

PARK SHOPS

6400-6456 W 63rd Street
Chicago, IL 60638

FOR LEASE



583 SF-1,499 SF
3,200 SF

Professional Office (Faces East)
Retail (Faces South and Parking)

Clearing West Retail Space

B3-1 Zoning

Retail 47,069 SF GLA
+/- 72 Parking Spaces

Roxanne Gardner,
Illinois Designated Managing Broker
(312) 262-1400 | deals@psgre.com



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2025 Demographic Estimates

2 Miles from Property Costar 8/2026



61,609
Population



\$101,672
Average HH Income



\$1.3B
Annual Spending

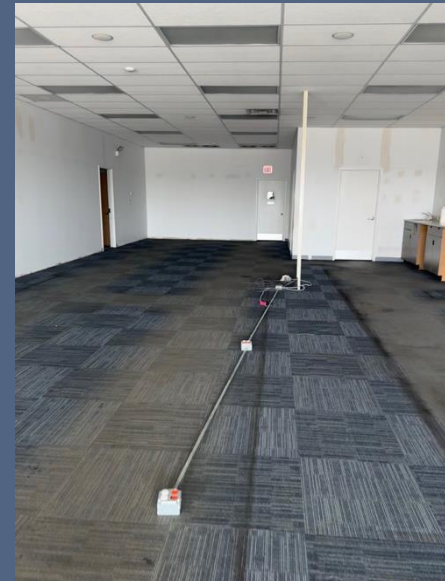
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Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

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UNIT	TENANT	SIZE
6234A	AVAILABLE	583
6234B	DENTAL OFFICE	800
6234C	AVAILABLE	866
6400A	AVAILABLE	3,200



+/- 47,069 SF Retail Center



Tax Pin: 19-18-428-053;
19-18-429-018, 019, 030



Zoned:
B3-1 Community Shopping

Grocery Anchored

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6234B	DENTAL OFFICE	800
6234C	AVAILABLE	866
6400A	AVAILABLE	3,200
6400B	TAX SERVICES	800
6410	LIQUOR STORE	7000
6422	FAIR SHARE GROCER	18,000
6434	SALVATION ARMY	9,900
6444	LAUNDROMAT	2,400
6450	DENTAL	1,200
6452	CHINESE RESTAURANT	1,200
6456	SUBWAY	1,120

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Retail Space

Unit 6400 +/- 3200 SF



Corner Unit Parking Lot Facing



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Professional Office Space

6234A +/- 583 SF

6234C +/- 866 SF



Shared Waiting Area

Shared Waiting Area



Hallway



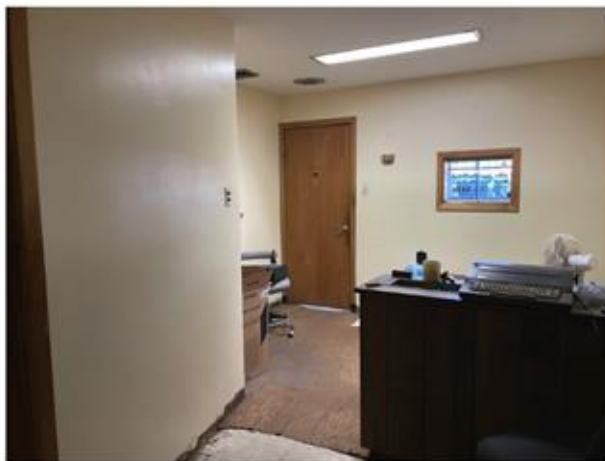
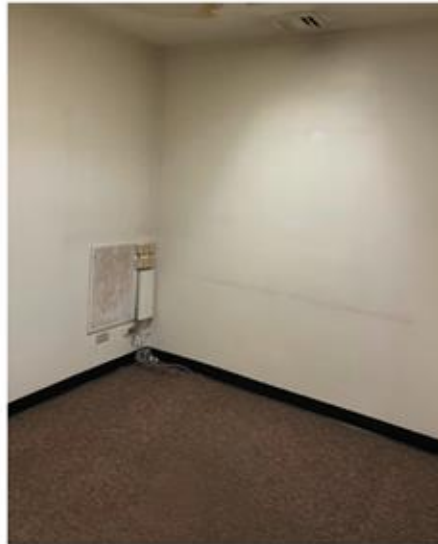
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Located in Chicago's established **Clearing neighborhood**, 6400–6456 W. 63rd Street serves a densely populated Southwest Side trade area just west of **Chicago Midway International Airport**. The surrounding community is characterized by long-established residential neighborhoods, a high level of homeownership, and a strong base of local households that support neighborhood retail, restaurants, personal services, medical uses and other daily-needs businesses. The property is conveniently positioned to draw customers from Clearing, Garfield Ridge and West Lawn, as well as nearby Burbank, Bedford Park, Bridgeview and Summit.

The broader **Midway/Southwest Side market** benefits from a substantial combination of residential population, employment and airport-related activity. The property's 63rd Street location provides convenient connections to major north-south routes including Narragansett, Central, Cicero and Harlem Avenues, with access to I-55 and I-294. Nearby Midway Airport, industrial and commercial employers, schools, neighborhood businesses and surrounding residential communities create a diverse customer base and steady daily activity, making the location well suited for retailers and service businesses seeking an established Chicago neighborhood with convenient regional access.

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PRESENTED BY:



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