



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

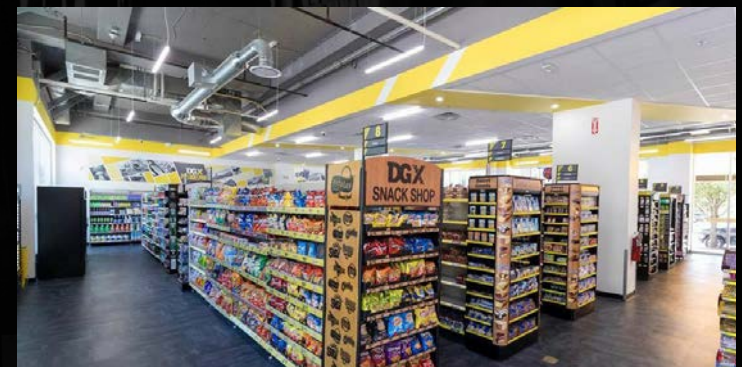
\$63.7k+ \$59.8k+
0.5 Miles 0.25 Miles



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

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SITE PLAN

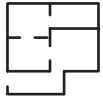
SPACE AVAILABLE



11,650 sqft

Building

LOT SIZE



0.58

Acres

TRAFFIC



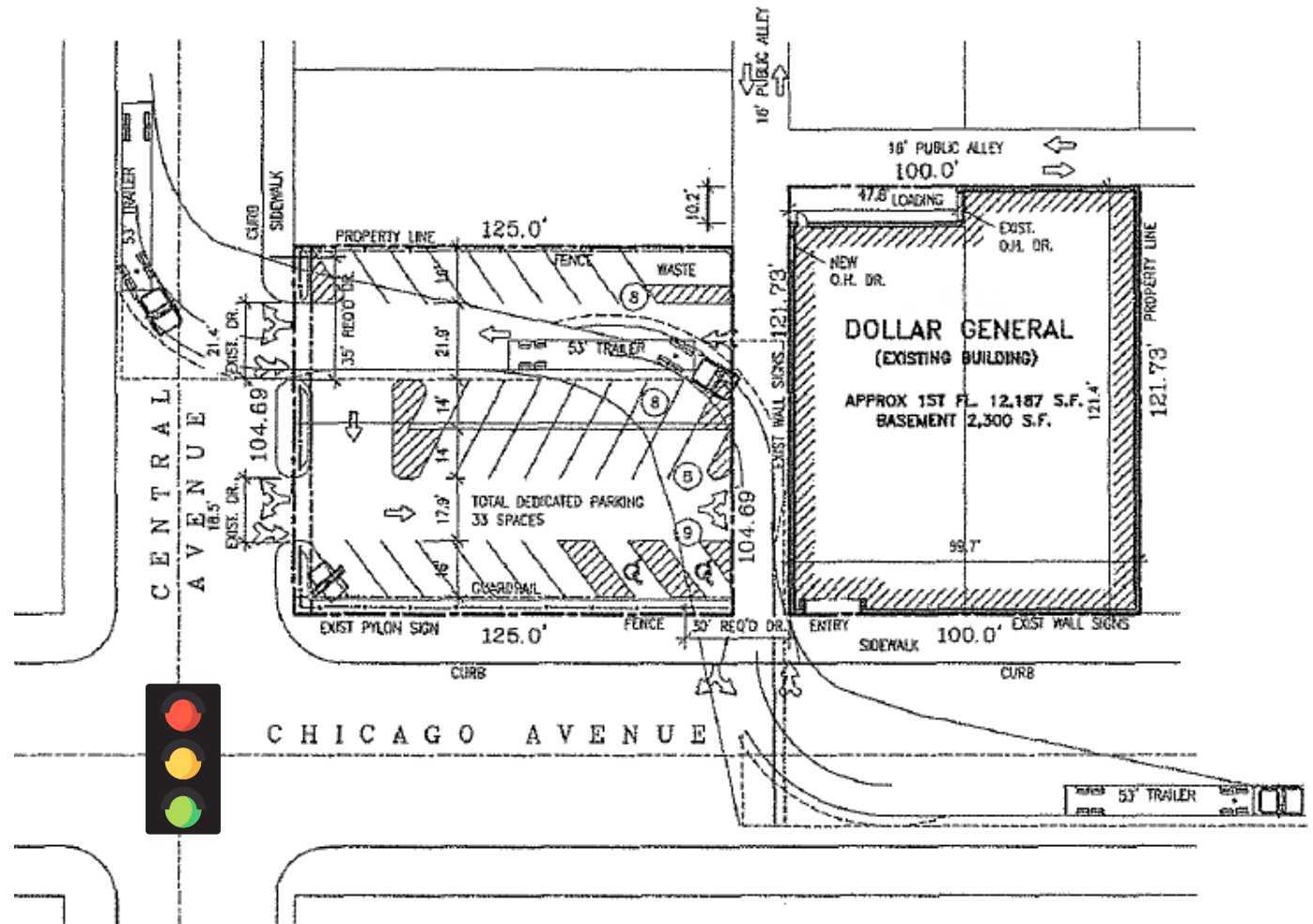
16,373 VPD

Central Avenue



8,836 VPD

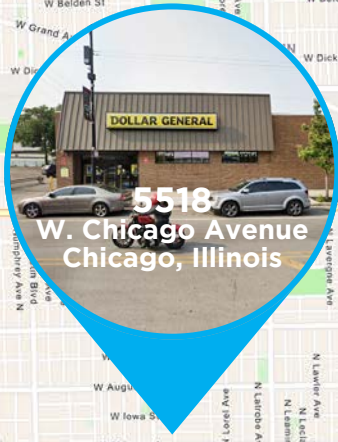
Chicago Avenue



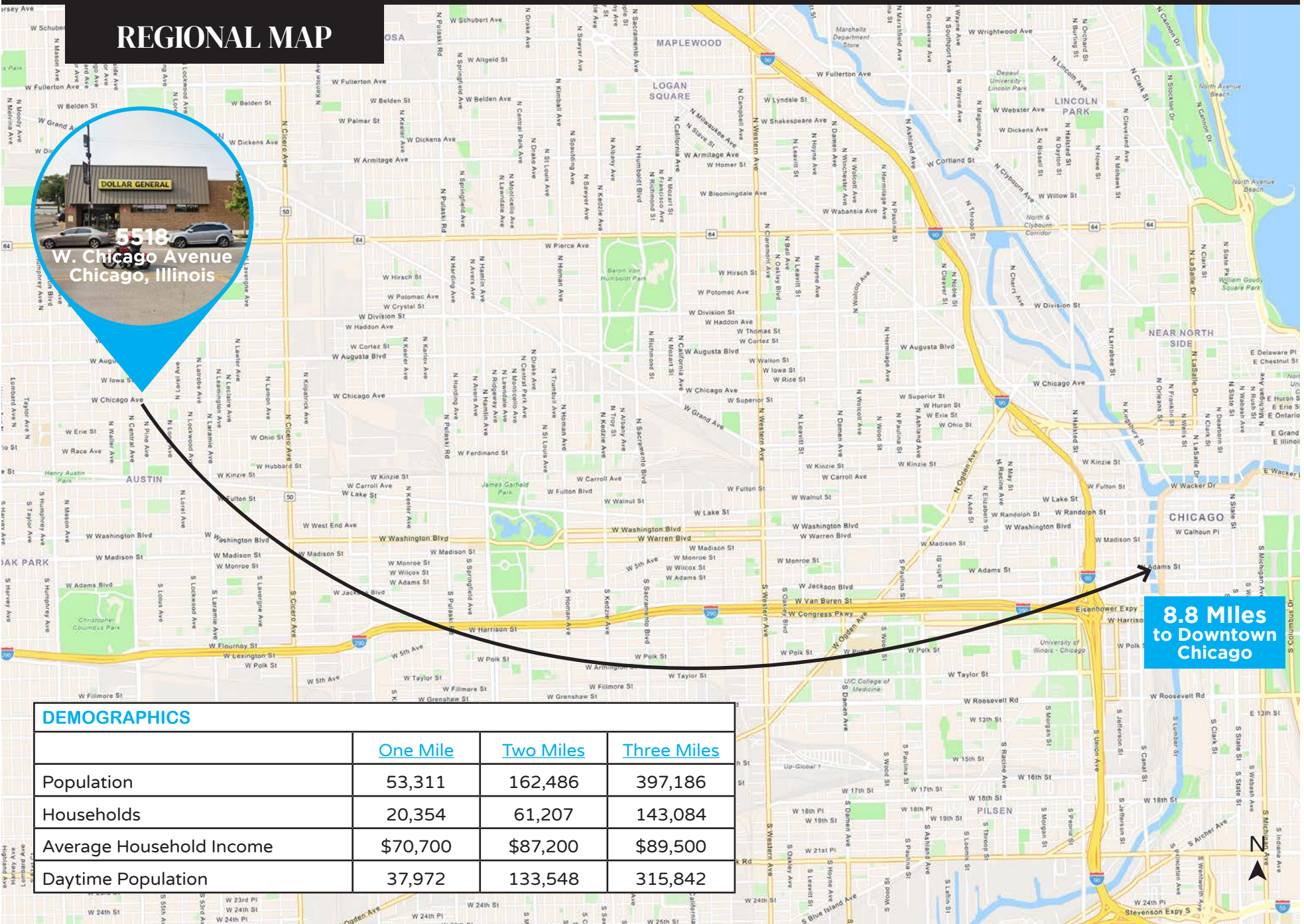
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REGIONAL MAP



**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

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CHICAGO, ILLINOIS

SPACE AVAILABLE



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