

6200 S Western Ave., Chicago, IL

Call For Pricing



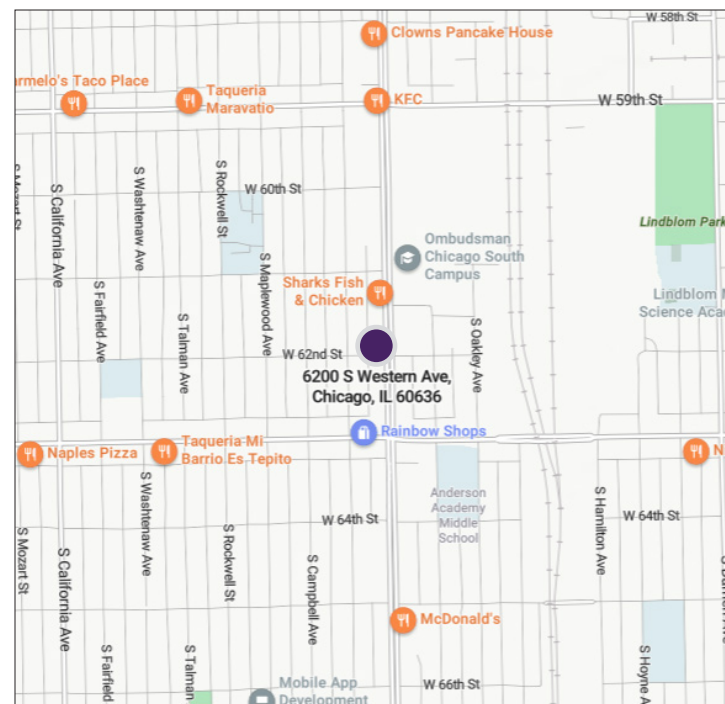
Property Highlights

- 12,210 SF retail building
- Former Walgreens
- Corner location on 62nd Street and Western Avenue
- Parking for 21 cars in the lot
- Substantial frontage
- Close to public transportation
- Opportunity Zone
- Retailers in area include Walgreen's, Pete's Fresh Market, Dunkin', ALDI, Dollar General and several restaurants
- Great opportunity for user or investor
- Land area: 19,428 SF
- Traffic count: 22,427 vehicles daily
- Zoning: B1-2
- Real estate taxes (2022): \$21,895.38

Property Overview

A 12,210 square foot retail corner property on 62nd Street and Western Avenue is available for sale. The building, a former Walgreens, is currently vacant and is situated on a 19,428 square foot lot. There is parking for 21 vehicles in the lot. The building offers substantial frontage on both 62nd and Western and has excellent access to public and vehicular transportation. Nearby businesses include Walgreen's, Pete's Fresh Market, McDonald's, Chase, ALDI, Dunkin', Dollar General and more.

Chicago Lawn is less than 12 miles from downtown Chicago. Commercial real estate is clustered in several corridors in this largely residential area, including along 63rd Street and Kedzie Avenue.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	46,839	322,703	767,112
Households	12,406	89,792	243,610
Median Income	\$32,967	\$38,956	\$44,040

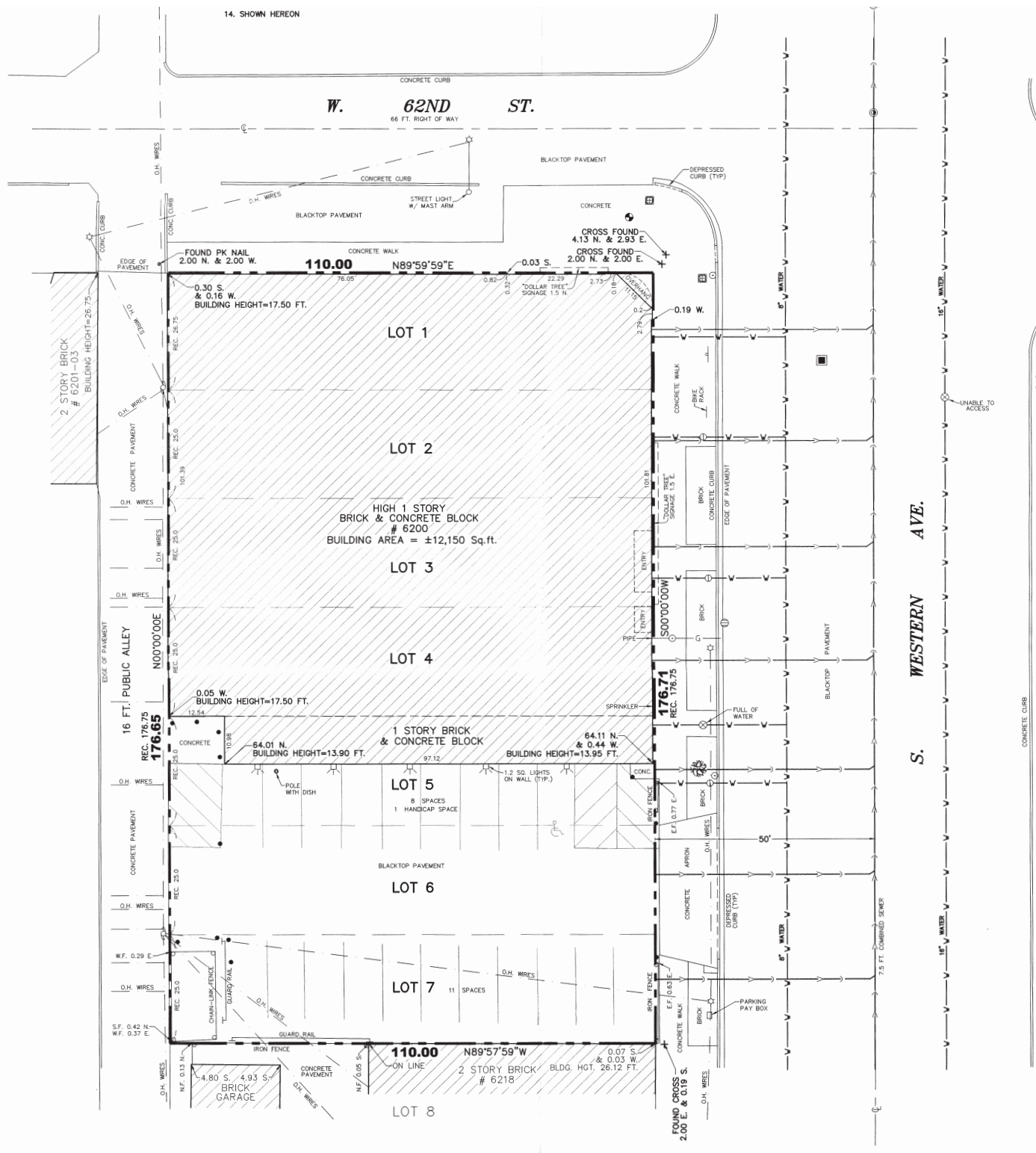
Daniel J. Hyman
President | Designated Managing Broker
(312) 338 - 3003
dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

6200 S Western Ave., Chicago, IL

Call For Pricing



ADDITIONAL NOTES

Daniel J. Hyman
 President | Designated Managing Broker
 (312) 338 - 3003
 dhyman@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.