



Jewel-Osco



COMING SOON!

B2-3
1.73A

B3-2
1A

M1-2
1.98A

for sale

62ND & WESTERN

6153 S Western Ave Chicago IL 60643

PRIME WESTERN AVENUE DEVELOPMENT SITE



Offering Summary

AVAILABLE SF | +/- 3.71 ACRES
ASKING PRICE | CALL TO INQUIRE
ZONING | PD



Traffic Count:
40,000 VPD



Avg HH Income:
\$45,000 (3 MILES)



Population:
365,000 (3 MILES)



#Households:
87,701 (3 MILES)

This ±3.71-acre PD-zoned development site is located along Western Avenue's main retail corridor, with Dunkin' and Jimmy John's coming soon, signaling strong retailer interest. Just minutes from Midway Airport, the site offers excellent visibility, a Walk Score of 74, and flexible development potential.

- **Retail Growth Activity:** Upcoming Dunkin' and Jimmy John's locations highlight ongoing leasing velocity and corridor strength.
- **Dense Trade Area:** 274,000 residents within a 10-minute drive, strong walkability, and zoning suited for retail, dining, or industrial users.

Nearby Tenants:

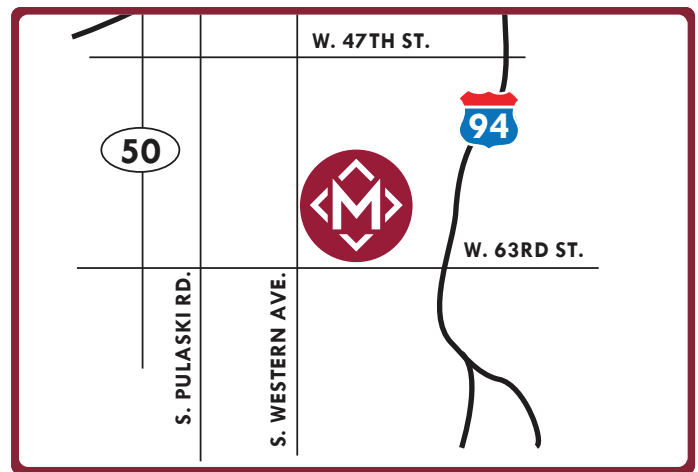


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Acres	Tenant
1A	Jimmy John's, Dunkin' Donut's (COMING SOON)
3.71	AVAILABLE



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

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