

7845 W 79th, Bridgeview, IL 60455

FOR SALE OR LEASE



OFFERING SUMMARY

Available SF: 1,500 - 5,675 SF

Lot Size: 0.47 Acres

Building Size: 5,675

Renovated: 2017

Market: Chicago MSA

Submarket: Southwest Suburba

PROPERTY OVERVIEW

For Sale or Lease is a spacious and versatile office warehouse with an overhead door encompassing approximately 5,675 square feet, located on Busy 79th Street. Versatile Bldg can be demised to accommodate need for a variety of uses. This property offers an excellent opportunity for businesses in need of a combination of office and warehouse space. Plenty of parking, convenience and accessibility are assured for both employees and visitors. Situated on 79th Street, the location provides excellent visibility and accessibility. The property benefits from a vibrant commercial area, ensuring easy access to a range of amenities and services. Proximity to major transportation routes and highways further enhances the convenience of commuting and logistical operations.

PROPERTY HIGHLIGHTS

- 1,500-5,675sf Office space available
- Space can be demised
- 33 Parking Spaces
- Busy 79th St

*for more information***Neil Haleem**

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Adam Haleem

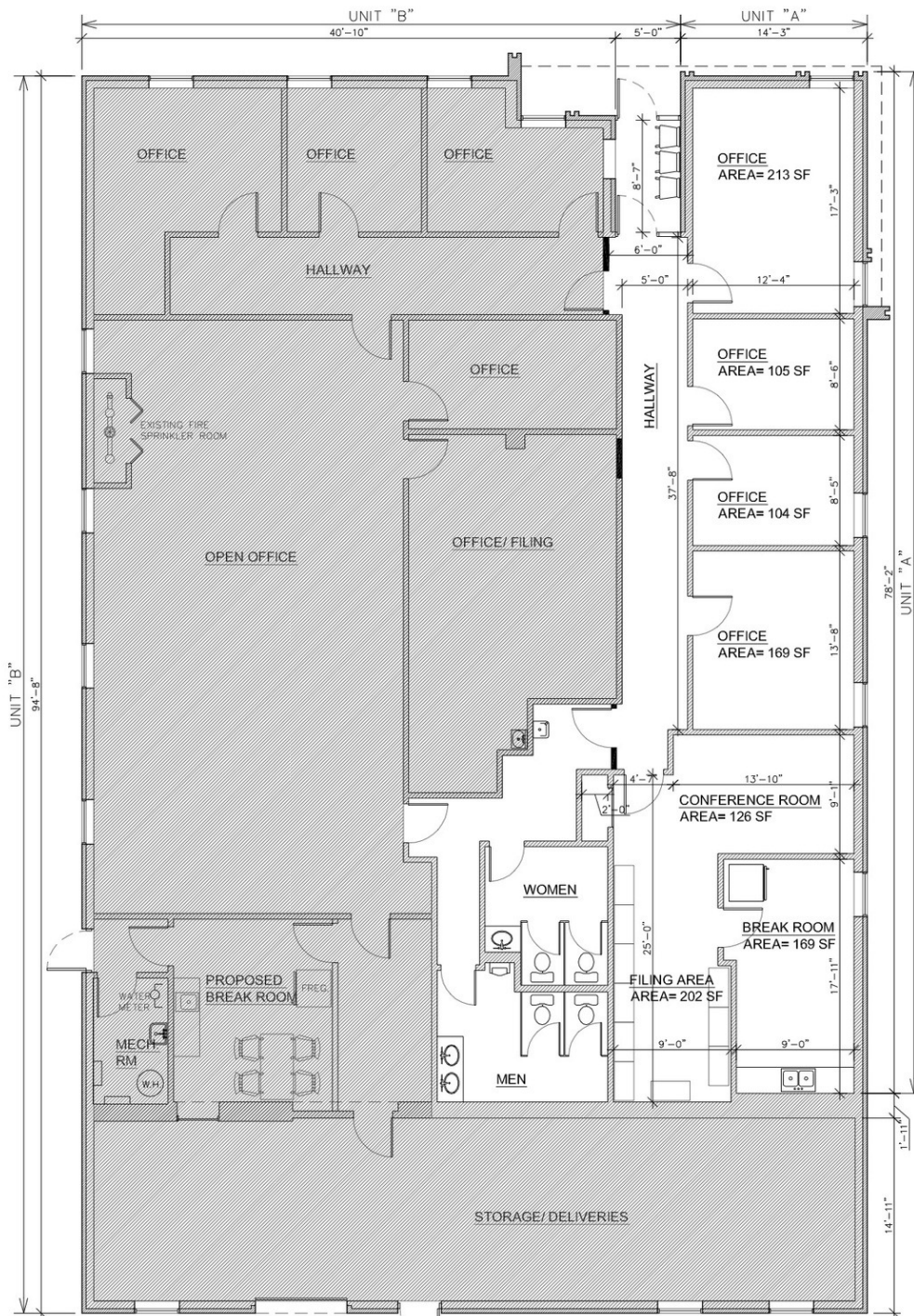
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SHARED RESTROOMS FOR UNIT "A" AND "B"
 TOTAL BUILDING AREA = 5,656 S.F.
 TOTAL AREA FOR UNIT "A" = 1,651 S.F.

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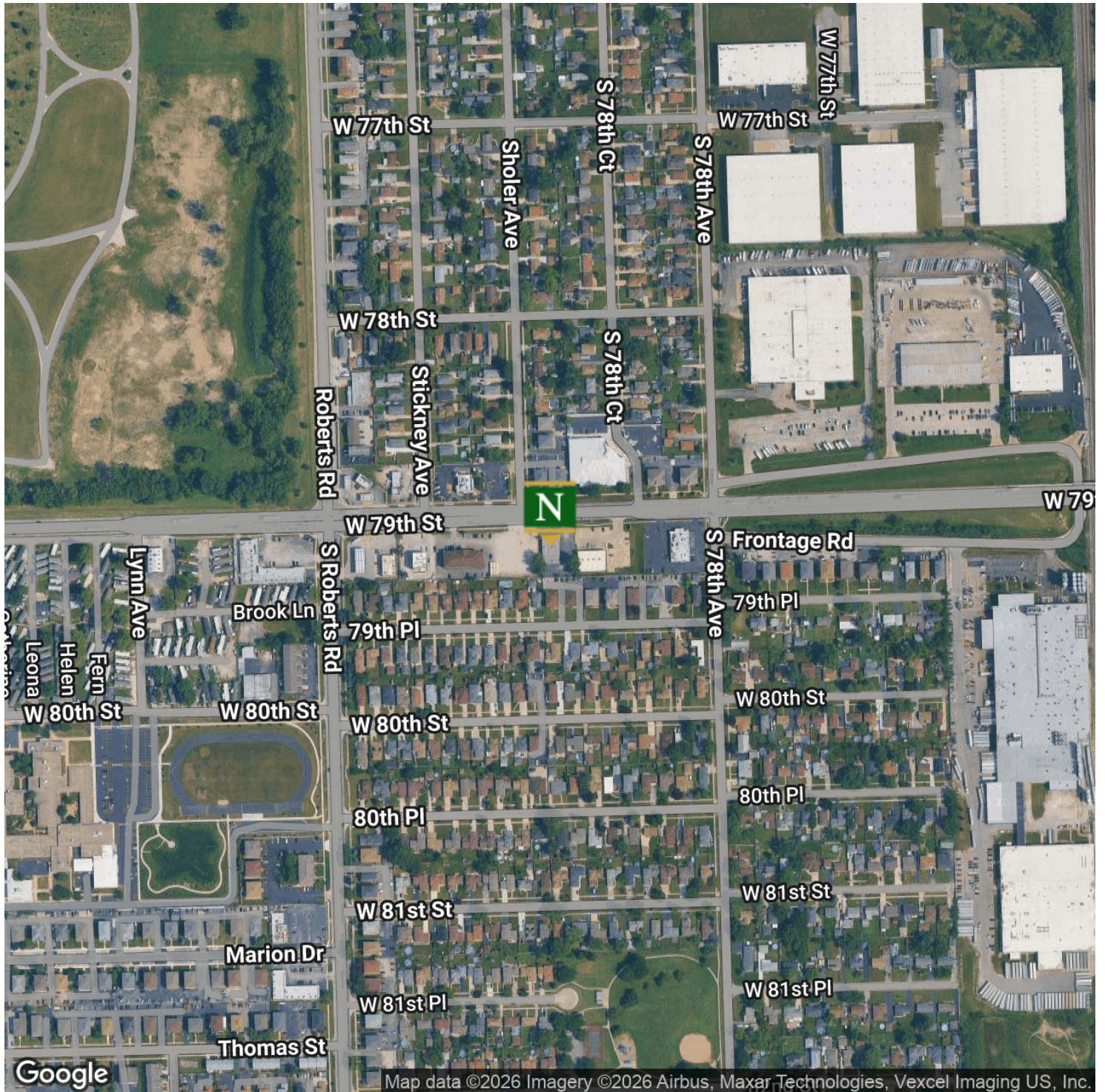
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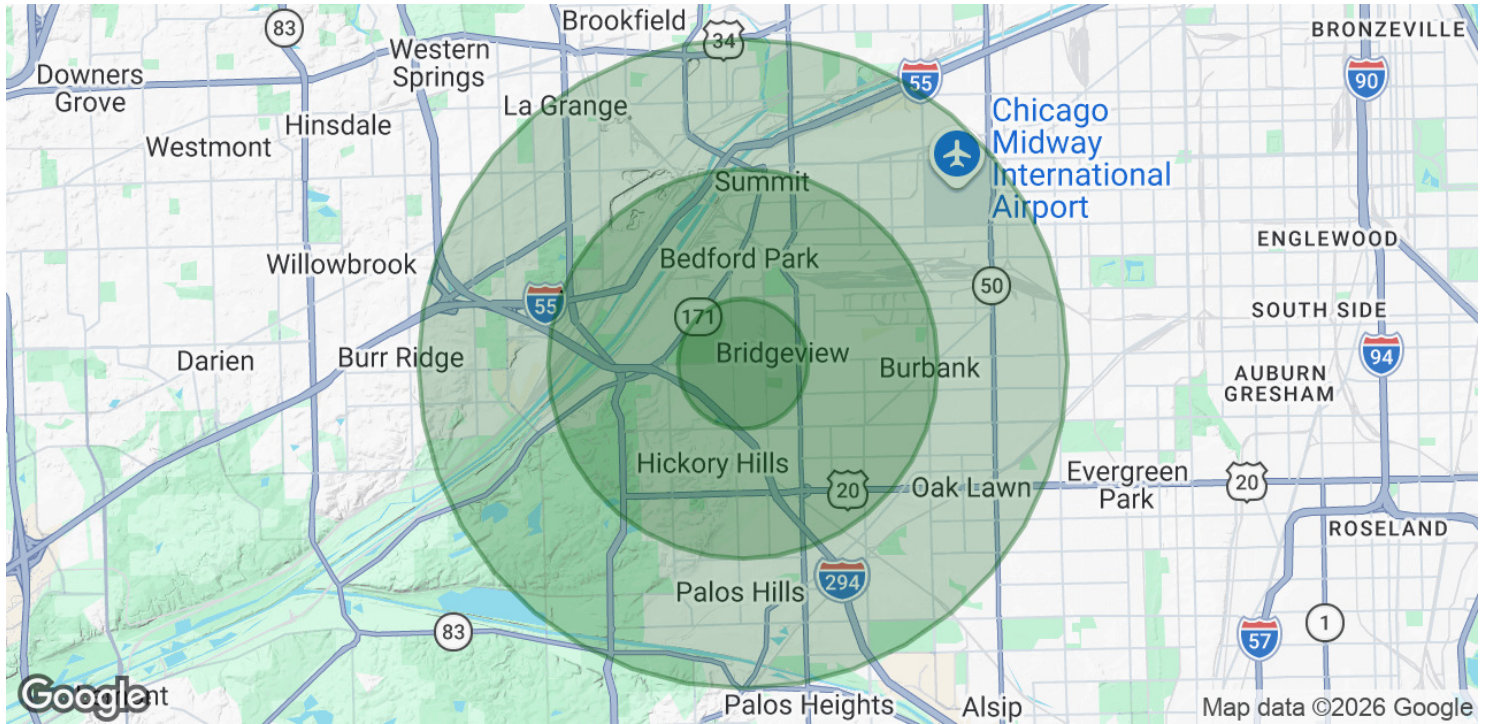
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,206	102,007	276,808
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,892	36,598	101,383
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$83,957	\$93,302	\$102,798
Average House Value	\$240,405	\$274,780	\$304,021
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.3%	32.6%	36.3%
RACE	1 MILE	3 MILES	5 MILES

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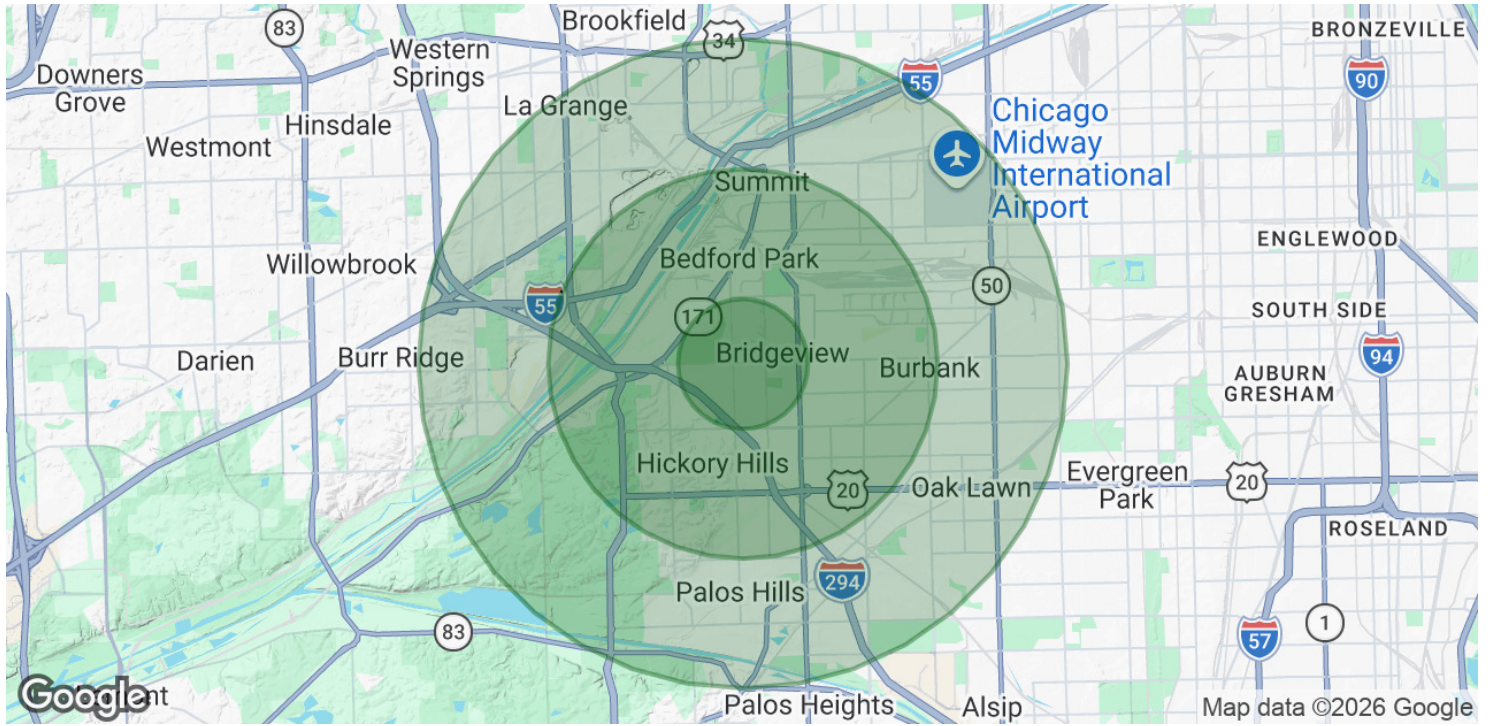
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Total Population - White	9,440	62,823	163,991
% White	71.5%	61.6%	59.2%
Total Population - Black	638	6,507	16,103
% Black	4.8%	6.4%	5.8%
Total Population - Asian	266	2,571	6,500
% Asian	2.0%	2.5%	2.3%
Total Population - Hawaiian	1	21	81
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	142	1,146	3,687
% American Indian	1.1%	1.1%	1.3%
Total Population - Other	1,307	14,707	45,213
% Other	9.9%	14.4%	16.3%

2020 American Community Survey (ACS)

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