

MILLENNIUM PROPERTIES R/E

Up to 3,750 SF Available For Lease on 79th St.

3354-58 W. 79th St., Chicago, IL

\$12.00/SF Gross



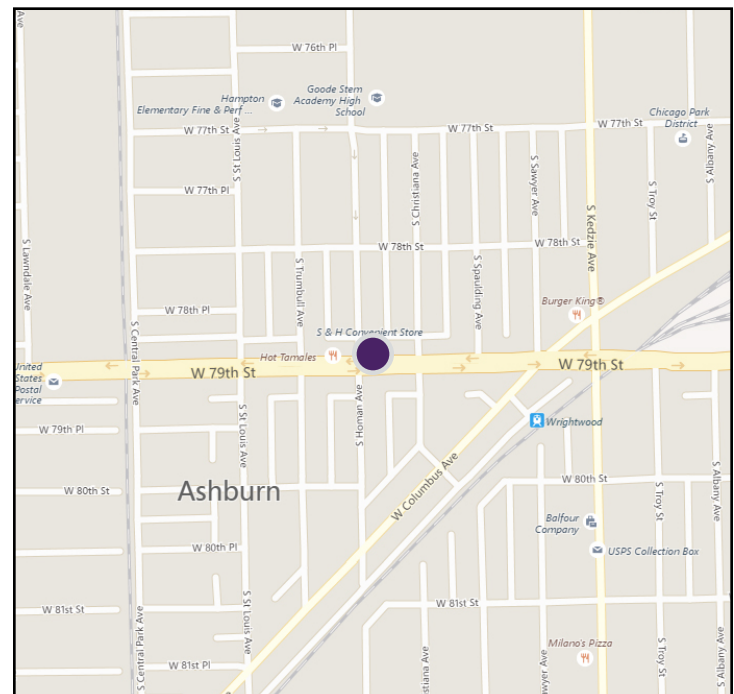
Property Highlights

- Up to 3,750 SF available for lease
 - 1,250 SF vanilla box space
 - 2,500 SF end cap unit
- Includes highly visible signage
- Close to Wrightwood Metra
- Co-tenant with convenience store
- Includes dedicated parking lot
- Great location for retail, office, coffee shop, restaurant and more
- Individually metered units
- Traffic Count: 20,200 cars daily
- Land Area: 11,706 SF
- Part of 79th/Southwest Hwy. TIF
- Zoning: B1-1

Property Overview

At the corner of Homan and 79th, two storefronts with up to 3,750 square feet are available for lease. The units include a 1,250 square foot vanilla box space that was previously used as a cell phone store. The 2,500 square foot end cap unit is also available. Close to the Wrightwood Metra, the units are located in a 5,000 square foot neighborhood center. The center includes highly visible signage as well as a dedicated parking lot. Co-tenant with a convenience store, these units are great for a variety of businesses.

The Ashburn neighborhood is located on the southwest side of Chicago. The neighborhood is largely residential, with commercial properties clustered along the railroad tracks and several major thoroughfares including 79th St.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	31,155	277,847	682,407
Households	8,901	84,974	218,468
Median Income	\$66,507	\$47,850	\$48,185

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