

7057 S. Wentworth Ave., Chicago, IL

**\$200,000**



## Property Highlights

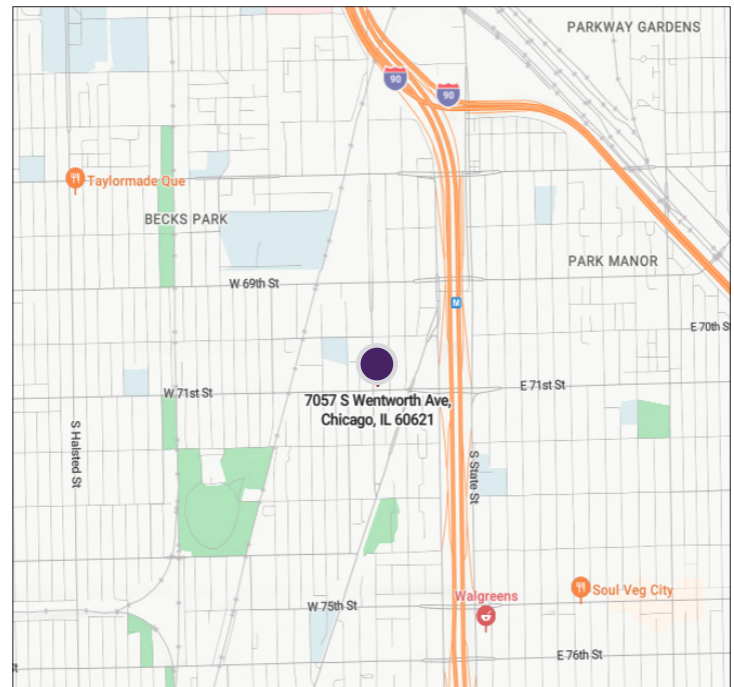
- Freestanding retail property
  - Currently a currency exchange
- Prime Englewood location
- Excellent visibility and signage
- Easy access to I-94 Expressway
- Ample parking
- Perfect opportunity for investor or user
- Nearby retailers include McDonald's, Walgreens, ALDI, several restaurants and more
- Traffic count: 12,742 vehicles daily
- Land area: 9,801 SF
- Zoning: B3-1
- Taxes (2022): \$6,344.87

## Property Overview

Located at the corner of 71st Street and Wentworth Avenue, this freestanding retail property is available for sale. Currently a currency exchange, the property is well-located in the Englewood neighborhood. Nearby retailers include Walgreens, ALDI, McDonald's, several restaurants and more. Perfect opportunity for a user or investor.

Englewood, located on the South Side of Chicago, is a historically significant neighborhood known for its vibrant history and cultural contributions. The neighborhood is served by a number of CTA bus routes and the CTA Red Line.

| DEMOGRAPHICS      | 2 Mile   | 5 Mile   | 10 Mile  |
|-------------------|----------|----------|----------|
| Population        | 32,186   | 314,501  | 749,883  |
| Households        | 11,696   | 114,736  | 263,491  |
| Average HH Income | \$43,155 | \$53,611 | \$61,571 |



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