



# WOODLAWN STATION

6253 S. COTTAGE GROVE AVE., CHICAGO, IL 60637



**FOR RENT** | *STREET FRONT RETAIL*

FIRST FLOOR RETAIL AVAILABLE IN A NEW 4 STORY MULTI-FAMILY RESIDENTIAL BUILDING! LOCATED AT THE ENTRANCE OF THE CTA GREEN LINE STATION AND THE NORTHEAST CORNER OF 63RD & COTTAGE GROVE. COMPLETION AND DELIVERY BY SUMMER 2018.

**SPACE AVAILABLE** | 1,200 - 8,840 SF

**ANNUAL LEASE RATE** | \$27 / SF

**POPULATION** | 142,000+ WITHIN 2 MILES

**AVERAGE HH INCOME** | \$52,000 WITHIN 2 MILES

**TRAFFIC** | 19,000+ VEHICLES PER DAY

**WALK SCORE** | 83

SURROUNDING



CONTACT

**JAMES E. MATANKY**

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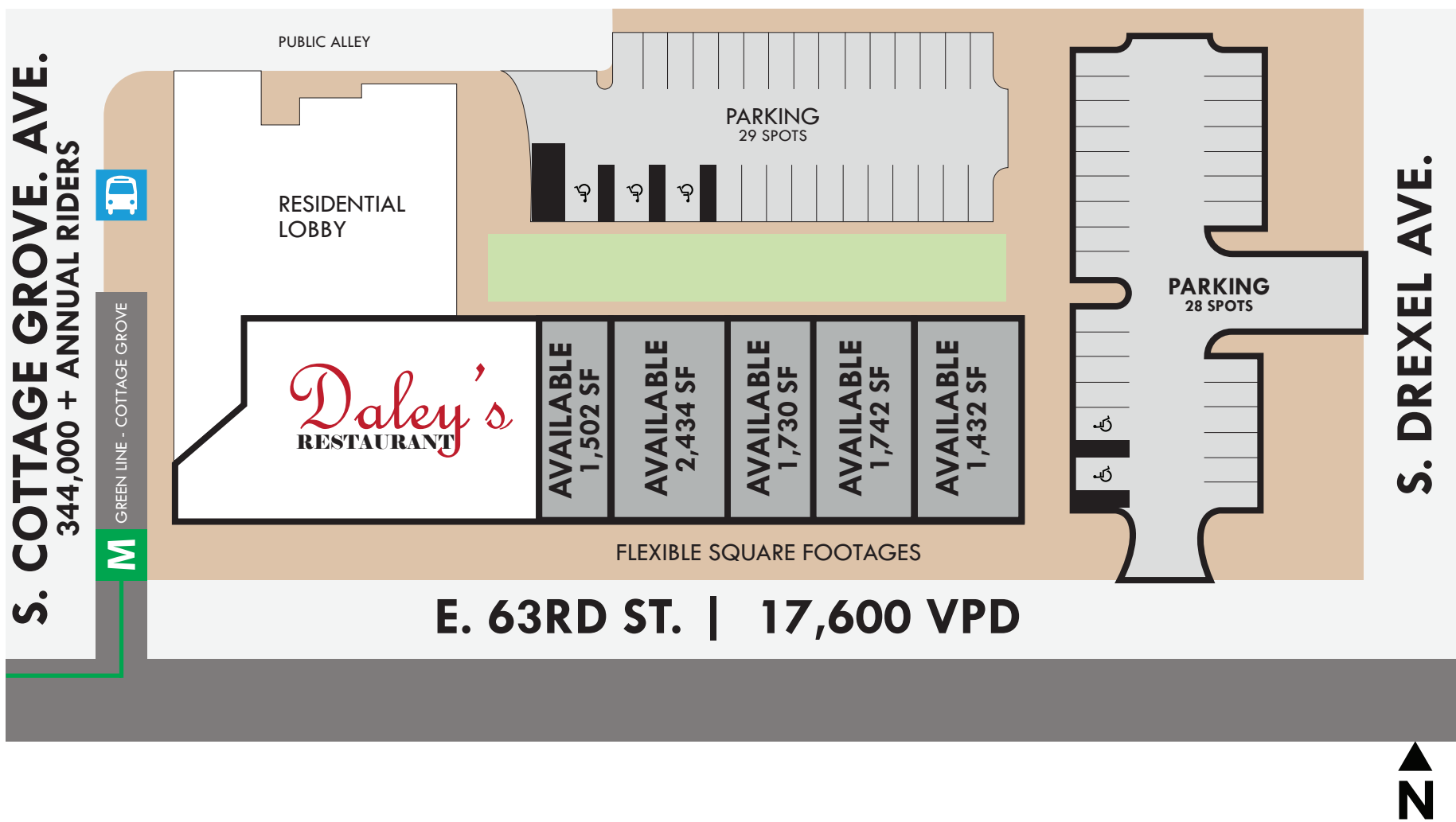
**SCOTT LEVINSON**

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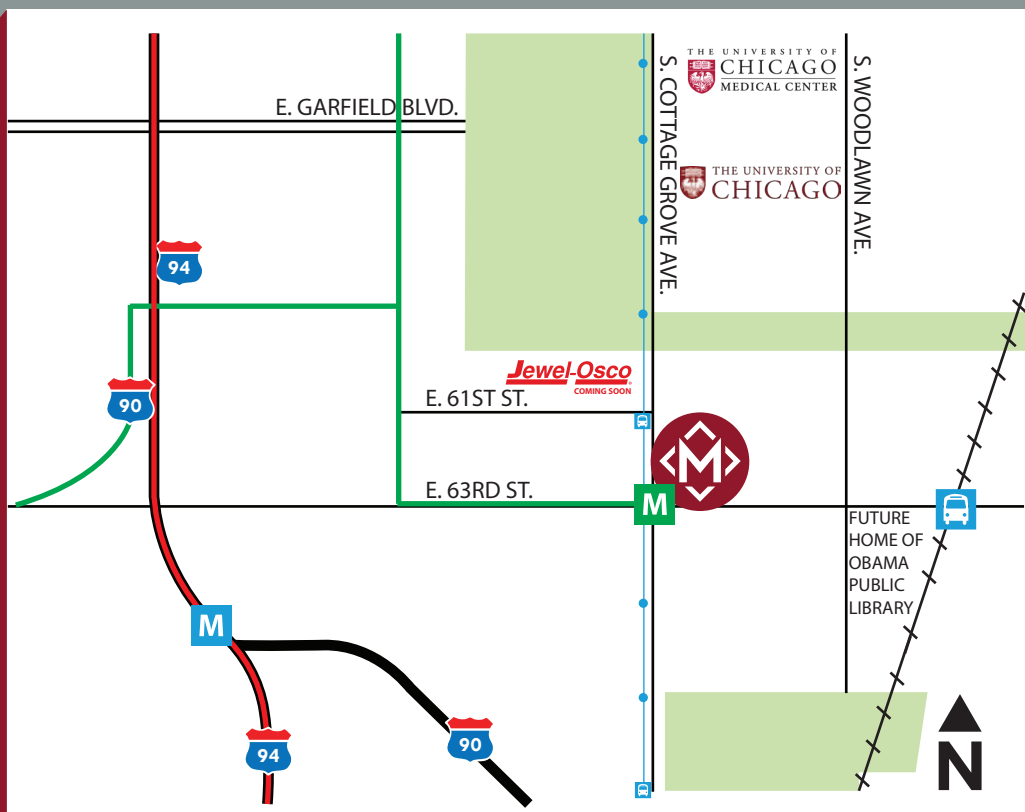
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## SITE PLAN



## AERIAL



## MAP



312-337-1001 JAMES E. MATANKY | SCOTT LEVINSON

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