



# WOODLAWN STATION

6253 S. COTTAGE GROVE AVE., CHICAGO, IL 60637



**FOR RENT | STREET FRONT RETAIL**

FIRST FLOOR RETAIL AVAILABLE IN A NEW 4 STORY MULTI-FAMILY RESIDENTIAL BUILDING! LOCATED AT THE ENTRANCE OF THE CTA GREEN LINE STATION AND THE NORTHEAST CORNER OF 63RD & COTTAGE GROVE.

**SPACE AVAILABLE | 1,413 - 3,708 SF**

**ANNUAL LEASE RATE | \$23 / SF**

**POPULATION | 142,000+ WITHIN 2 MILES**

**AVERAGE HH INCOME | \$52,000 WITHIN 2 MILES**

**TRAFFIC | 27,100+ VEHICLES PER DAY**

**WALK SCORE | 83**



SURROUNDING



CONTACT

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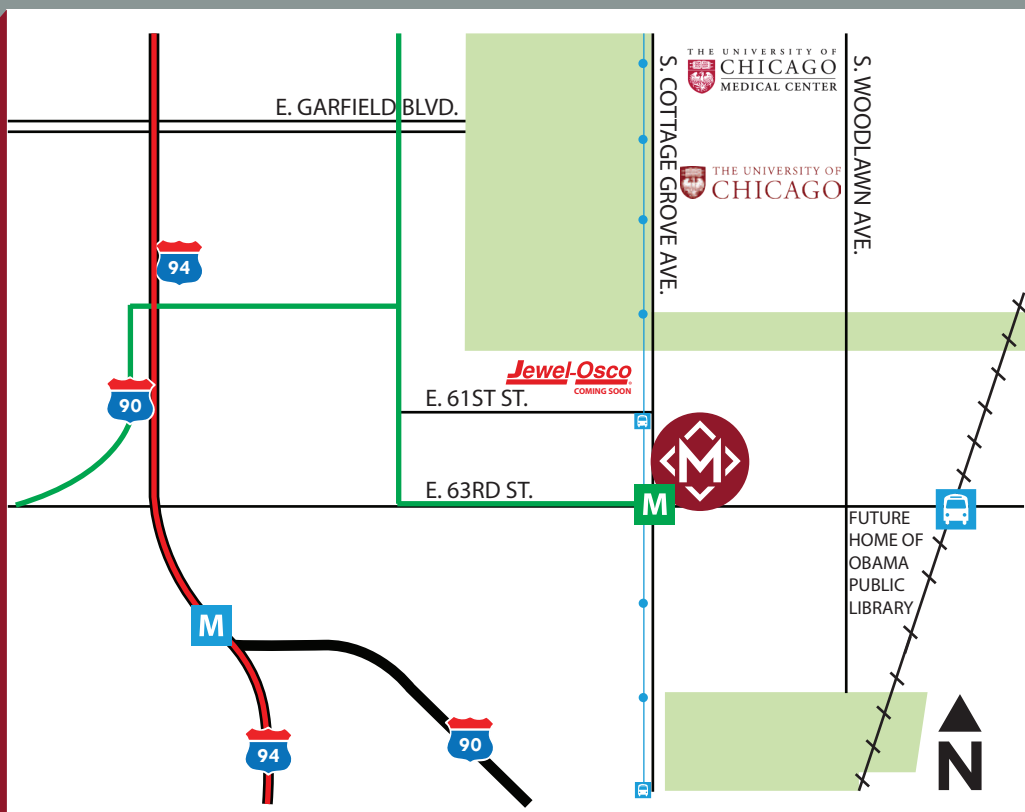
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## SITE PLAN



## AERIAL



## MAP



312-337-1001 | JAMES E. MATANKY | SCOTT LEVINSON

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