



Property Profile

Available	23,700 SF
Area Retailers	Aldi, Dollar Tree, Family Dollar, Dunkin Donuts, KFC
Traffic Counts	18,600 VPD (Western Ave)

Demographics

	1 mile	2 mile	3mile
Population	51,451	185,688	354,037
Average HHI	\$45,239	\$47,776	\$52,427
Households	14,264	51,748	104,378
Employment	5,022	20,450	56,540

Property Highlights

- Fully built-out former health club building including group fitness and locker rooms
- Strong traffic counts on Western Avenue in busy retail corridor
- Rare, large surface parking field in infill location

Contact

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FOR LEASE 23,700 SF Anchor Retail Building on Western Avenue

6057 South Western Avenue | Chicago, Illinois

Aerial

