



COMING SOON!

B2-3
1.73A

B3-2
1A

M1-2
1.98A

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:

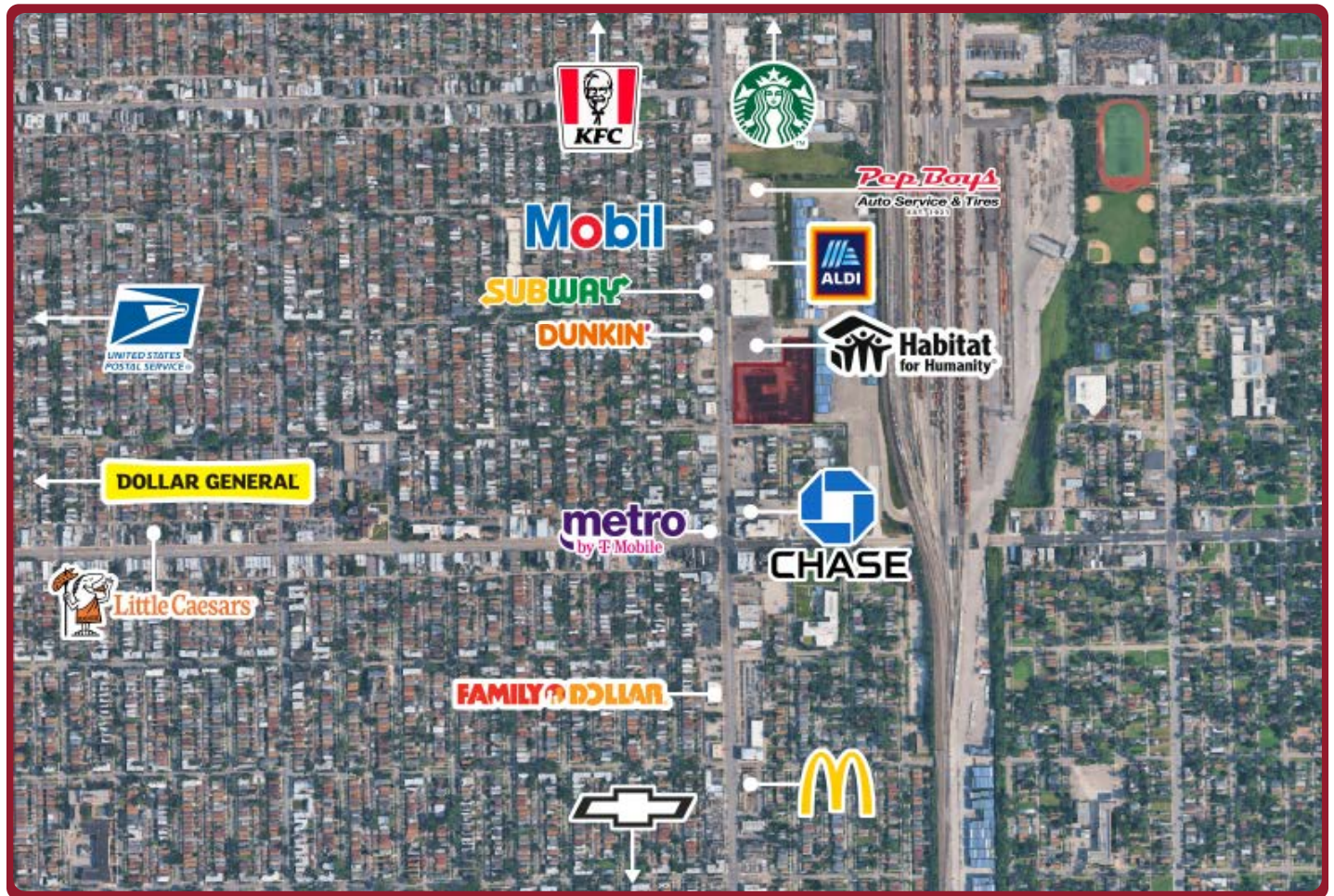


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Acres	Tenant
1	Jimmy John's & Dunkin Donuts (COMING SOON)
3.71	AVAILABLE



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