

5041 S Prairie Ave, Chicago, IL 60615

5041 S. Prairie



OFFERING SUMMARY

Available SF:	4,100 – 8,250 SF
Lease Rate:	\$15 SF/yr (NNN)
Lot Size:	0.42 Acres
Year Built:	1951
Building Size:	8,250
Zoning:	B3-2
Submarket:	South Chicago

PROPERTY OVERVIEW

The site is located in a busy business corridor. 51st Street east or west to Prairie Ave. The CTA EL Station is 1/2 block east of the site.

The site was formerly leased to Family Dollar. The property is an 8,250sf free standing building on an 18,100 sq ft lot. The parking lot can accommodate up to 15 parking spaces. The building has a newer truss roof with steel joists.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
5041	\$15.00 SF/yr	4,100 – 8,250 SF

for more information

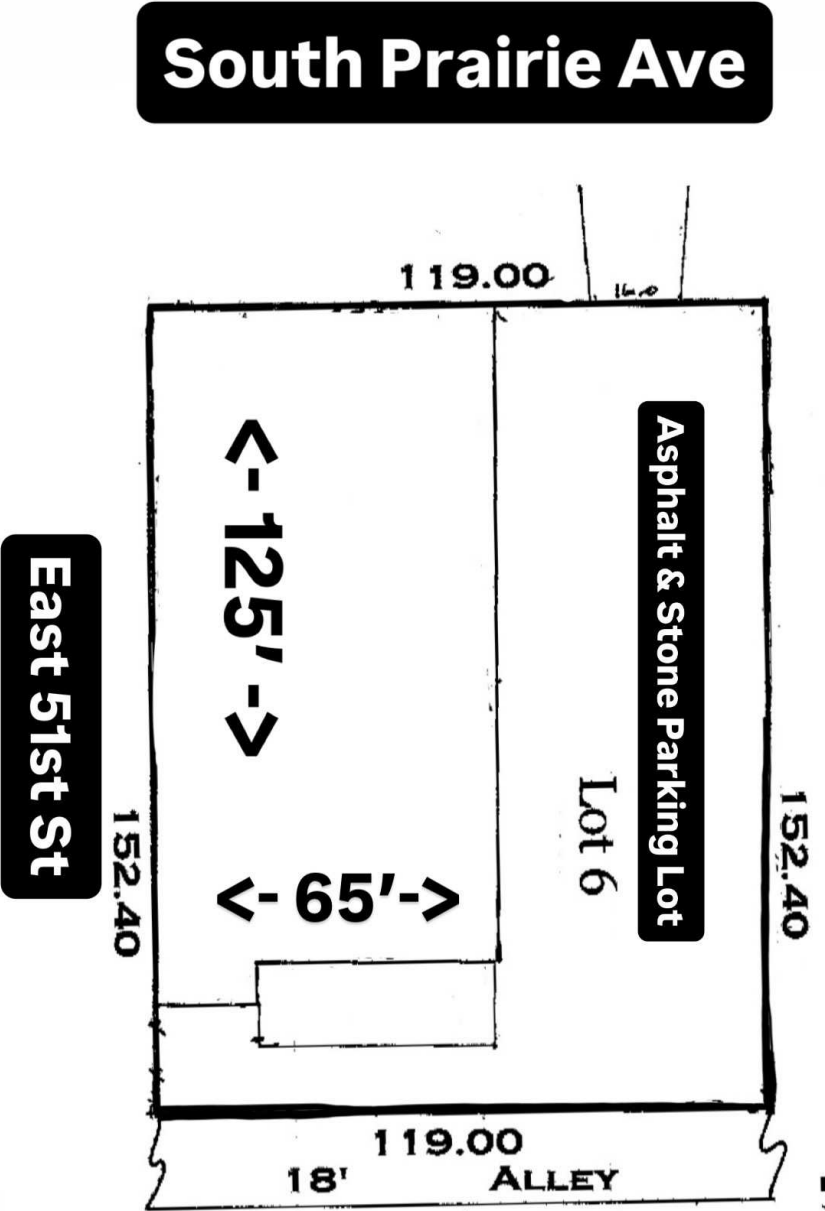
Neil Haleem

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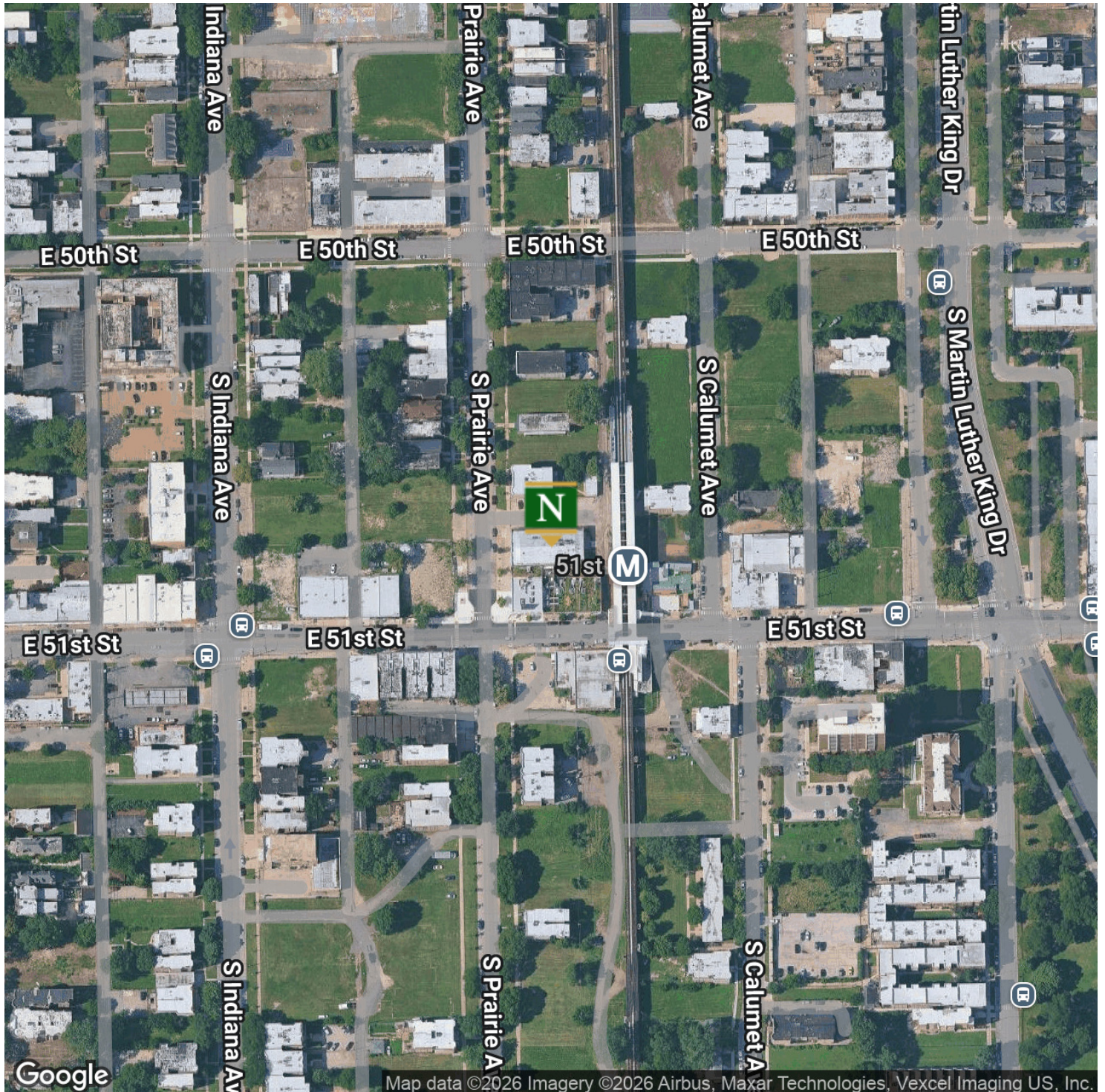


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NETWORK
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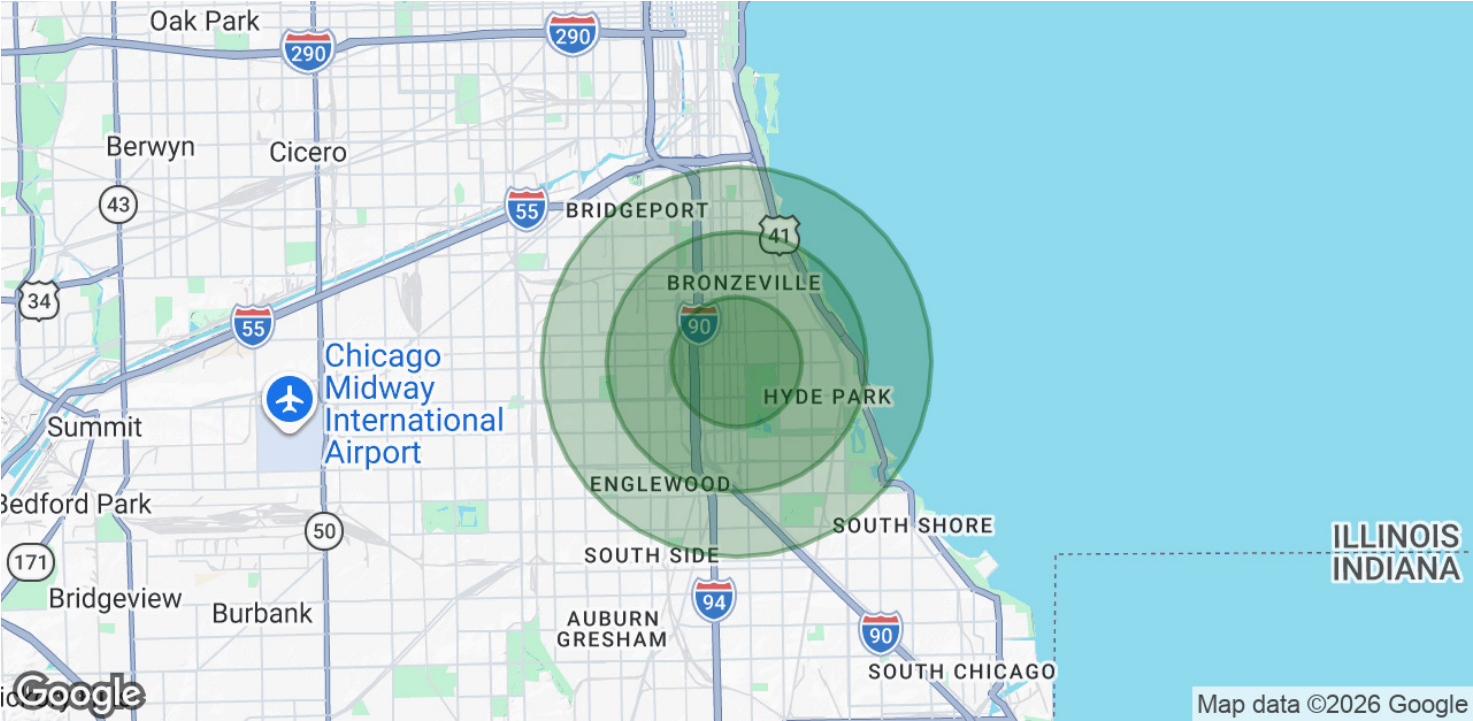
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	30,029	123,078	255,329
Average Age	33.4	33.3	33.7
Average Age (Male)	29.5	30.8	31.6
Average Age (Female)	35.9	35.0	35.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	12,174	51,289	103,147
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$48,468	\$51,680	\$50,803
Average House Value	\$301,386	\$336,479	\$314,821
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	1.3%	2.7%	5.7%
RACE	1 MILE	2 MILES	3 MILES

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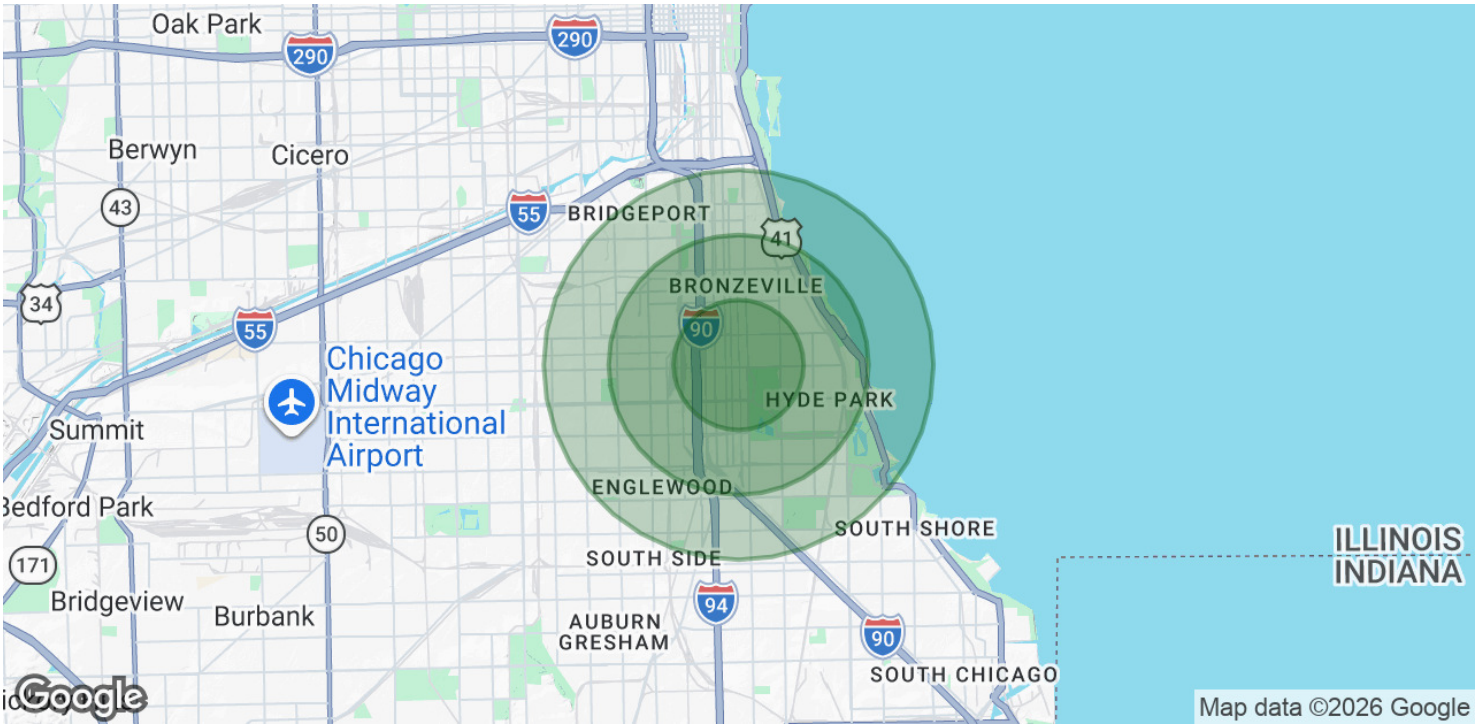
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Total Population - White	1,110	15,655	41,870
% White	3.7%	12.7%	16.4%
Total Population - Black	28,325	101,221	188,765
% Black	94.3%	82.2%	73.9%
Total Population - Asian	125	3,330	14,388
% Asian	0.4%	2.7%	5.6%
Total Population - Hawaiian	8	14	27
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	15	214	572
% American Indian	0.0%	0.2%	0.2%
Total Population - Other	113	1,225	6,685
% Other	0.4%	1.0%	2.6%

2020 American Community Survey (ACS)

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