

83rd & Stewart, Lot E1, Chicago, IL

**\$375,000**



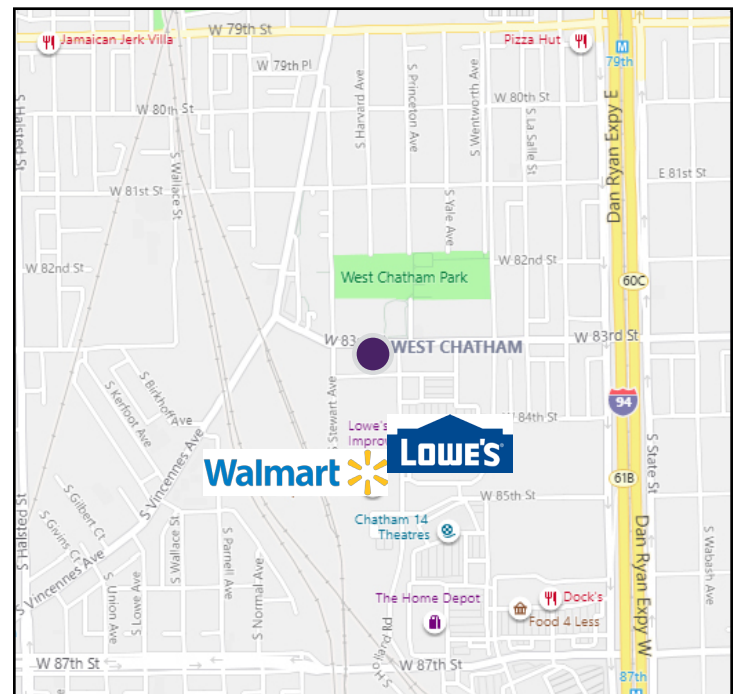
## Property Highlights

- 29,553 SF development site
- Adjacent to Chase, BMO Harris, Potbelly's and GameStop
- Outlot for retail center anchored by Walmart and Lowe's
- 130' of frontage on 83rd St.
- Potential to build 2,900 SF retail, drive-thru restaurant, or office
- Nearby businesses: Planet Fitness, Aldi, Home Depot & more
- Traffic Count: 15,400 cars daily
- Zoning: PD 966, 83rd/Stewart TIF
- Taxes (2018): \$6,139

## Property Overview

Adjacent to Chase, a 29,553 square foot development site is available for sale. Highly visible, this site can potentially be developed as a 2,900 square foot retail or office building or even a restaurant with a drive-thru. The site is an outlot for Chatham Market, a large retail complex anchored by Walmart and Lowe's. Additional tenants in the Chatham Market complex include BMO Harris, Potbelly, GameStop, Planet Fitness, Athletico Physical Therapy, Boost Mobile, Aldi, Home Depot and many more. Three additional lots in the center are also available for sale.

Located 10 miles south of the Loop, Chatham is a middle class neighborhood on the south side. The neighborhood is one of the strongest retail areas outside of downtown Chicago. Near the Dan Ryan Expressway and with frontage on 83rd St., this outlot is a highly visible property in a strong retail complex.



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# MILLENNIUM PROPERTIES R/E

# 0.68 Acre Outlot Site Adja- cent to Chase and Walmart

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# Chatham Market: Center Site Plan



# Demographics: Chatham Area

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	26,809	280,132	736,540
2019 Estimate	27,236	281,073	738,253
2010 Census	28,382	274,847	717,962
Growth 2019-2024	(1.57%)	(0.33%)	(0.23%)
Growth 2010-2019	(4.04%)	2.27%	2.83%
2019 Population Hispanic Origin	396	4,812	111,503
<b>Households:</b>			
2024 Projection	9,825	100,225	259,338
2019 Estimate	10,056	101,228	260,837
2010 Census	10,864	102,386	258,126
Growth 2019 - 2024	(2.30%)	(0.99%)	(0.57%)
Growth 2010 - 2019	(7.44%)	(1.13%)	1.05%
Owner Occupied	4,664	47,675	122,923
Renter Occupied	5,392	53,553	137,914
2019 Average Household Income	\$51,127	\$49,775	\$55,963
2019 Median Household Income	\$38,662	\$34,154	\$37,778
<b>2019 Households by Household Inc:</b>			
Less than \$25,000	3,652	39,867	94,254
\$25,000 - \$50,000	2,353	25,145	62,572
\$50,000 - \$75,000	1,709	14,049	37,927
\$75,000 - \$100,000	1,139	10,090	26,603
\$100,000 - \$125,000	608	5,347	16,156
\$125,000 - \$150,000	248	2,746	8,744
\$150,000 - \$200,000	260	2,543	8,073
Greater than \$200,000	88	1,441	6,506
<b>Businesses and Employment:</b>			
Total Number of Businesses	466	4,555	14,169
Total Number of Employees	5,048	45,177	158,464

# Demographics: Chatham Area

## Consumer Spending (2019) \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>177,216</b>	<b>1,781,148</b>	<b>4,971,370</b>
<b>Total Apparel</b>	<b>14,007</b>	<b>142,602</b>	<b>380,928</b>
Women's Apparel	5,632	56,993	150,374
Men's Apparel	2,771	27,794	75,485
Girl's Apparel	1,084	11,281	30,793
Boy's Apparel	720	7,551	20,687
Infant Apparel	644	6,701	18,223
Footwear	3,157	32,282	85,366
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>13,696</b>	<b>136,909</b>	<b>377,233</b>
Entertainment	2,115	21,189	61,015
Audio & Visual Equipment/Service	7,891	78,371	206,079
Reading Materials	598	5,918	16,930
Pets, Toys, Hobbies	3,092	31,431	93,210
Personal Items	15,343	154,339	405,202
<b>Total Food &amp; Alcohol</b>	<b>52,520</b>	<b>527,294</b>	<b>1,473,504</b>
Food at Home	33,411	338,630	910,480
Food Away From Home	16,689	164,224	484,571
Alcoholic Beverages	2,420	24,440	78,454
<b>Total Household</b>	<b>24,462</b>	<b>247,108</b>	<b>690,233</b>
House Maintenance & Repair	4,743	48,497	127,982
Household Equipment & Furnishings	10,261	103,800	288,278
Household Operations	7,412	74,722	211,726
Housing Costs	2,046	20,089	62,246
<b>Total Health Care</b>	<b>8,700</b>	<b>88,300</b>	<b>247,539</b>
Medical Services	4,387	44,380	132,265
Prescription Drugs	3,250	33,344	87,218
Medical Supplies	1,063	10,577	28,056
<b>Total Education &amp; Day Care</b>	<b>10,389</b>	<b>103,197</b>	<b>307,049</b>
Education	7,823	76,847	222,045
Fees & Admissions	2,566	26,351	85,004

# Demographics: Chatham Area

## Consumer Spending (2024) \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>189,331</b>	<b>1,929,886</b>	<b>5,406,631</b>
<b>Total Apparel</b>	<b>14,423</b>	<b>148,875</b>	<b>398,778</b>
Women's Apparel	5,727	58,766	156,047
Men's Apparel	2,868	29,196	79,381
Girl's Apparel	1,116	11,804	32,196
Boy's Apparel	756	8,002	21,856
Infant Apparel	728	7,599	20,474
Footwear	3,229	33,507	88,824
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>13,773</b>	<b>139,692</b>	<b>386,277</b>
Entertainment	2,122	21,588	62,369
Audio & Visual Equipment/Service	7,924	79,836	210,690
Reading Materials	603	6,052	17,441
Pets, Toys, Hobbies	3,124	32,216	95,777
Personal Items	16,051	163,685	432,357
<b>Total Food &amp; Alcohol</b>	<b>55,997</b>	<b>570,053</b>	<b>1,598,354</b>
Food at Home	35,692	366,756	990,597
Food Away From Home	17,828	177,847	526,118
Alcoholic Beverages	2,477	25,450	81,639
<b>Total Household</b>	<b>25,179</b>	<b>258,087</b>	<b>722,702</b>
House Maintenance & Repair	4,793	49,673	131,401
Household Equipment & Furnishings	10,180	104,736	292,186
Household Operations	8,151	83,104	234,765
Housing Costs	2,055	20,575	64,350
<b>Total Health Care</b>	<b>9,489</b>	<b>97,645</b>	<b>276,785</b>
Medical Services	4,767	48,948	147,163
Prescription Drugs	3,559	36,967	98,164
Medical Supplies	1,162	11,729	31,458
<b>Total Education &amp; Day Care</b>	<b>10,752</b>	<b>108,445</b>	<b>325,136</b>
Education	8,149	81,337	237,477
Fees & Admissions	2,604	27,108	87,659