



PROPERTY DESCRIPTION

Prime retail space available at 2015 E 79th St, a high-visibility former Walgreens location. This 12,000 SF property sits on a 0.75-acre lot at a prominent hard corner, with 19,000 vehicles passing daily. The site features 40 dedicated parking spaces and is surrounded by a vibrant community of 205,000 residents within a 3-mile radius, offering an ideal opportunity for any retail business to thrive. Located in the dynamic South Shore neighborhood, this space benefits from strong community presence, bustling foot traffic, and convenient access to public transportation and major roads.

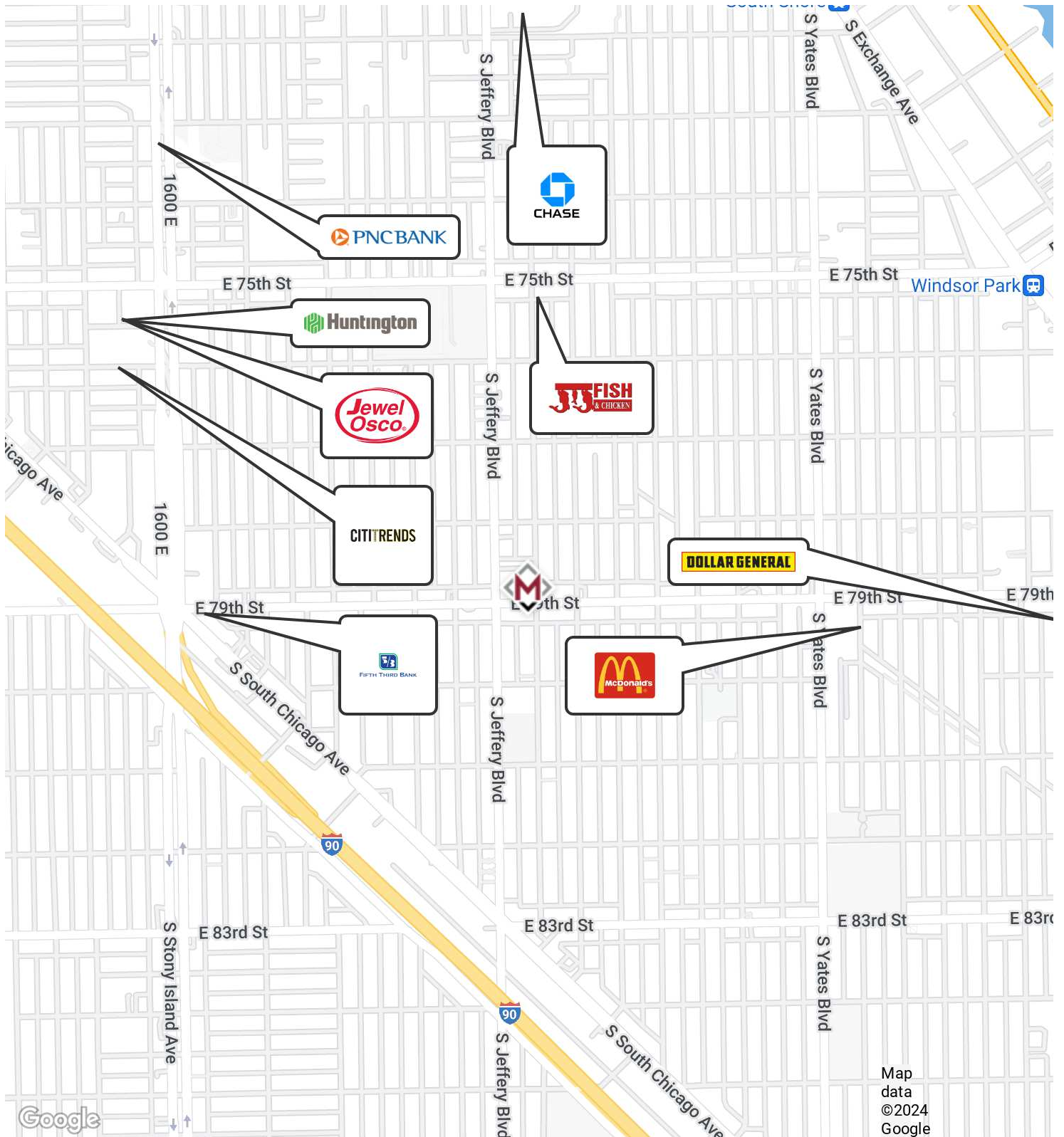
OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	12,000 SF
Lot Size:	0.75 Acres
Building Size:	12,000 SF
Traffic Count	19,000/day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	17,072	89,312	180,930
Total Population	38,895	199,495	419,767
Average HH Income	\$60,875	\$63,742	\$66,024

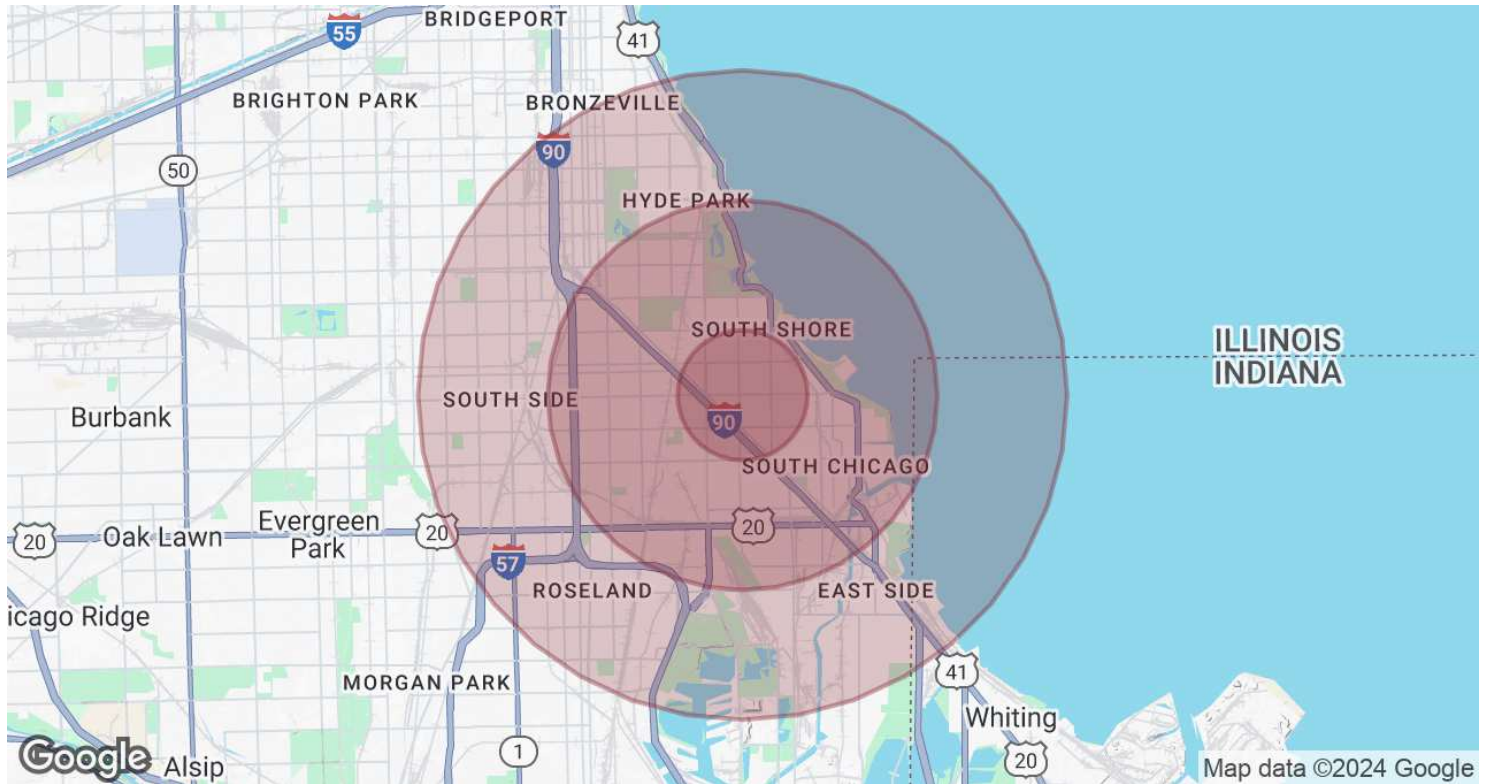
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	38,895	199,495	419,767
Average Age	42	41	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,072	89,312	180,930
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$60,875	\$63,742	\$66,024
Average House Value	\$274,664	\$275,338	\$271,997

Demographics data derived from AlphaMap

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