



Property Overview - 7139 S. Exchange, Chicago

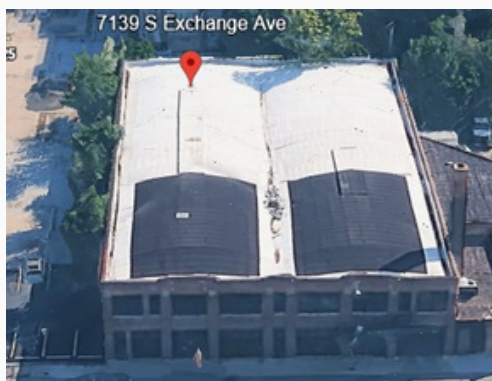
FP Commercial Advisors is pleased to represent 7139 South Exchange Ave in Chicago's South Shore Community. Currently used as a garage, the property features a two level, wood-framed, barrel roof. Perfect for redevelopment, the transit-oriented site is walking distance to the South Shore Cultural Center and Lake Michigan. South Shore has amazing new development and other area infrastructure improvements that transform the corridor.

Strategically positioned at the intersection of 71st Street, Exchange Avenue and Yates Avenue, This site is steps from the Metra Electric South Shore Branch's South Shore Station, multiple CTA bus lines and great walking traffic. The property benefits from excellent visibility, high traffic and offers a dense residential base. 7139 S. Exchange presents investors with an immediate value-add opportunity.

\$1,000,000

- Zoning C1-3
- 36,600 SF | Lot 186 x 100 SF
- Excellent Visibility and Signage Opportunities

Population	2 miles	5 miles
2020 Population	91,294	401,777
2025 Population	94,404	405,987
2030 Population Projection	95,393	408,090
Annual Growth 2020-2025	0.7%	0.2%
Annual Growth 2025-2030	0.2%	0.1%
Median Age	40.3	38.7
Bachelor's Degree or Higher	24%	28%
U.S. Armed Forces	57	257



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Information Subject to Change