



# 3900 S. WESTERN AVE.

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

## REDEVELOPMENT SITE FRONTING 12 LANES OF TRAFFIC!



### BUILD TO SUIT | RETAIL

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** | 4,000 SF BUILDING ON .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** |  "VERY WALKABLE. MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT."

SURROUNDING TENANTS



DOLLAR TREE



CONTACT

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# SWC 3900 S. WESTERN AVE.

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ALLEY

LOT SIZE  
0.99 ACRES

~295'

W. PERSHING RD.  
18,400 VPD

~149'

BUILDING  
AVAILABLE  
4,000 SF

S. WESTERN AVE. | 19,800 VPD



SITE PLAN



MAP



AERIAL



312-337-1001



SCOTT LEVINSON

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