible on busy thoroughfare
- Co-tenants include Jimmy Jamm's, American Family, a gym, clothing stores, and restaurants
- Land Area: 35,748 SF
- Traffic Count: 31,000 cars daily
- Zoning: B1-1, part of Ridge National Historic District

## Property Overview

A 1,640 square foot commercial storefront is available for lease on 95th St in Beverly. The unit has great potential for retail or office use, with potential to build it out to suit your needs. Close to the 95th St Metra, the space also has a good window line facing one of the park and ride lots. Co-tenants in the building include Jimmy Jamm's, American family, a gym, as well as several clothing stores and restaurants.

Beverly is a neighborhood located on the far south side of Chicago. The neighborhood features a large number of single family bungalows with commercial space located along several major streets such as 95th.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,607	242,853	636,775
Growth 2019-2024	0.33%	0.01%	(0.42%)
Households	8,643	84,161	217,265
Median Income	\$68,015	\$53,288	\$43,925

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