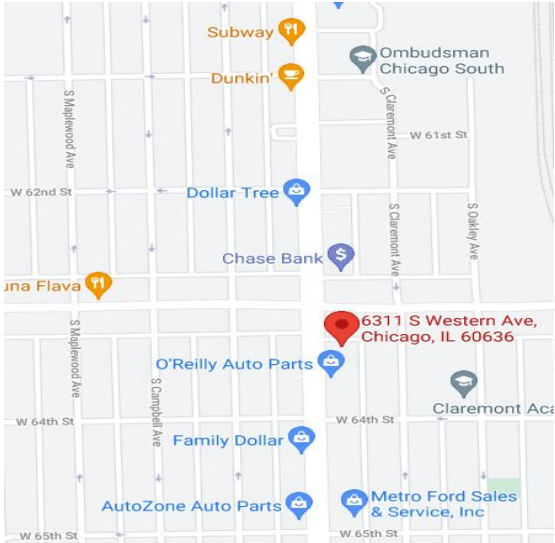




6311 S Western Ave

6311 S Western Ave, Chicago, IL

AVAILABLE FOR LEASE



AVAILABLE

Available SF: 1,650 SF
Lease Rate: CALL
Lease Type: NNN

PROPERTY HIGHLIGHTS

- Fantastic visibility for foot and vehicle traffic
- Triple Net Lease Opportunity
- Great avg. household income in the surrounding area
- Fantastic nearby tenants
- Professionally managed

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	46,548	358,400	805,421
Avg HH Income:	\$44,452	\$53,051	\$61,571
Age:	31.1	31.1	33.5

TRAFFIC

	S Western Ave	W. 63 rd St
Vehicles Per Day:	23,000	13,100

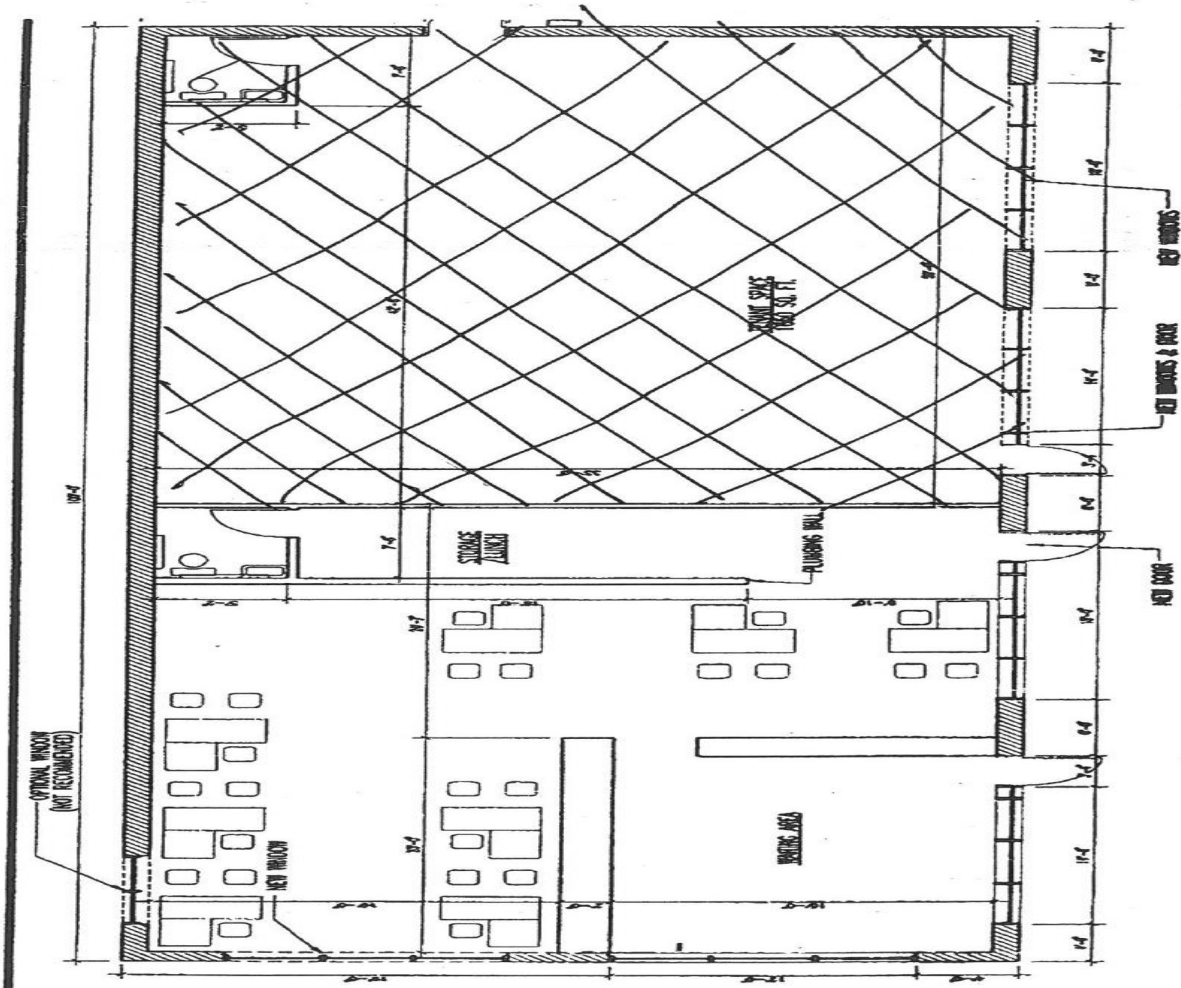
NEARBY TENANTS INCLUDE



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AVAILABLE FOR LEASE



Tom Eilers
Leasing@caprockre.com
(312) 257-3250

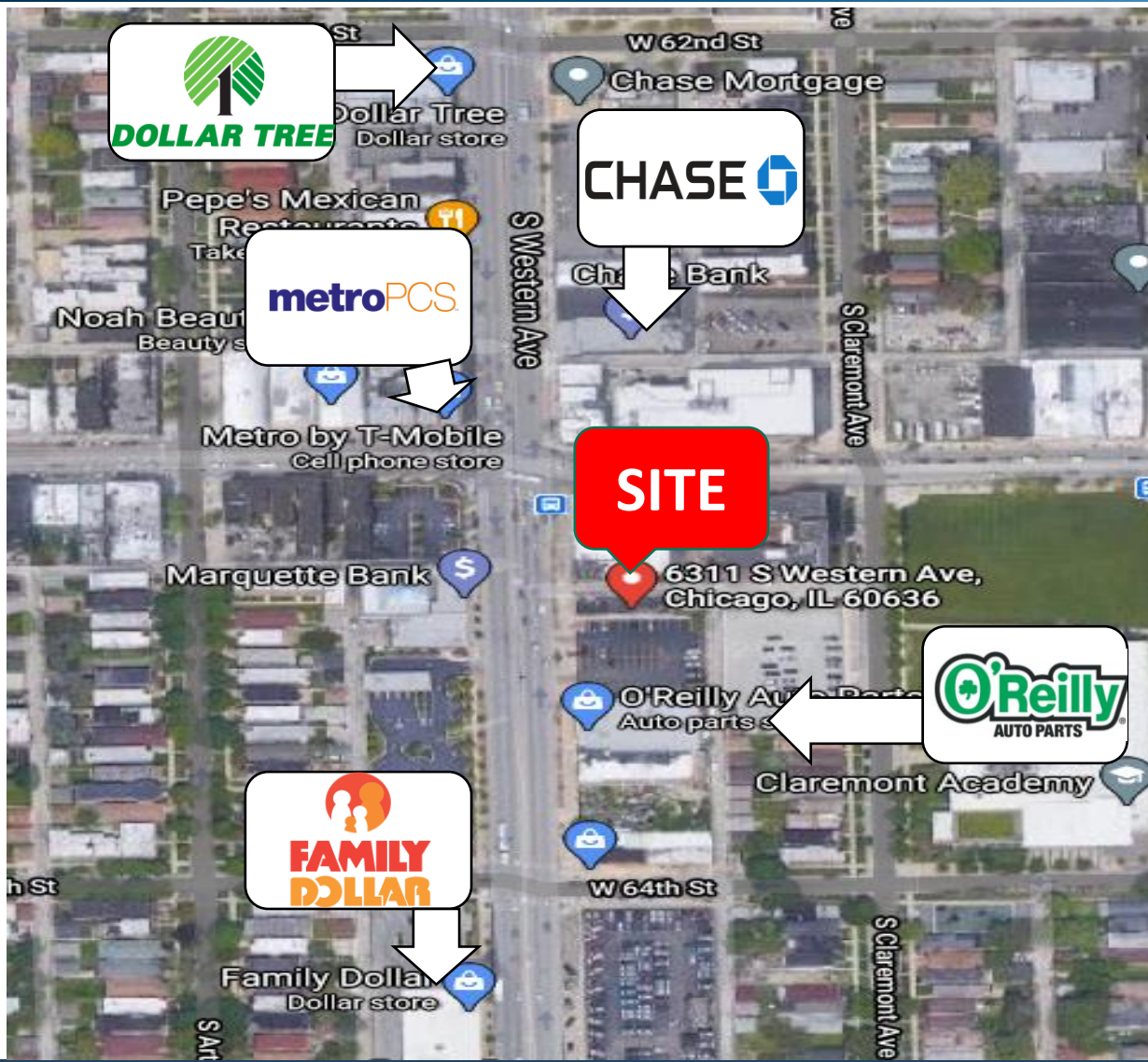
CapRockRE.com
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