



# 3900 S. WESTERN AVE.

3900-3916 S. WESTERN AVE., CHICAGO, IL 60609

**BE AT THE INTERSECTION OF 12 LANES OF TRAFFIC!**



**FOR LEASE, GROUND LEASE, OR BTS | RETAIL**

PRIME HARD CORNER ON THE BORDER OF MCKINLEY PARK AND BRIGHTON PARK, RIGHT ON WESTERN AVENUE AND PERSHING! TAKE ADVANTAGE OF THE VISIBILITY TO OVER 23,000 VEHICLES PER DAY AND 12 LANES OF TRAFFIC! JUST A BLOCK AWAY FROM ROSS DRESS FOR LESS AND LA FITNESS. PERFECT SPOT FOR A REDEVELOPMENT. BEAUTIFUL MCKINLEY PARK ON THE OPPOSITE CORNER.

**SPACE AVAILABLE | .99 ACRES**

**TAX | \$31,250 (2015)**

**DAYTIME POPULATION | 105,000 WITHIN 3 MILES**

**POPULATION | 384,000 WITHIN 3 MILES**

**AVERAGE HH INCOME | \$48,000 WITHIN 3 MILES**

**TRAFFIC | 23,000 VEHICLES PER DAY**

**WALK SCORE |  79** VERY WALKABLE. MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT.



SURROUNDING  
TENANTS



CONTACT

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# SWC 3900 S. WESTERN AVE.

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ALLEY

LOT SIZE  
0.99 ACRES

~295'

~149'

BUILDING  
AVAILABLE  
4,000 SF

W. PERSHING RD.

S. WESTERN AVE.



Metra

SITE PLAN



MAP



AERIAL



312-337-1001



SCOTT LEVINSON

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