MILLENNIUM PROPERTIES R/E

5,500 SF Retail Showroom on Busy Western Ave.

6140-42 S. Western Ave., Chicago, IL

PRICE NOW: \$120,000



Property Highlights

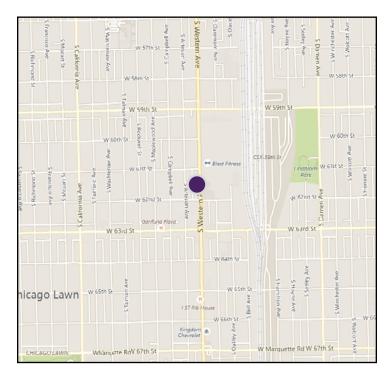
- 5,500 SF retail storefront
- Previously a beauty supply store
 - 4,400 SF open showroom
 - 1,100 SF office and storage
- Long window line on Western
- Hanging sign to increase visibility
- Potential for retail or office use
- Nearby retailers include Aldi, Dollar Tree, Chase Bank and Pep Boys
- Part of strong commercial corridor
- Opportunity for user or investor
- Land Area: 5,500 SF
- Traffic Count: 18,600 cars daily
- Zoning: B1-2
- Taxes (2017): \$8,343

Property Overview

A 5,500 square foot storefront, previously used as a beauty supply store, is available for sale on Western. The storefront is built-out with a 4,400 square foot open showroom space, large display windows, an office and storage area. The property is highly visible with a large hanging sign and a good window line on Western. The property can potentially be used as retail or office space and is a great opportunity for a user or investor.

This property is part of a strong commercial corridor on Western in the Chicago Lawn neighborhood. The area features a strong mix of local and national retailers including Aldi, Chase, Dollar Tree, and Pep Boys.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,165	335,835	796,189
Households	12,439	93,815	252,329
Average Income	\$40,704	\$48,147	\$55,025



Brad Thompson

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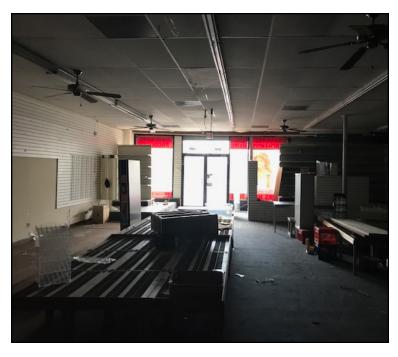
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Interior Photos









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