

enterprise



FAMILY DOLLAR

Walgreens



AVAILABLE



LSM/THE CIRCUIT FITNESS

for lease



11822 S WESTERN AVE

11820-38 S Western Ave Chicago, IL 60643

WESTERN AVE RETAIL IN A NATIONAL TENANT HUB



Offering Summary

AVAILABLE SF | 1,241-2,713 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. New tenant Professional Hair Doctors recently joined, adding momentum to this highly visible streetfront location. Surrounded by national retailers including McDonald's, Shell, and Family Dollar, the site offers excellent neighborhood exposure. Suites range from 1,241 to 2,713 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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