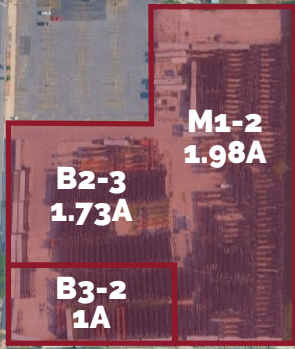




COMING SOON!



for sale

62ND & WESTERN

6153 S Western Ave Chicago IL 60636
PRIME WESTERN AVENUE DEVELOPMENT SITE



Offering Summary

AVAILABLE SF | +/- 3.71 ACRES
ASKING PRICE | INQUIRE
ZONING | PD



Traffic Count:
40,000 VPD



Population:
365,000 (3 MILES)



Avg HH Income:
\$45,000 (3 MILES)



#Households:
87,701 (3 MILES)

This ±3.71-acre PD-zoned development site along Western Avenue's core retail corridor features Dunkin' Donuts and Jimmy John's coming soon, reinforcing strong tenant demand. Located just minutes from Midway Airport, the site offers excellent visibility, walkability (Walk Score 74), and flexible development potential.

- **National Tenant Momentum:** Dunkin' Donuts and Jimmy John's are coming soon, reinforcing retail demand and visibility.
- **Trade-Area Strength:** 274,000 residents within a 10-minute drive, strong walkability, and PD zoning suitable for retail, dining, or industrial users

Nearby Tenants:



MATANKY REALTY GROUP
200 N LASALLE ST STE 2350
312-337-1001
MATANKY.COM

TERRI COX
312-337-1001
TCOX@MATANKY.COM

ANTHONY ORTIZ
312-337-1001
AORTIZ@MATANKY.COM



Acres	Tenant
1	Jimmy John's & Dunkin Donuts (COMING SOON)
3.71	AVAILABLE



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



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