

6200 S Western Ave., Chicago, IL

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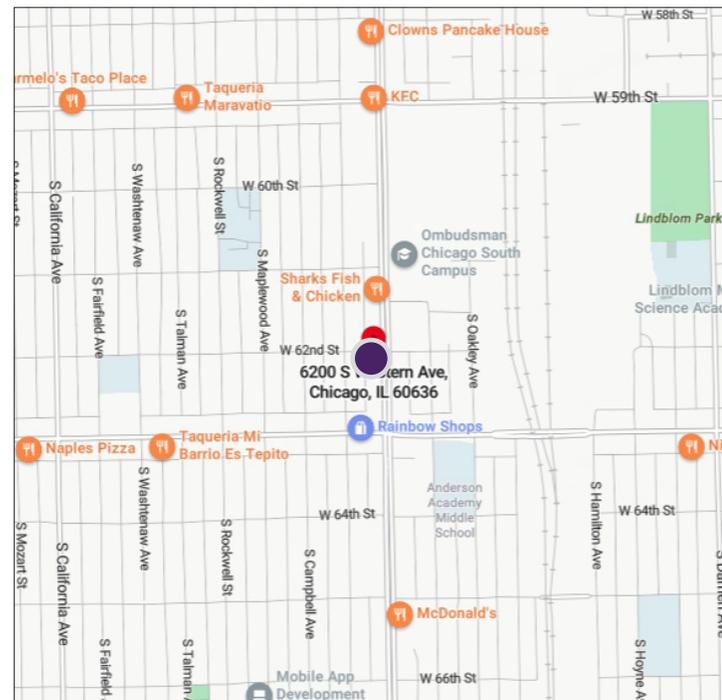
Property Highlights

- 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 (2023): \$22,453.63

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

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