



# 5518 W. Chicago Avenue

## CHICAGO, ILLINOIS

**Retail Space Available**  
Northeast corner of Chicago & Central

FOR MORE INFORMATION,  
PLEASE CONTACT

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## DEMOGRAPHICS



**53.3k+**

Total Population  
1 Mile

13.6k+      3.28k+  
0.5 Miles    0.25 Miles



**\$70.7k+**

Average HH Income  
1 Mile

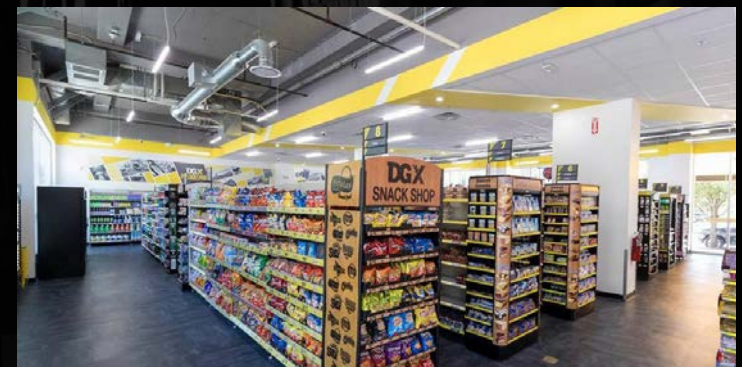
\$63.7k+    \$59.8k+  
0.5 Miles    0.25 Miles



**37.9k+**

Daytime Population  
1 Mile

10.3k+      2.26k+  
0.5 Miles    0.25 Miles



### AUSTIN

- Opportunity to re-tenant former dollar store in Chicago
- Hard corner, signalized intersection
- Placed in high traffic corridor of Chicago Ave. which sees approximately 8,836 VPD
- Parking lot included with 33 spaces

### NEIGHBORING RETAILERS

McDonald's, Subway, Dunkin', Walmart, Menards, Ace Hardware, Planet Fitness, and more

CANVAS

# SITE PLAN

## SPACE AVAILABLE



**11,650 sqft**

Building

## LOT SIZE



**0.58**

Acres

## TRAFFIC



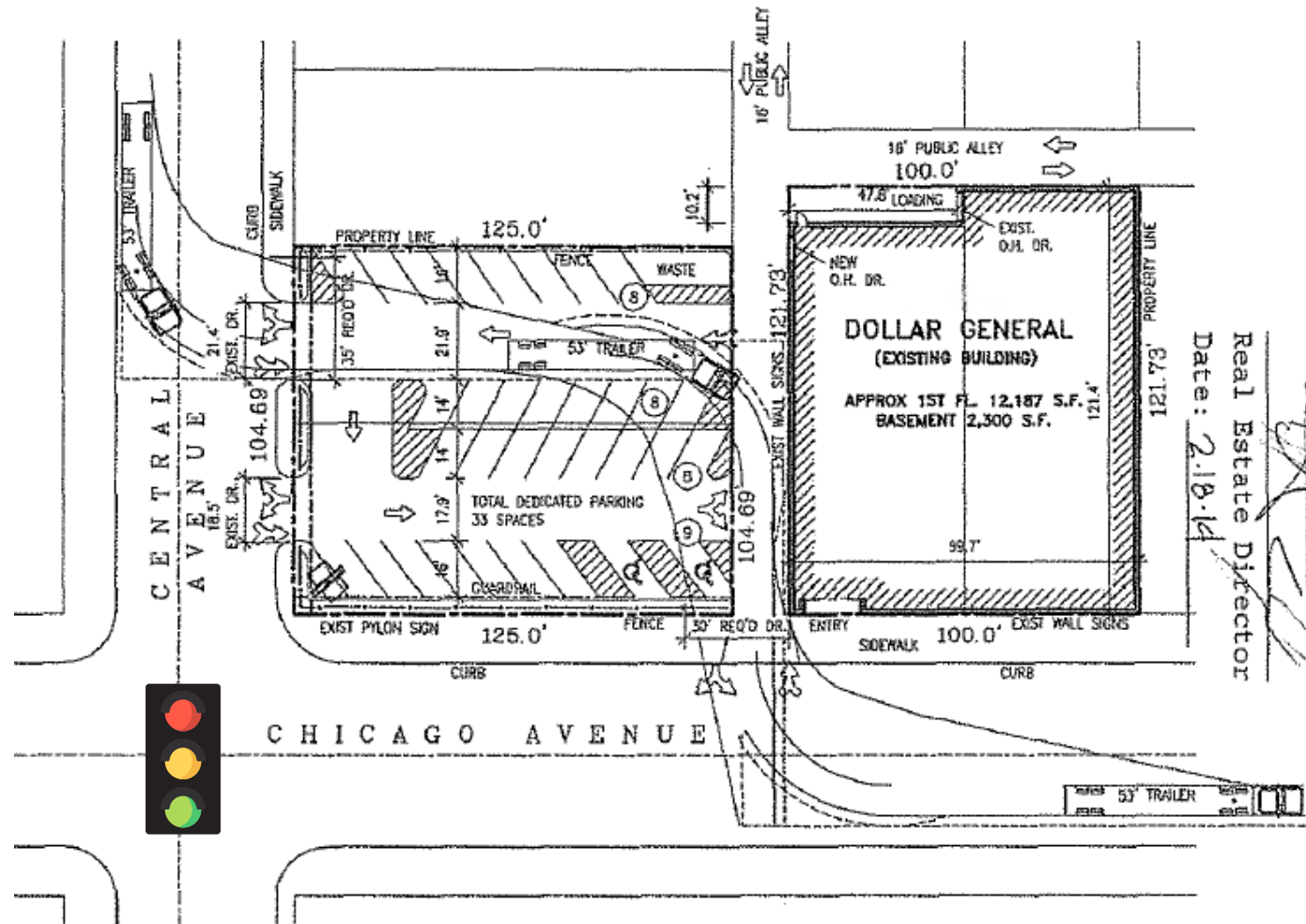
**16,373 VPD**

Central Avenue



**8,836 VPD**

Chicago Avenue



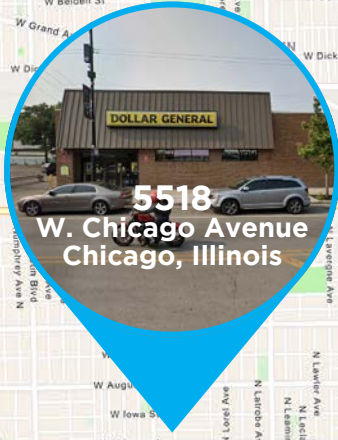
*modifications.*  
 Real Estate Director  
 Date: 2.18.14

CANVAS

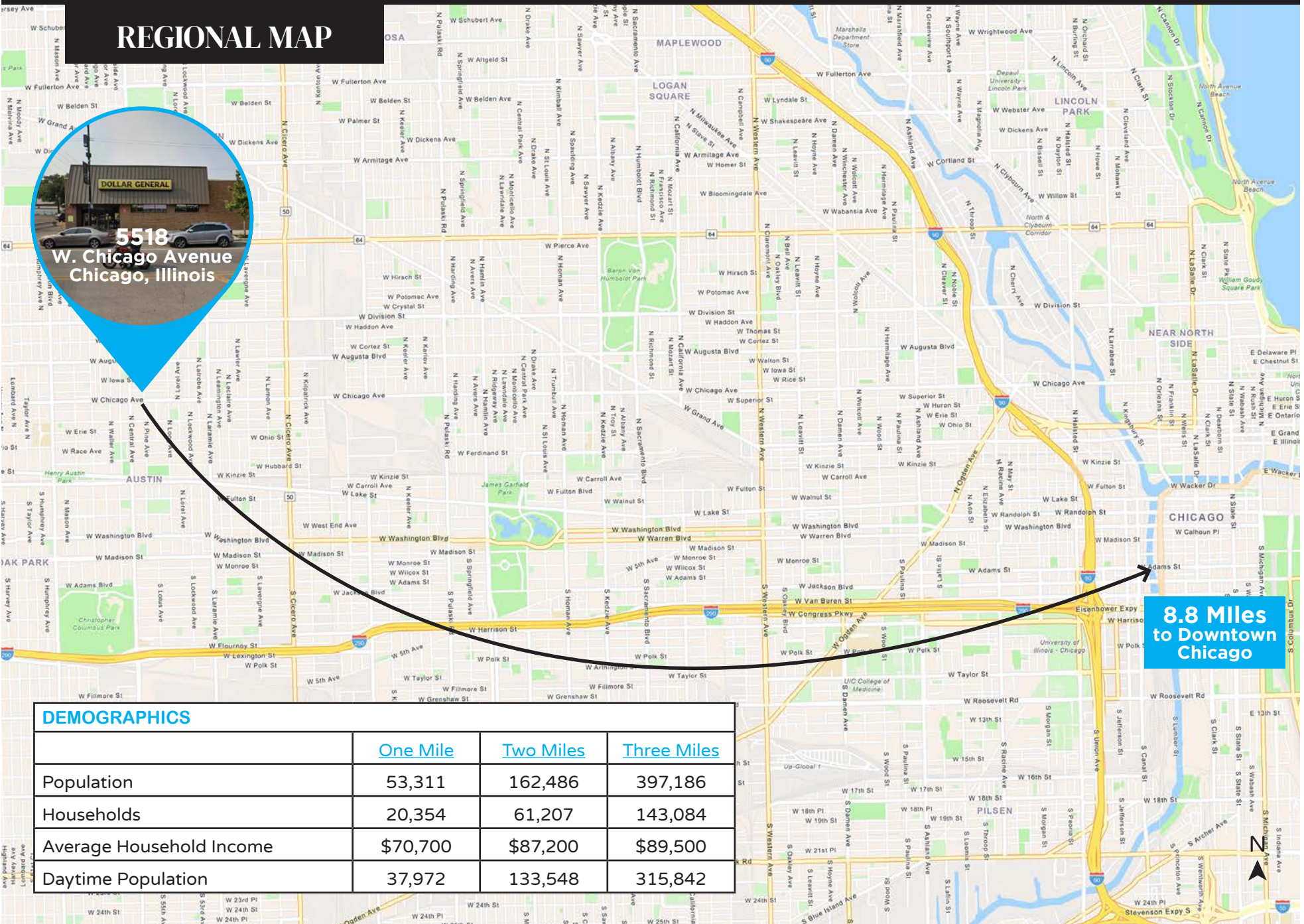




# REGIONAL MAP



**5518  
W. Chicago Avenue  
Chicago, Illinois**



**8.8 Miles  
to Downtown  
Chicago**

## DEMOGRAPHICS

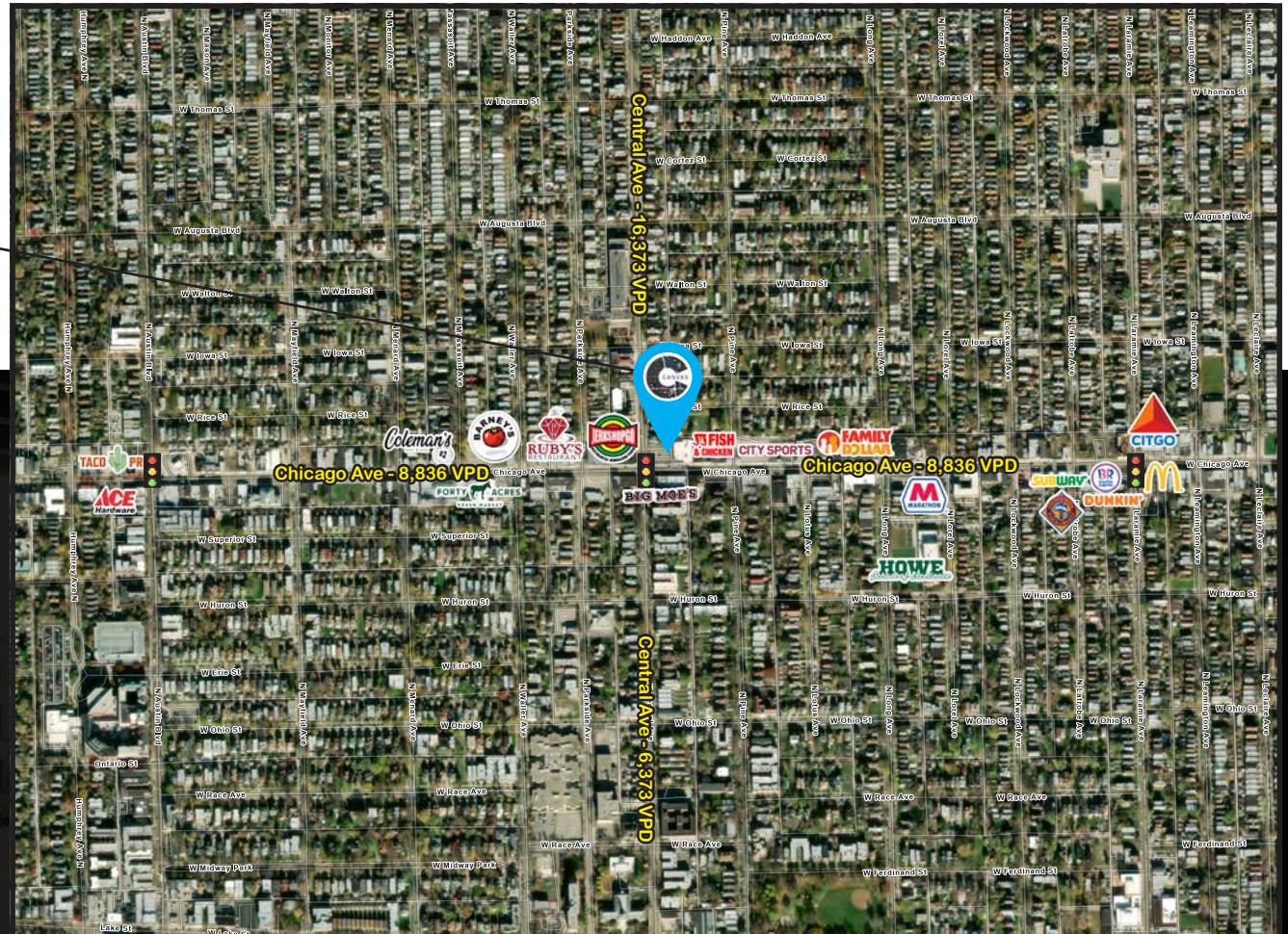
	<u>One Mile</u>	<u>Two Miles</u>	<u>Three Miles</u>
Population	53,311	162,486	397,186
Households	20,354	61,207	143,084
Average Household Income	\$70,700	\$87,200	\$89,500
Daytime Population	37,972	133,548	315,842



# STREET MAP

5518 W. Chicago Avenue  
CHICAGO, ILLINOIS

SPACE AVAILABLE



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