

JAMESON.

# FOR LEASE OFFICE

6745 W 63rd Street  
Chicago, IL 60638

\$1,200.00 per month

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## LEASE OVERVIEW

LEASE PRICE:	\$1,200.00 per month
LEASE TYPE:	GROSS
SF AVAILABLE:	300 SF
LOT SIZE:	8,550 SF
BUILDING SIZE	2,850 SF
ZONING:	B3-1
CROSS STREETS:	63rd St & Oak Park

## AREA TENANTS

- Dore Elementary School
- 7-Eleven
- Fair Share Supermarket
- Subway

## PROPERTY DESCRIPTION

Tremendous opportunity to lease medical office space in the Clear Ridge Medical Center. 300 SF available that consists of 1 private office and 2 exam rooms. Space includes access to large common lobby area and private parking lot for 10+ vehicles along with additional street parking available. Ideal for dental office, satellite office for medical group, private practice, therapeutic services, and many other users. Over 15,600+ vehicles per day on 63rd Street. Property zoned B3-1. Ideal location in the Clearing neighborhood of Chicago with easy access to Midway Airport, Interstate 55, Interstate 294 and public transportation.

## PROPERTY HIGHLIGHTS

- Prime Location in Clearing Neighborhood
- Move-In Ready Space
- Gross Lease - Tenant Only Pays For Rent & Internet
- Private Parking Lot for 10+ Vehicles

## AREA AND TRANSPORTATION HIGHLIGHTS

- 63rd Street Traffic Count 13,900 VPD
- 7 Minute Drive to Midway Airport
- 10 Minute Drive to Interstate 55
- 13 Minute Drive to Interstate 294
- Near CTA Midway Orange Line Station

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# INTERIOR PHOTOS

6745 W 63rd Street, Chicago, IL 60638

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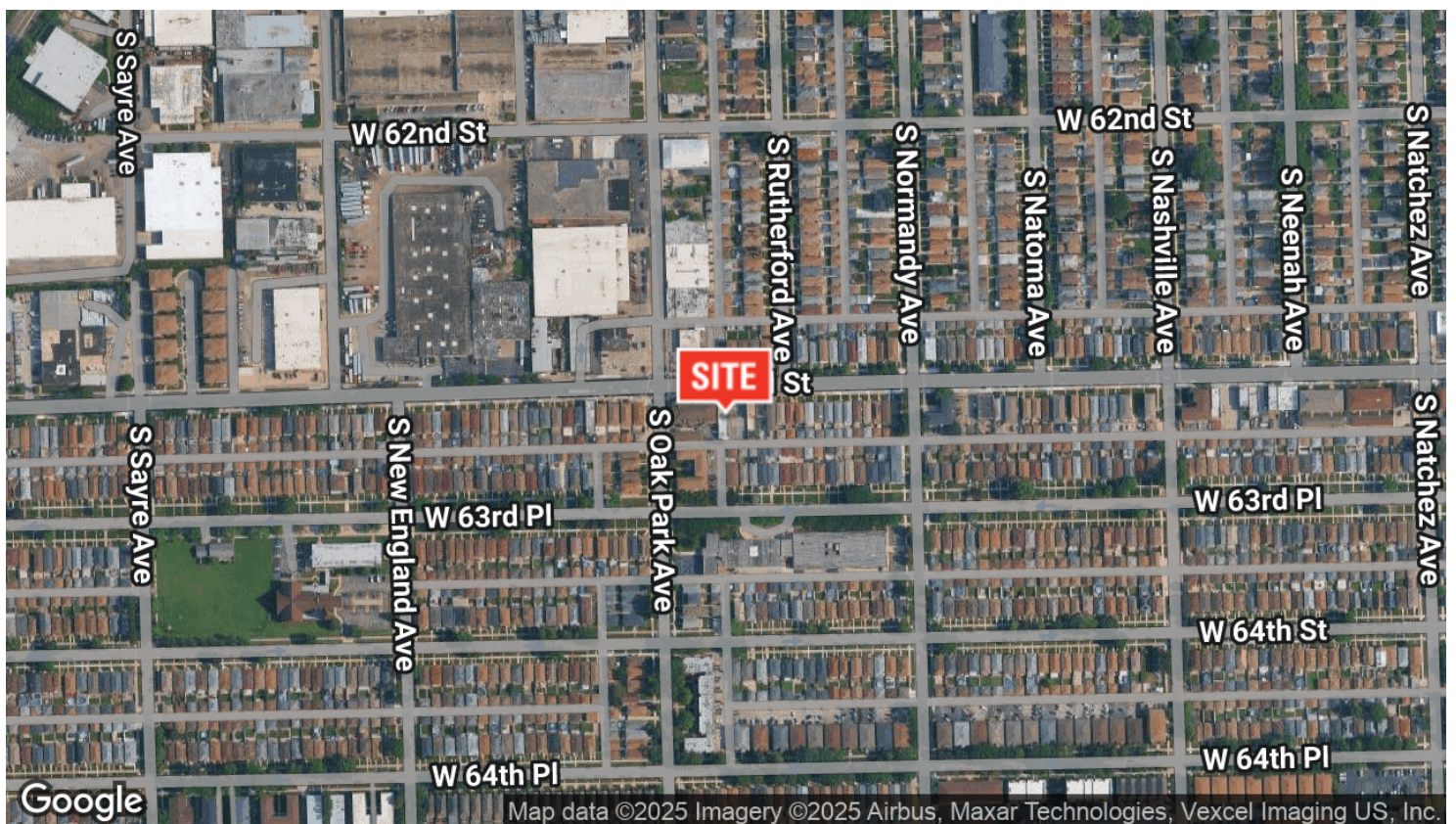
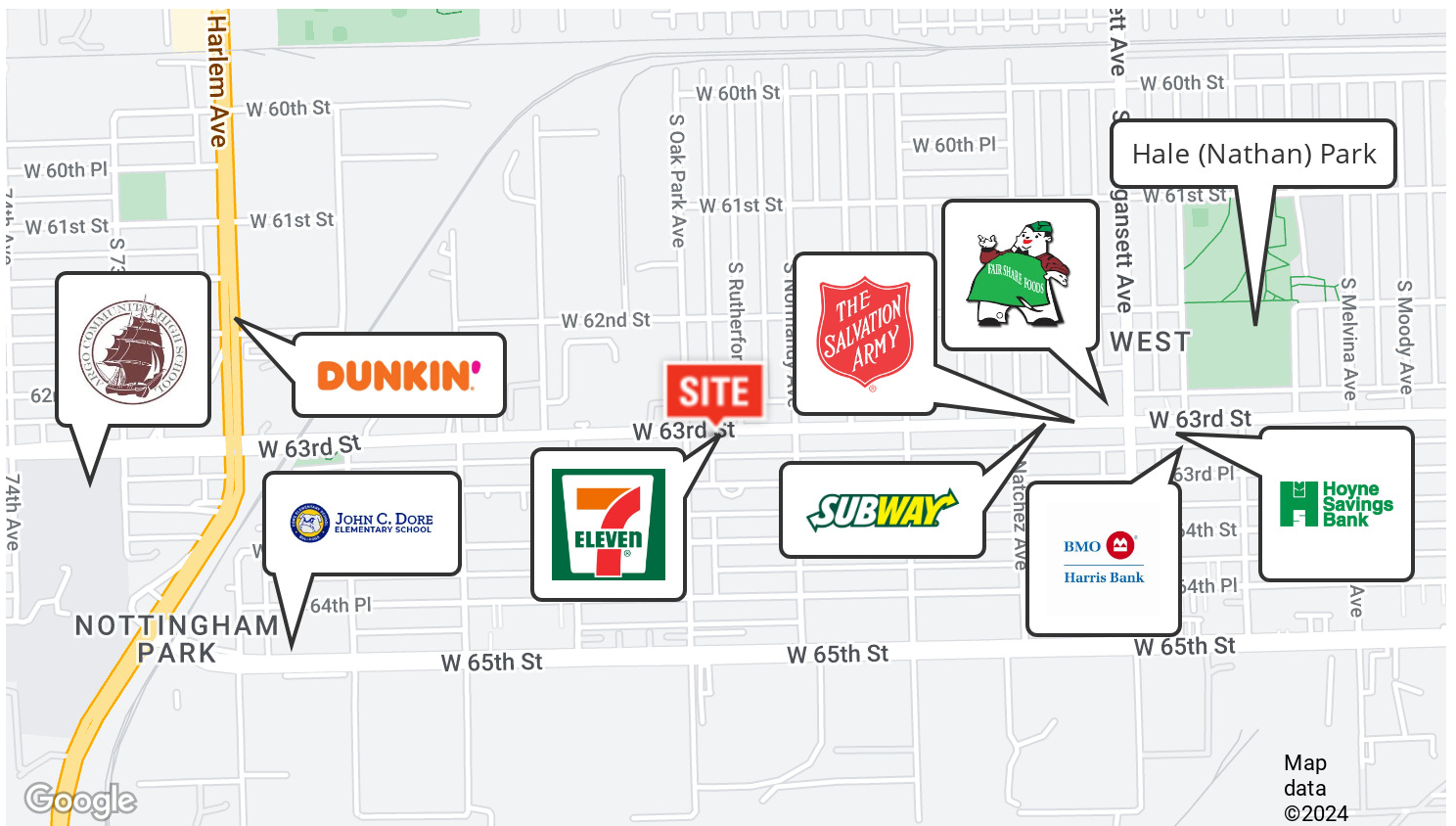


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## AERIAL & STREET DETAIL

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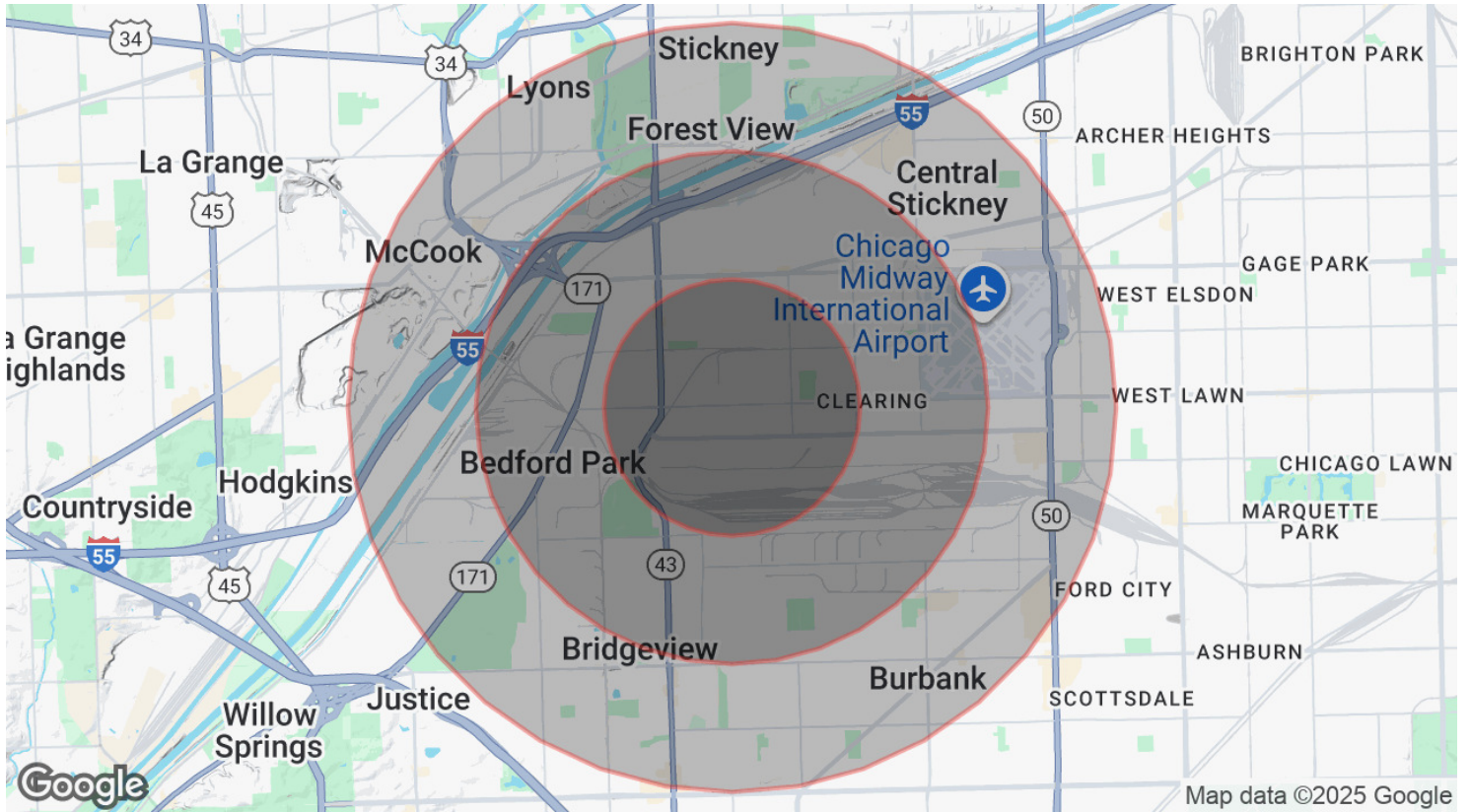
\$1,200.00 per month



# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	24,228	61,843	124,535
Average Age	40.0	39.0	38.1
Average Age (Male)	38.8	36.9	36.3
Average Age (Female)	41.3	40.5	39.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	9,090	22,756	44,884
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$77,689	\$80,614	\$77,279
Average House Value	\$230,879	\$224,703	\$215,607

\* Demographic data derived from 2020 ACS - US Census