

MILLENNIUM PROPERTIES R/E

Former Fast Food Restaurant at Highly Visible Corner

2626 E. 79th St., Chicago, IL

\$500,000



Sample Store Location

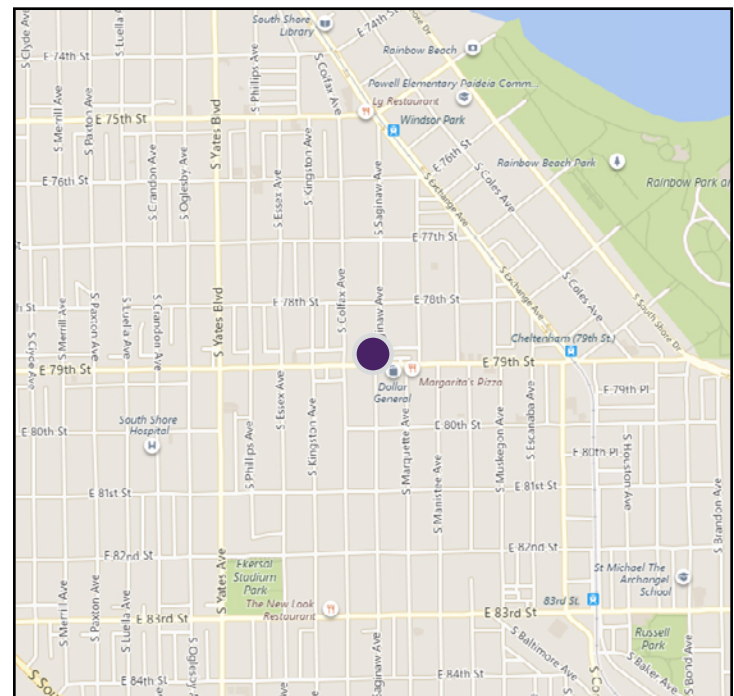
Property Highlights

- 1,336 SF former restaurant
- Triple net ground lease to Church's Chicken thru Dec. 31, 2024
- Current Annual Net Rent: \$42,474
- 1.5% annual escalations
- Large corner site, ample parking
- Good visibility on 79th St.
- Potential to rehab or redevelop
- Opportunity to add drive-thru
- Nearby retailers include Dollar General, Family Dollar, True Value
- Land Area: 16,242 SF
- Zoning: B3-2
- Part of Avalon Park/South Shore TIF
- Taxes (2017): \$9,071

Property Overview

At the corner of 79th and Saginaw, a 1,336 square foot former fast food restaurant is available for sale. The restaurant is triple net ground leased to Church's Chicken through 2024, with fixed 1.5% annual increases. The property is highly visible, located on a large site with ample frontage. The property can potentially include a drive-thru window. This location has great potential for a user or investor seeking restaurant or neighborhood retail locations.

East 79th St. is a major commercial corridor for the South Shore neighborhood in Chicago. Nearby retailers include local and national businesses such as Dollar General, Family Dollar, True Value and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	43,391	179,673	403,336
Households	17,369	71,649	157,652
Average Income	\$44,462	\$48,022	\$52,231

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