

FOR LEASE
PRIME CORNER RETAIL SPACE
8915 S. STONY ISLAND AVENUE
(CALUMET HEIGHTS/PILL HILL)



Location:

This site is located on the corner of 89th and Stony Island on a high traffic section of Stony Island Avenue just north of the Stony Island Plaza regional shopping center (9500 South) in the prosperous Calumet Heights/Pill Hill area. This site is easily accessible via I-94 (less than 1 mile south) and the Chicago Skyway (less than 1 mile north). Stony Island Avenue is the primary traffic thoroughfare and shopping destination for the area. Building co-tenants are one of the top grossing Hollywood Video stores in the city and AutoZone. Nearby businesses include numerous banks, grocery stores, fast food, dollar stores and other national and local retail businesses.

Traffic Counts:

- 44,000 vehicles per day on Stony Island Ave.

Demographics:

<u>Demographics (2006)</u>	<u>1.0 mile</u>	<u>3.0 mile</u>
Population	25,867	268,793
Households	9,969	102,186
Daytime Population	21,943	204,270
Average Household Income	\$63,176	\$51,697

Space:

This space will be sub-divided from the existing Hollywood Video space and can include the hard corner on the NW corner of the building with its own dedicated entry and direct access to the parking lot.

- 2,000 rentable square feet
- High visibility hard corner location with nearly 100' of frontage
- 20 parking spaces shared with Hollywood Video
- B3 zoning

Lease Rate:

\$25.00 per sq ft., triple net

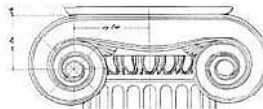
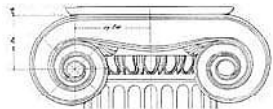
Taxes & CAM

approx. \$3.40 per sq. ft.

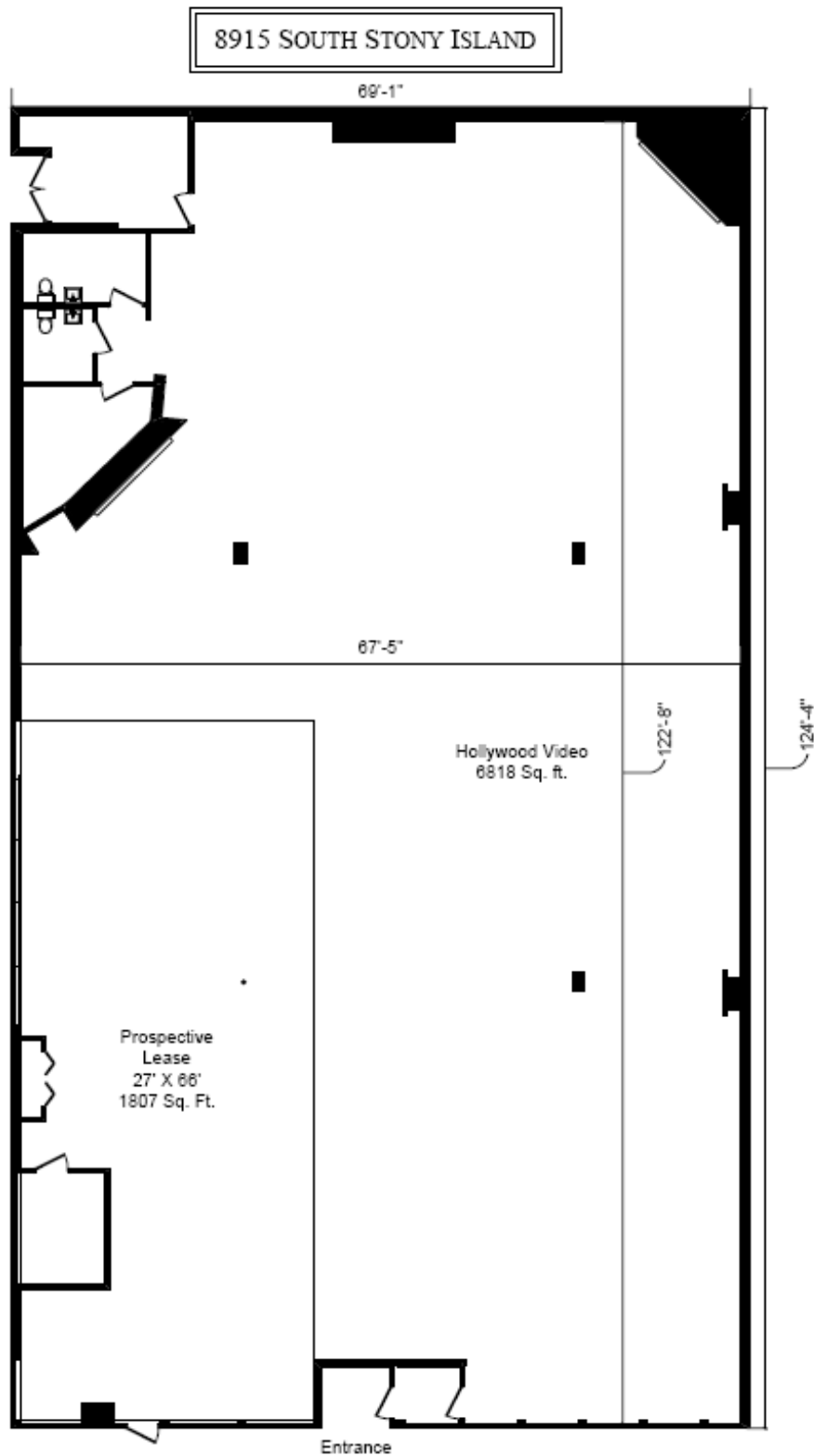
Availability:

30-60 days

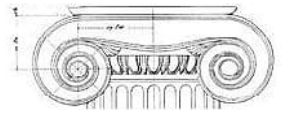
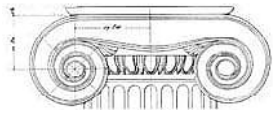
For further information, please call:
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ScottF@lordcompanies.com



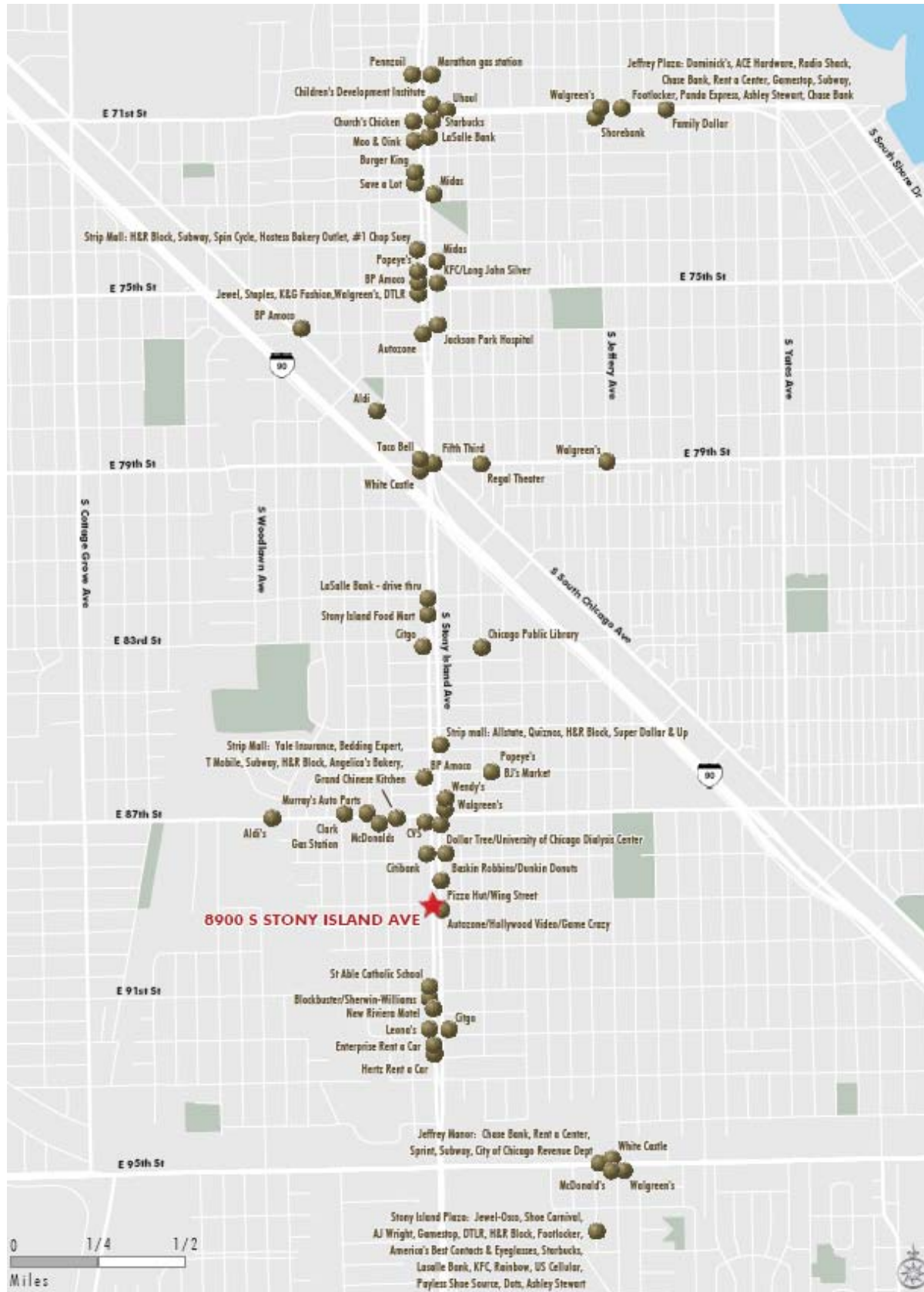
Sample Space Plan Divisibility Option

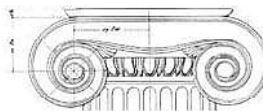
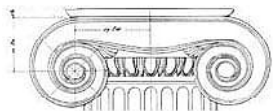


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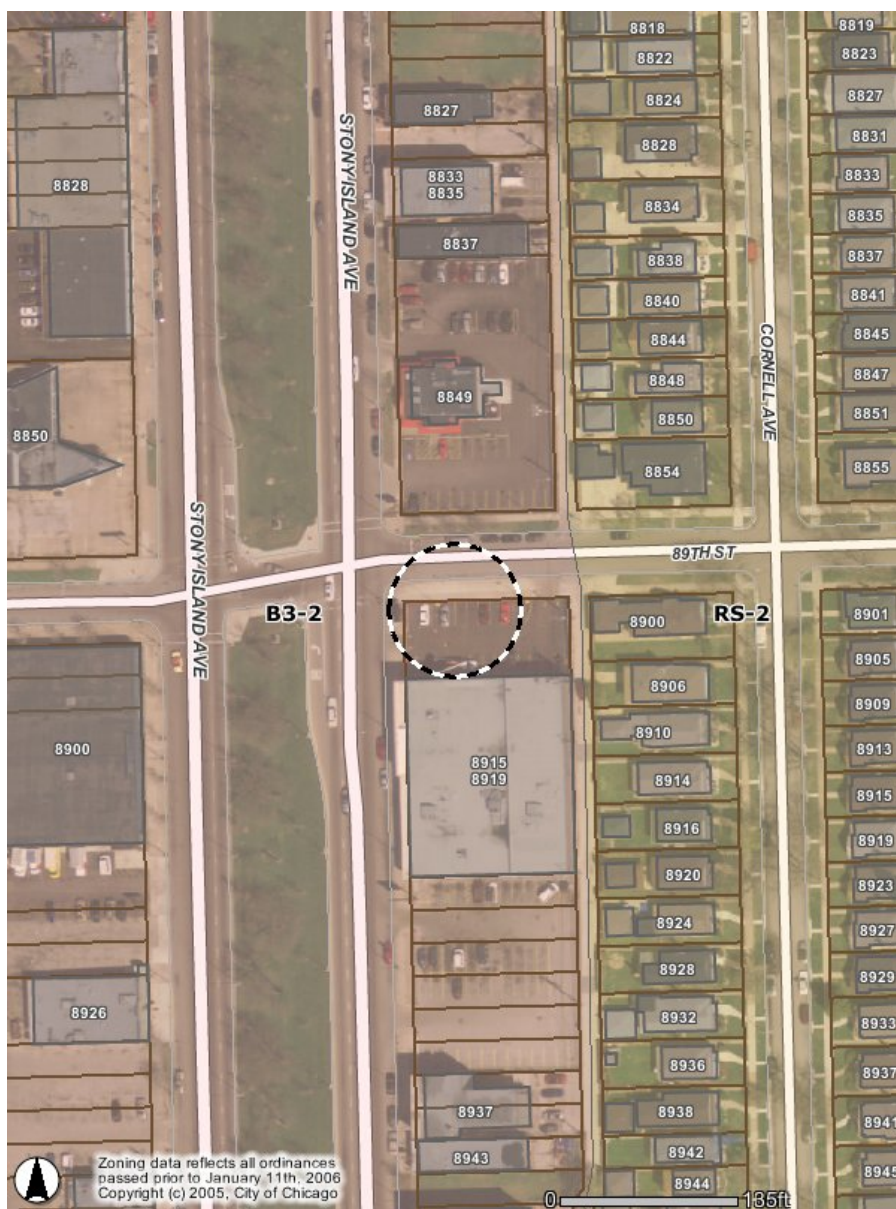


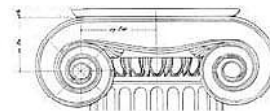
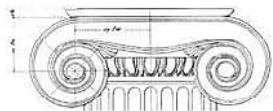
8915 S Stony Island Area Business Map





8915 S Stony Island Aerial Zoning Map





8915 S Stony Island Traffic Counts

