

For Lease

Ground Lease or Build-to-Suit

4646 S. Drexel Boulevard

Chicago, IL 60615 | Kenwood



- ±52,000 SF site
- Ground Lease or Build-to-Suit
- Existing ±13,000 SF one story building on site, can be retrofitted or demolished depending on tenant use
- Located at 47th Street and Drexel Boulevard within the Kenwood neighborhood commercial corridor
- Area tenants include Walmart Neighborhood Market, BMO Harris Bank, McDonalds, Popeyes, Save A Lot, O'Reilly Auto Parts

DEMOGRAPHIC SUMMARY

	RADIUS		
	.25 MILE	.5 MILE	1 MILE
AVERAGE HHI	\$48,281	\$61,053	\$66,301
DAYTIME POPULATION	2,780	7,063	25,509
RESIDENTIAL POPULATION	4,396	12,999	48,569

TRAFFIC COUNTS

E. 47TH STREET	13,100 VPD
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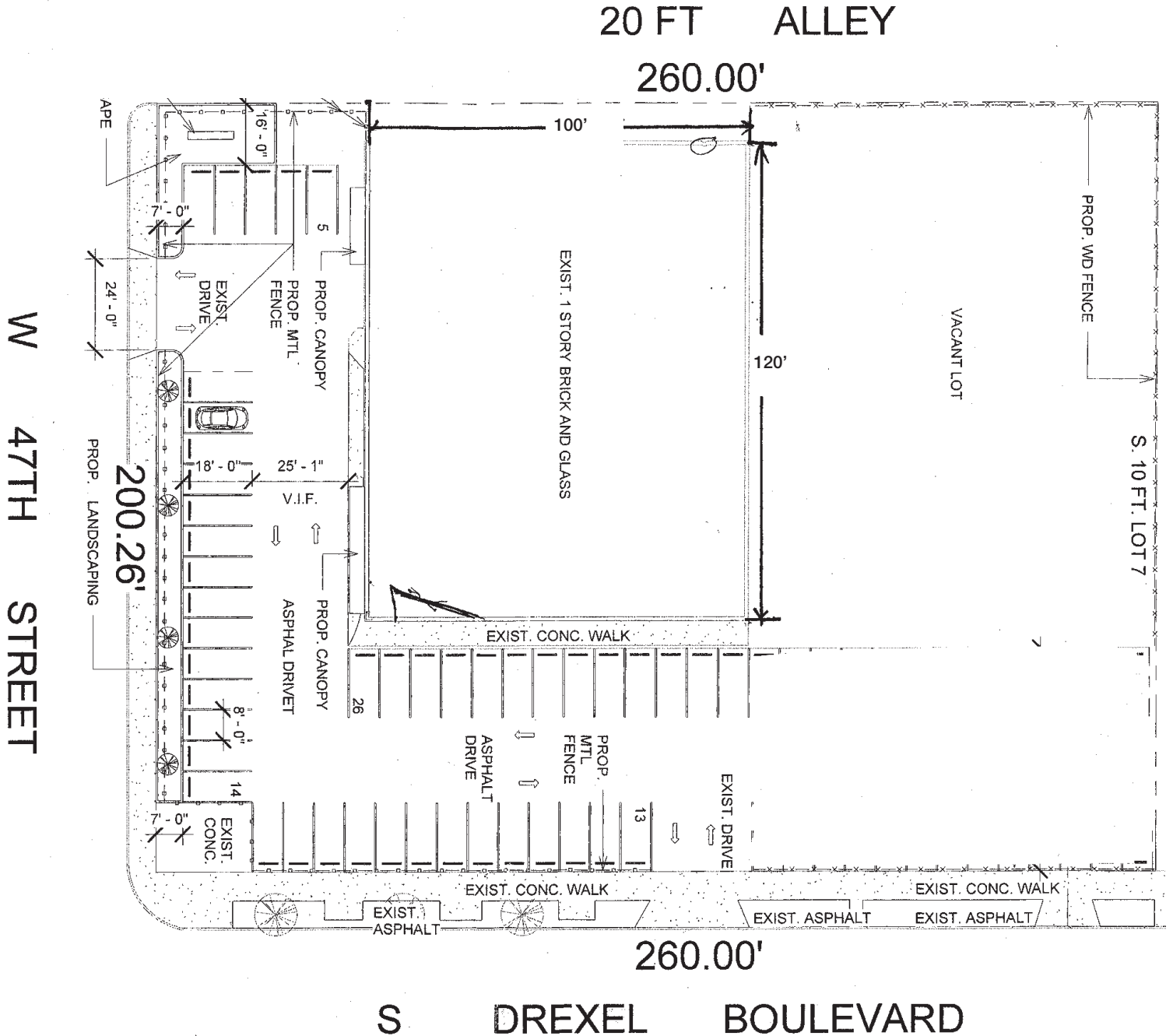


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