

FOR LEASE

Yards Plaza

4636 S Damen Ave, Chicago, IL 60609



Exclusive Listing Agents:

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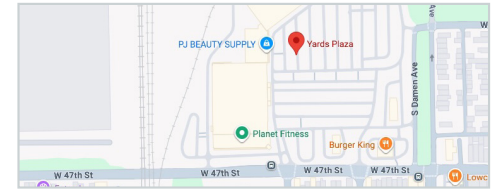
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CBRE

Aerial

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Site Details

Newly Redeveloped Shopping Center

+ Tony's Fresh Market Coming Soon

Anchor Opportunity

+ 73,349 SF Divisible

Incredibly Dense Trade Area

+ 320,077 people within 3 Miles

SUITE	TENANT	SF
4500	Dollar Tree	12,388
4510	Tony's Fresh Market - Coming Soon!	74,536
4512	Tommy Van-Nails	1,709
4512B	Kun Bo-Chop Suey	1,795
4516	Studio Dental	4,120
4520	Forman Mills	52,875
4600	AVAILABLE	5,902
4606A	Subway	1,957
4608	Tae Kyu Chung	4,702
4610	AVAILABLE	3,100
4614	Taco Bell	
4620	AVAILABLE - Divisible	73,349
4628	AVAILABLE	3,744
4630	Tea Sup Yoo	1,173
4632	H&R Block	1,239
4636	Cricket Wireless	1,559
4638	AVAILABLE	3,200
4646	Planet Fitness	13,133



Population	1 Mile	3 Miles	5 Miles	7 Miles				
2025 Population - Current Year Estimate	44,712	320,077	857,995	1,525,997				
2030 Population - Five Year Projection	43,530	312,281	843,595	1,510,116				
2020 Population - Census	47,848	340,477	898,162	1,586,420				
2010 Population - Census	48,518	351,561	890,915	1,534,209				
2020-2025 Annual Population Growth Rate	-1.28%	-1.17%	-0.87%	-0.74%				
2025-2030 Annual Population Growth Rate	-0.53%	-0.49%	-0.34%	-0.21%				
Households								
2025 Households - Current Year Estimate	14,301	108,303	334,948	643,236				
2030 Households - Five Year Projection	14,268	108,078	337,299	652,915				
2020 Households - Census	14,424	109,219	332,045	633,238				
2010 Households - Census	12,950	100,204	298,783	561,706				
2020-2025 Compound Annual Household Growth Rate	-0.16%	-0.16%	0.17%	0.30%				
2025-2030 Annual Household Growth Rate	-0.05%	-0.04%	0.14%	0.30%				
2025 Average Household Size	3.11	2.90	2.50	2.33				
Household Income								
2025 Average Household Income	\$70,606	\$76,469	\$90,058	\$108,805				
2030 Average Household Income	\$78,512	\$85,440	\$99,172	\$119,097				
2025 Median Household Income	\$53,773	\$54,738	\$61,023	\$72,947				
2030 Median Household Income	\$61,375	\$62,600	\$69,201	\$82,565				
2025 Per Capita Income	\$22,560	\$25,900	\$35,169	\$45,900				
2030 Per Capita Income	\$25,705	\$29,598	\$39,656	\$51,528				
Housing Units								
2025 Housing Units	16,053	122,331	379,583	726,358				
2025 Vacant Housing Units	1,752	10.9%	14,028	11.5%	44,635	11.8%	83,122	11.4%
2025 Occupied Housing Units	14,301	89.1%	108,303	88.5%	334,948	88.2%	643,236	88.6%
2025 Owner Occupied Housing Units	5,458	34.0%	46,391	37.9%	132,700	35.0%	267,311	36.8%
2025 Renter Occupied Housing Units	8,843	55.1%	61,912	50.6%	202,248	53.3%	375,925	51.8%
Education								
2025 Population 25 and Over	27,245	209,656	578,219	1,069,516				
HS and Associates Degrees	14,782	54.3%	118,164	56.4%	291,498	50.4%	503,125	47.0%
Bachelor's Degree or Higher	3,978	14.6%	42,121	20.1%	183,144	31.7%	414,927	38.8%
Place of Work								
2025 Businesses	631	5,448	19,017	57,216				
2025 Employees	8,006	72,220	308,688	988,965				



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COMPLETE INQUIRY FORM HERE



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