



Property Overview

FP Commercial Advisors is pleased to represent **4829 South Cottage Grove** in the Bronzeville/Hyde Park Community in Chicago. A newly renovated 1300 - 2500 SF Retail/Office Space available for lease on the West side of Cottage Grove and 48th Street with CTA bus and rail line stops in walking distance. This corner space has amazing built out exam rooms, reception area and storage, perfect for health and wellness uses. Unique window lines with accessible entry that opens to the parking lot.

Modern Floorplan designed for all business uses. Prime location near strong co-tenants including restaurants, Northwestern Medical Clinic, Walgreens, McDonalds and more. Easy Access to Lake Shore Drive, Washington Park and University of Chicago.

\$26 psf MG

- Zoning RM-5
- 1300-2200 SF
- Excellent Visibility and Signage Opportunities

| Demographics | 1 Mile | 2 Mile | 5 Mile |
|-------------------|----------|----------|---------|
| Population | 50,145 | 128,242 | 580,934 |
| Households | 23,456 | 59,355 | 243,923 |
| Average HH Income | \$57,867 | \$58,617 | 70,331 |



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