MILLENNIUM PROPERTIES R/E

Value-Add Retail Storefront on 63rd St. Near Western Ave.

2410-12 W. 63rd St., Chicago, IL

~~$250,000~~ $150,000

Property Highlights

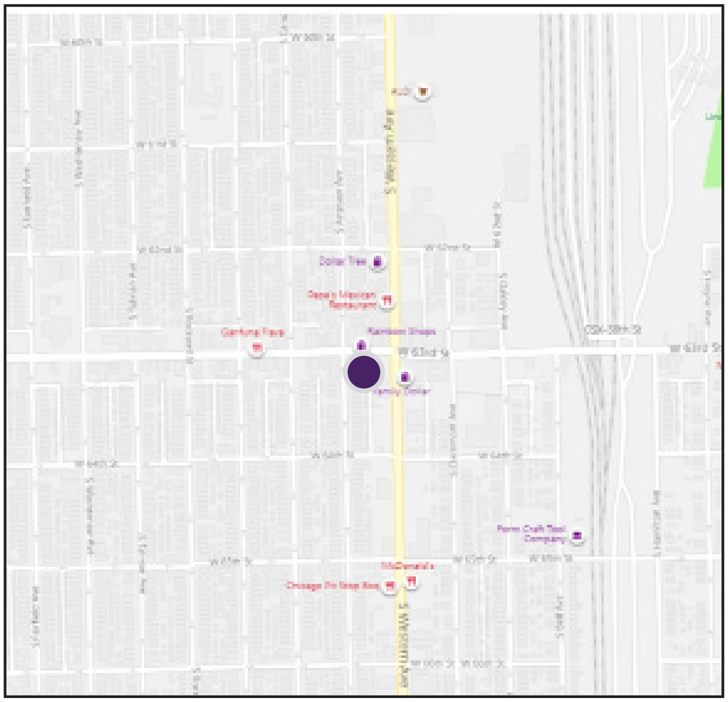
- 6,250 SF retail storefront
  - Divided into 2 spaces
  - One drive in door
  - Spaces feature high ceilings, updated lighting fixtures, storage and more
- Currently a M-T-M tenant paying $4k monthly
- Opportunity Zone property
- Near the corner of 63rd and Western Avenue
- Potential to add value through rehab and leasing
- Great potential for user or investor
- Nearby businesses include nationals such as Chase, Dollar Tree, O'Reilly Auto Parts & Family Dollar
- Traffic Count: 41,775 cars daily
- Zoning: B-2
- Taxes (2023): 13,397.86

Property Overview

A 6,250 SF retail storefront on busy 63rd Street is available for sale. The storefront is divided into two spaces, one of which is occupied on a month-to-month basis at $4,000 per month. The other space is vacant. This property has great visibility due to its location in the heart of Marquette Park. Close to Western Avenue, this property sees 41,775 traffic daily. The property grants potential to add value through rehab and leasing. This property has great potential for a user or investor.

Marquette Park is less than 12 miles from downtown Chicago. Commercial real estate is clustered in several corridors in this largely residential area, including along Western and Kedzie.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	44,104	337,495	778,049
Households	11,868	95,077	249,029
Average Income	$31,187	$37,497	$39,830



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