

216 E. 35th St., Chicago, IL

\$899,000



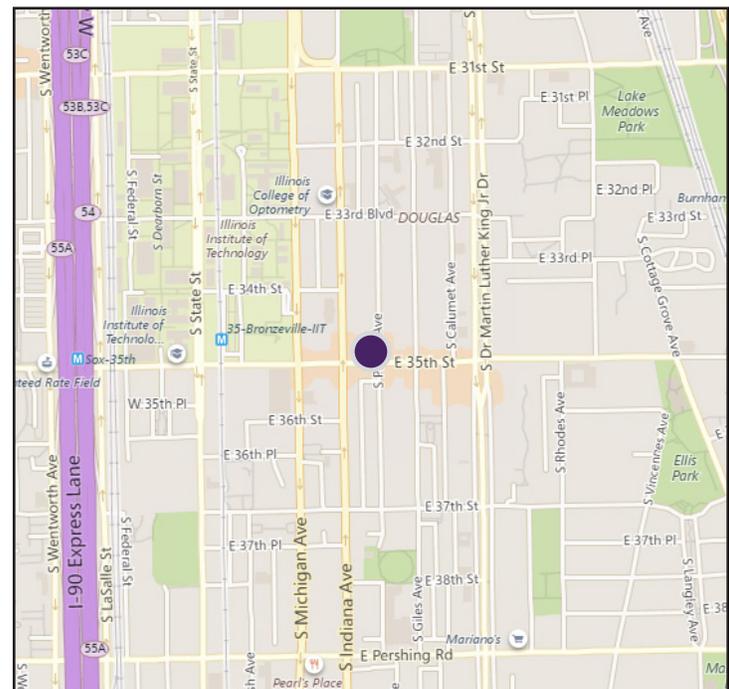
Property Highlights

- 2,940 SF retail/office storefront
- Previously a beauty supply store
- Highly visible, good window line
- Includes 16 car parking lot
- Potential to redevelop as fast food
- Close to IIT campus and MLK Dr.
- Potential for a user or investor
- Nearby businesses include McDonald's, LA Fitness, Walgreens, Jewel, Urban Partnership Bank
- Land Area: 14,865 SF
- Zoning: B1-3 & RS-3
- Part of Bronzeville TIF district
- Taxes (2017): \$22,258

Property Overview

At the corner of 35th and Prairie, a 2,940 square foot single tenant building is available for sale. The property was previously used as a beauty supply store and includes a 16 car dedicated parking lot. The building can potentially be used as retail, office or a medical office. Additionally, the site can potentially be redeveloped as a fast food restaurant. Close to the IIT campus, this property is at a highly visible corner.

Bronzeville is a neighborhood located just a few miles south of downtown. 35th St. is a busy commercial corridor and nearby businesses include McDonald's, LA Fitness, Walgreens, Jewel, Urban Partnership Bank and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,737	249,927	709,051
Growth 2017-2022	2.13%	0.54%	0.35%
Households	17,931	106,473	292,256
Average Income	\$46,962	\$72,333	\$83,363

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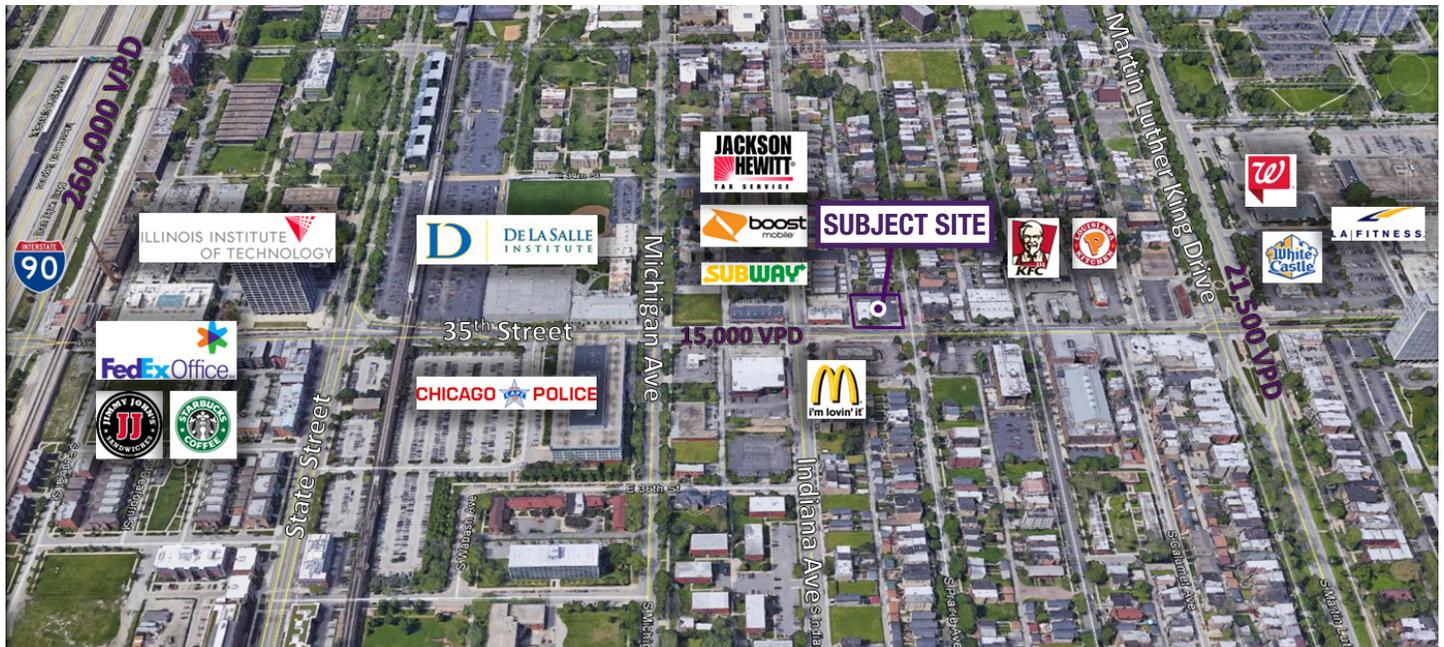
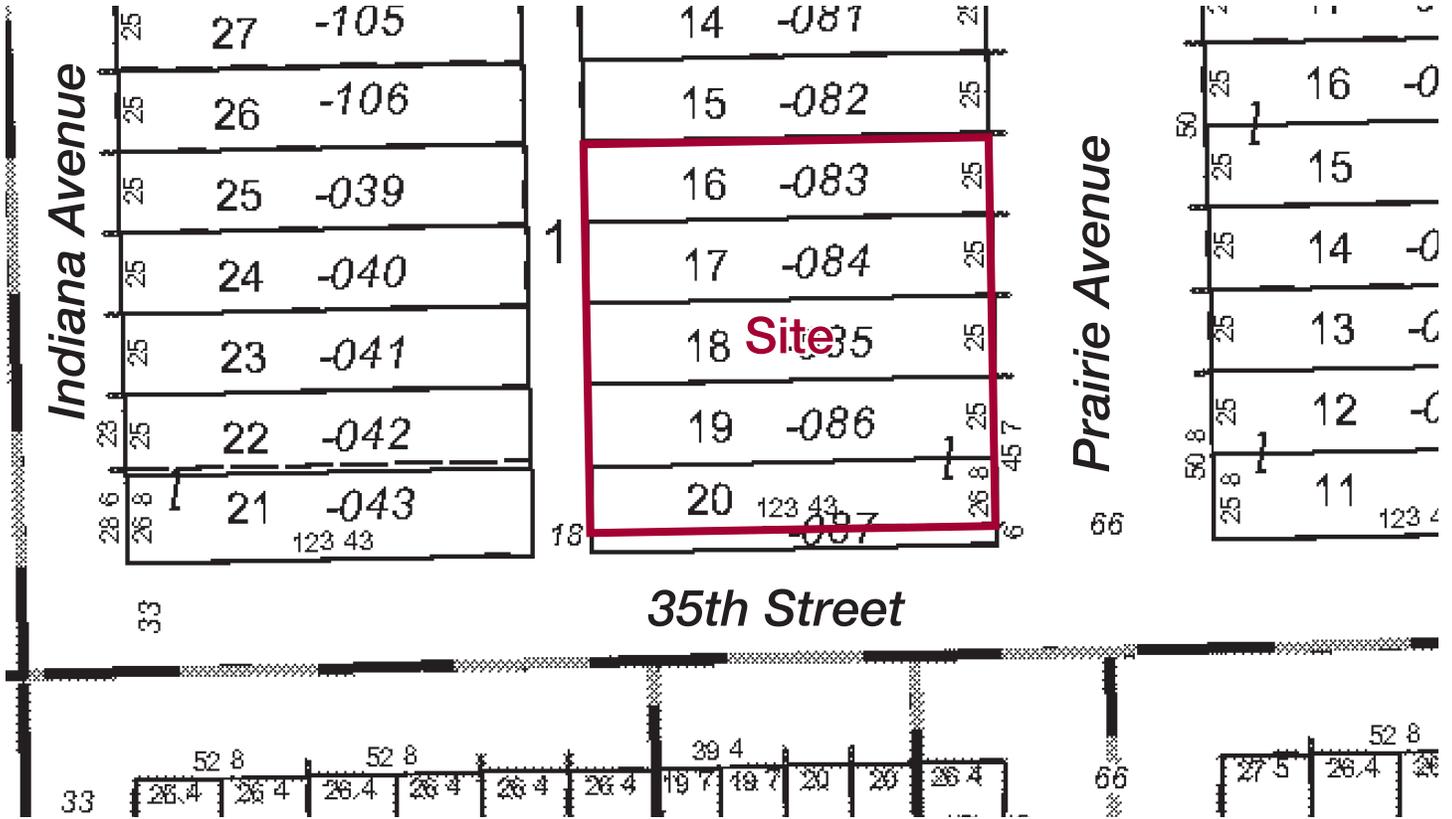
MILLENNIUM PROPERTIES R/E

Single Tenant Retail For User or Redevelopment on 35th

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Plat Map



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