



AVAILABLE

Walgreens

for lease



11822 S WESTERN AVE

11820-38 S Western Ave Chicago, IL 60643

PRIMARY RETAIL GATEWAY TO WASHINGTON HEIGHTS

Offering Summary



AVAILABLE SF | 1,200-1,450 SF  
ASKING PRICE | INQUIRE  
CAM & TAX | \$5 SF/YR  
ZONING | B1-1



Traffic Count:  
19,100+ VPD



Population:  
72,256 (3 MILES)



Avg HH Income:  
\$92,586(3 MILES)



#Households:  
57,747 (3 MILES)

Three spaces are available in this multi-tenant retail strip on Western Avenue. Professional Hair Doctors just leased a suite, adding to the activity at this highly visible corner site. Located near McDonald's, Shell, and Family Dollar, this opportunity offers strong neighborhood exposure. Suites range from 1,200 to 1,450 SF.

- **Surrounded by National Brands:** McDonald's, Walgreens, Shell, and Family Dollar enhance the area's retail draw.
- **Corner Visibility & Access:** Benefit from free street parking and consistent pedestrian and vehicle traffic.

Nearby Tenants:

Walgreens

FAMILY DOLLAR

usbank POPEYES



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