

FOR LEASE



Retail in South Chicago

1501-1505 West 63rd Street
Chicago, IL 60636



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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Total square footage is 9,331, encompassing a three-parcel building.

- 1501 and 1503 share the same electrical meter, while 1505 has its own separate meter.
- Tenants will be responsible for all utilities and taxes.
- The property is currently tax-exempt due to its previous use as a church; however, any new business other than a church congregation will be required to pay taxes.
- Please note that there is only street parking available, as there is no dedicated parking lot for this building.

OFFERING SUMMARY

Lease Rate:	\$9 SF/month (NNN)
Available SF:	3,110 - 9,331 SF
Lot Size:	0.07 Acres
Building Size:	9,331 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	640	2,456	10,500
Total Population	1,473	5,942	26,771
Average HH Income	\$27,800	\$42,650	\$48,871

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Property Description

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LOCATION DESCRIPTION

Located in the heart of Chicago's Englewood neighborhood, this 9,331 SF retail-zoned building presents a compelling opportunity to invest in an area experiencing meaningful reinvestment and community-driven growth. Englewood has been the focus of ongoing public and private development efforts, including projects like Thrive Englewood, which introduced new mixed-income housing and street-level retail, as well as initiatives such as the Englewood Agro-Eco District that are transforming vacant land into productive community assets. Continued investment along key corridors like 63rd Street and Halsted is helping reshape the commercial landscape and strengthen neighborhood vitality.

Positioned within this evolving environment, the property benefits from a sizable footprint and retail zoning that supports a wide range of uses. As redevelopment momentum continues and community infrastructure expands, this location offers strong long-term upside for a congregation, or investor seeking to renovate, reposition, conduct business and participate in Englewood's ongoing revitalization.

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Complete Highlights

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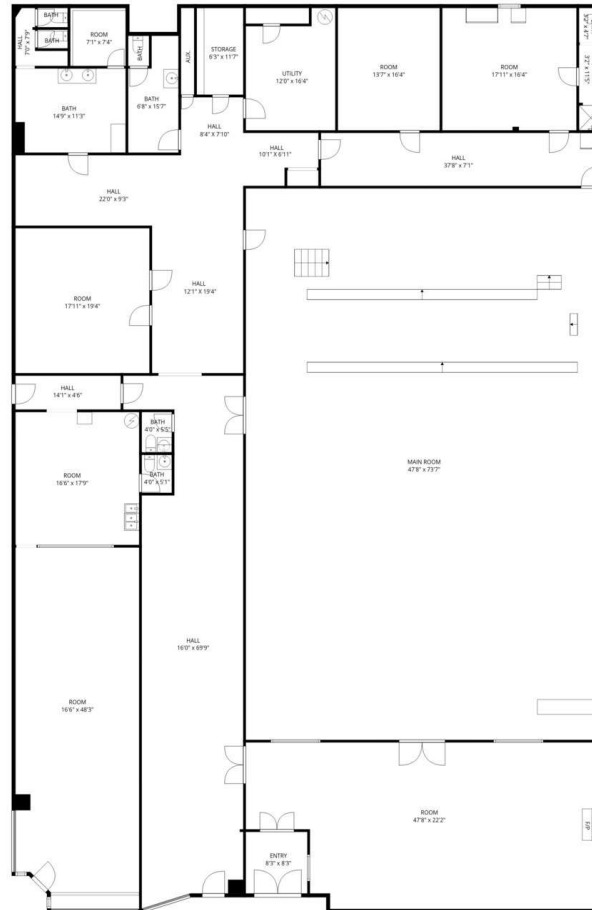
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Floor Plans

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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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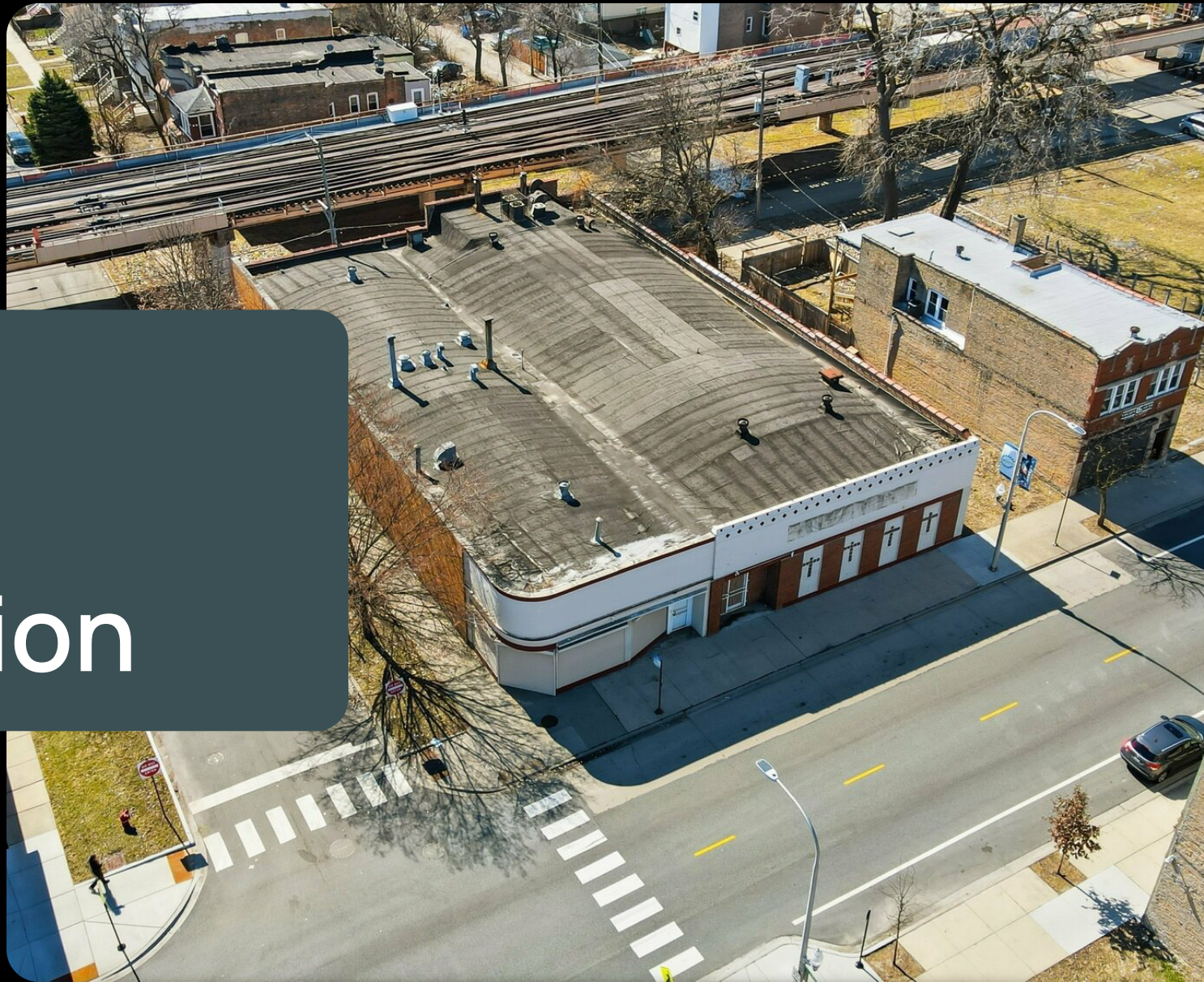
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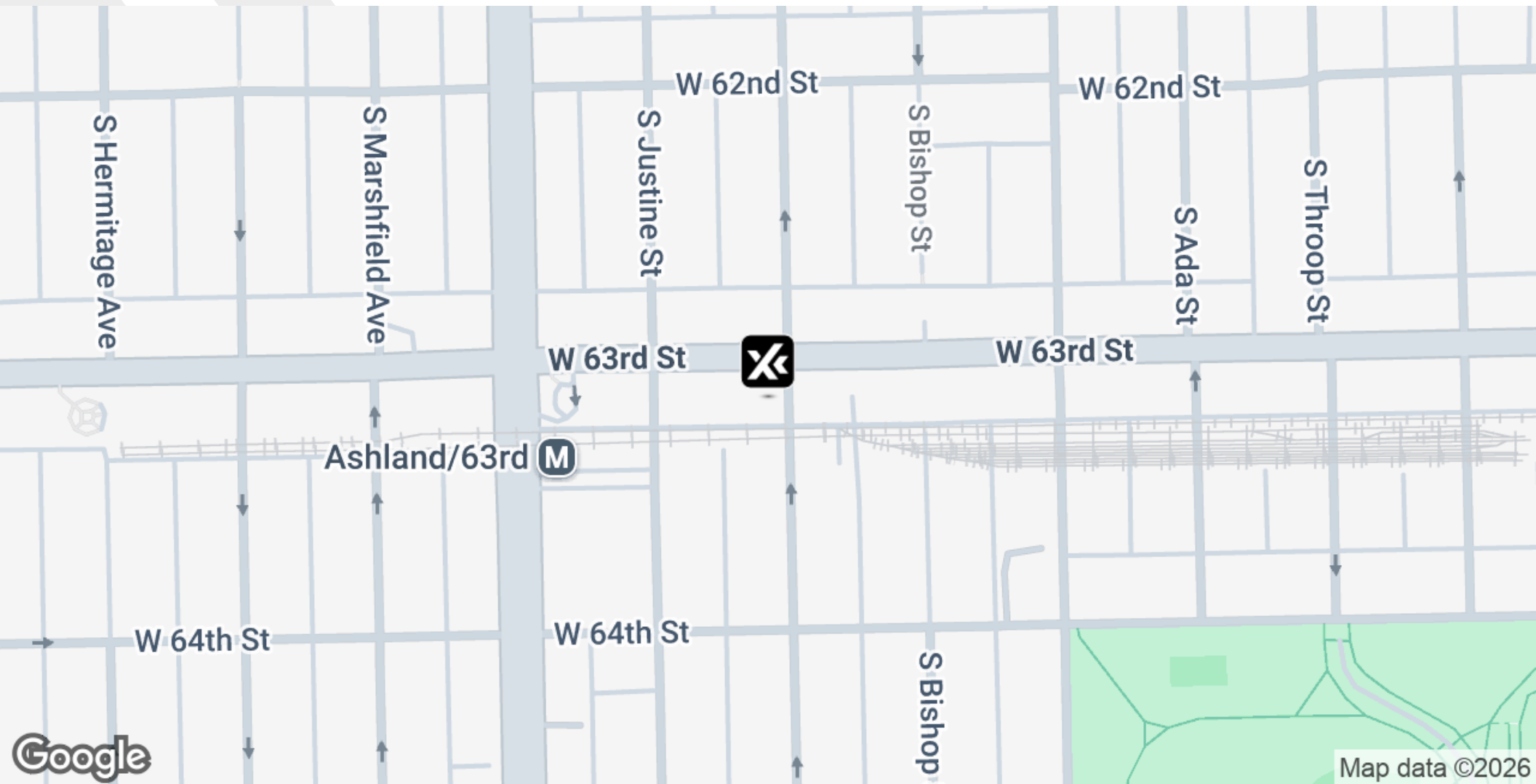
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Location Information



Location Map

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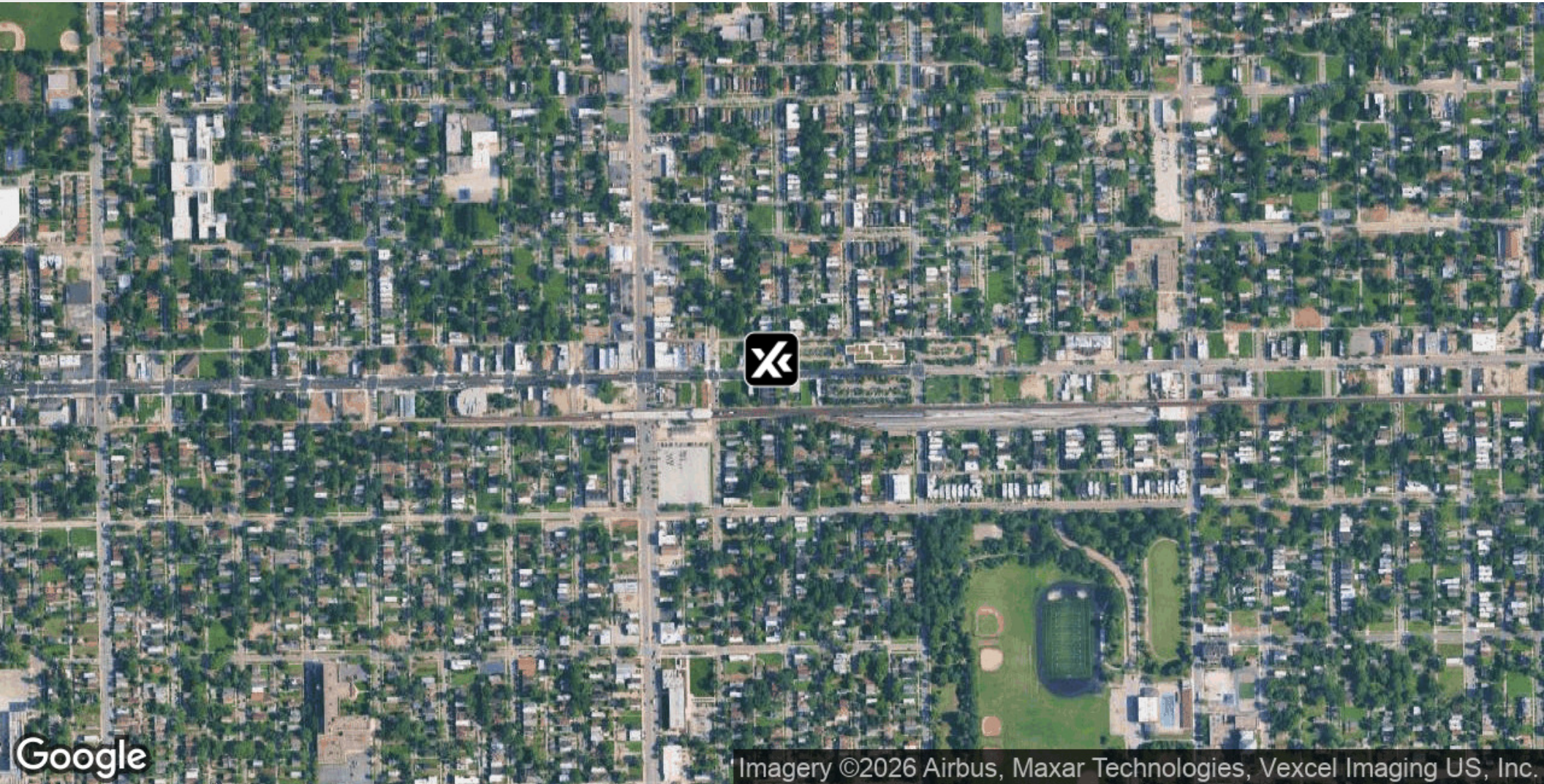
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Aerial Map

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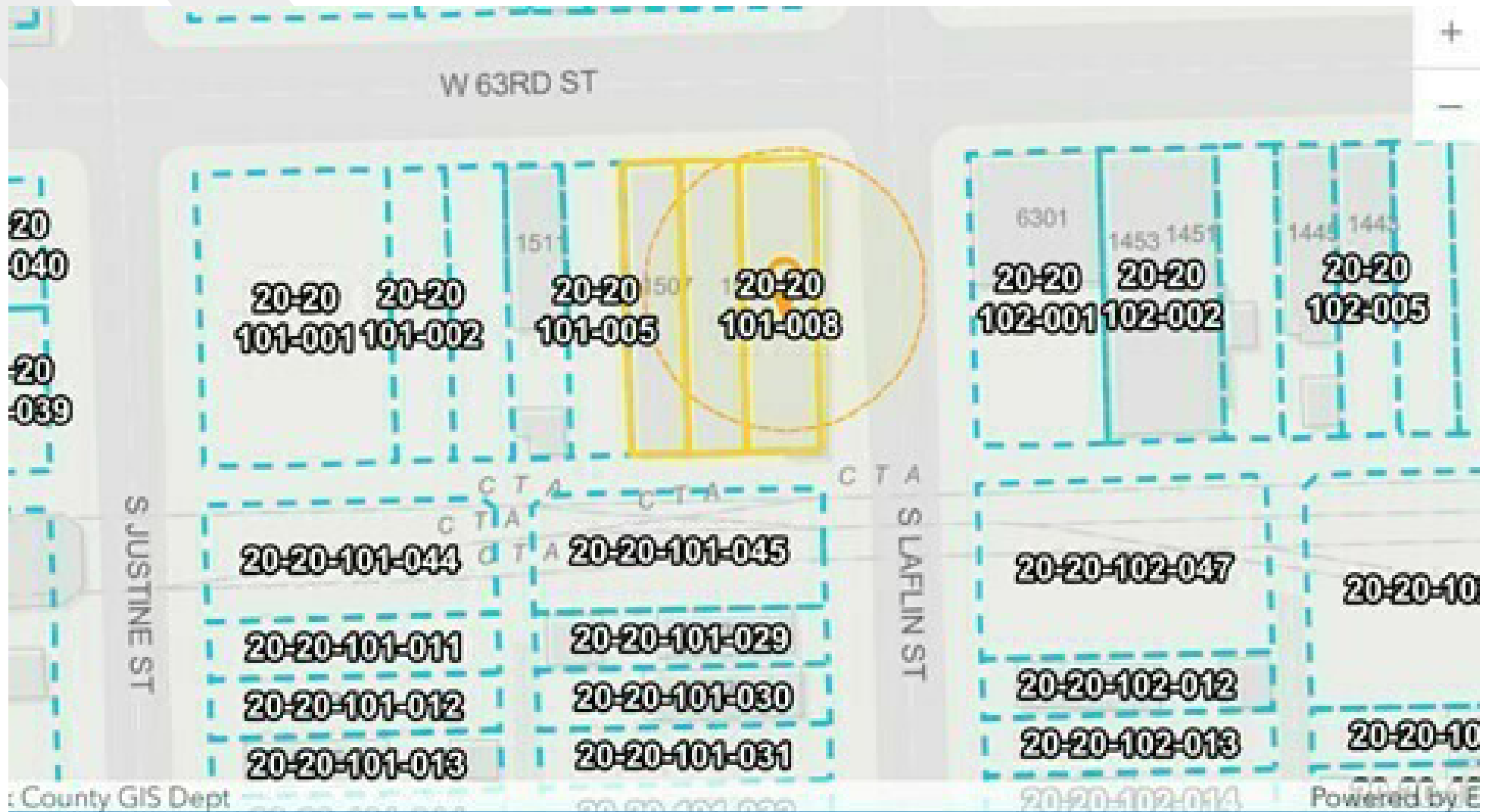
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Site Plans

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Section 3

Demographics



Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,473	5,942	26,771
Average Age	46.0	42.1	37.2
Average Age (Male)	41.8	40.1	35.2
Average Age (Female)	47.2	44.2	39.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	640	2,456	10,500
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$37,899	\$43,658	\$48,871
Average House Value	\$135,726	\$134,318	\$147,946

2023 American Community Survey (ACS)

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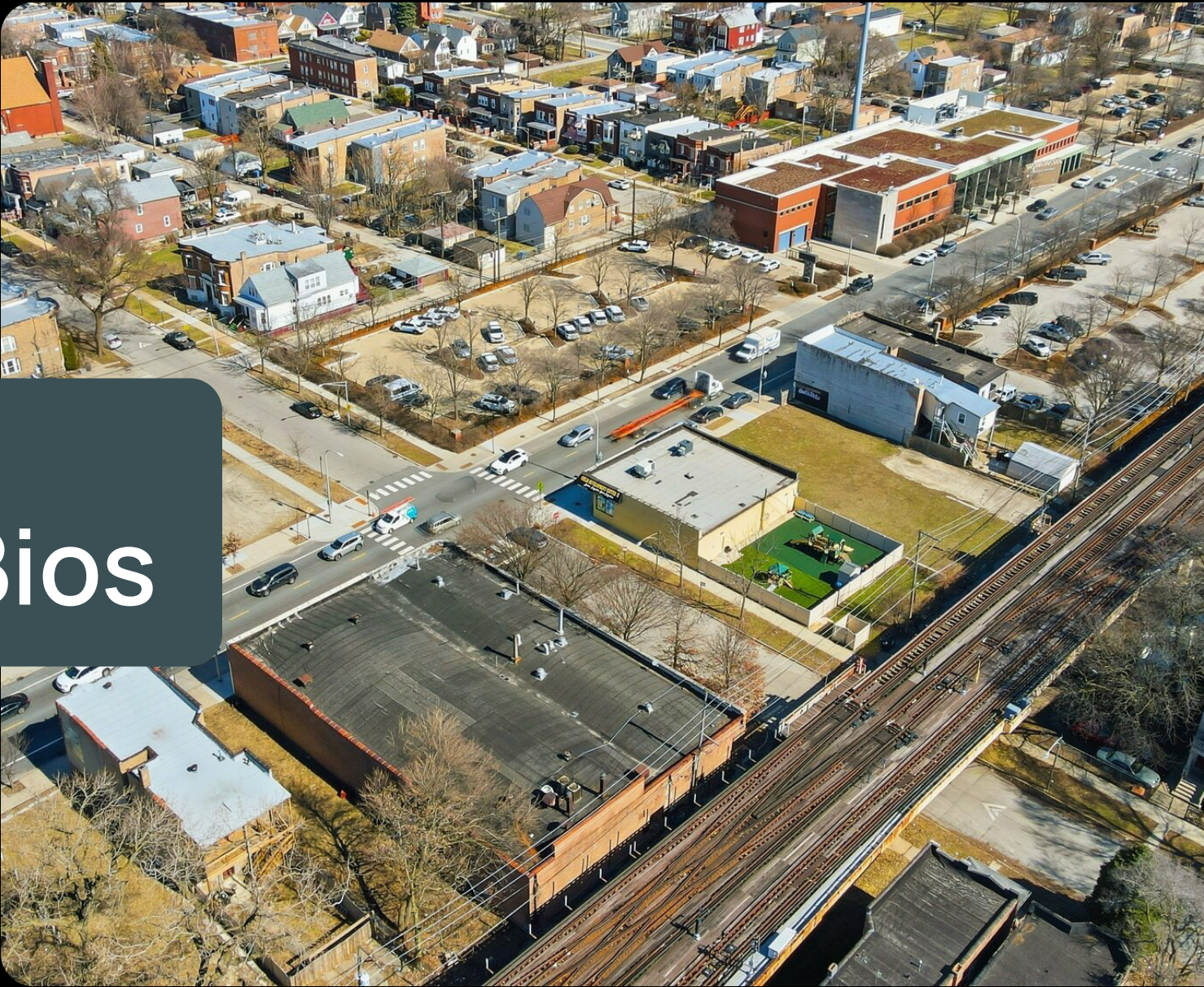
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Section 4

Advisor Bios

Advisor Bio 1

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LEXI NAWROCKI

Advisor

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Direct: **312.618.3698**

IL #475194108 // FL #SL3552505 /

PROFESSIONAL BACKGROUND

Lexi Nawrocki brings over 20 years of expertise in sales and service, combining her enthusiasm and meticulous attention to detail to deliver exceptional results in commercial real estate transactions. With a client-focused approach, Lexi works closely with her dedicated team to ensure every aspect of a deal is thoroughly assessed and strategically executed.

Her commitment to excellence is matched by her passion for continuous learning—Lexi is currently pursuing her CCIM (Certified Commercial Investment Member) designation, further solidifying her expertise in the field. Known for going above and beyond, Lexi consistently exceeds client expectations, making her a trusted partner in achieving their commercial real estate goals.

MEMBERSHIPS

CCIM Candidate

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Advisor Bio 2

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ERICA WALKER

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Direct: **708.677.1888**

IL #475208179

PROFESSIONAL BACKGROUND

Experienced Real estate agent and investor for over 5 years. I have understanding from both sides on what it means to be the agent and the client and I understand that success in real estate for both parties comes down to two factors taking care of and valuing my clients. In my line of work being a realtor as well as also being in the automotive industry whether it was selling auto parts, repair work or repairing vehicles I always strive to value and make sure my clients receive the best service.

EDUCATION

Associates in Applied Science

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Thank you!



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