

7311-7339 S. COTTAGE GROVE | CHICAGO, IL 60619



DETAILS

Available SF	3,000 - 9,000 SF
Lease Rate	Negotiable
Building Size	29,000 SF
Traffic Count	13,700 VPD

PROPERTY OVERVIEW

Storefront retail, office, and flex units available for lease along the east side of South Cottage Grove Avenue between 73rd and 74th Street. The buildings are located in the Greater Grand Crossing neighborhood on Chicago's south side, just west of the Chicago Skyway. The units vary in size from 3,000 - 9,000 square feet. The spaces can support a wide variety of uses including medical office, professional office, retail shops, daycares, service oriented businesses, and light industrial uses, among others.

The buildings are located on the same block as Davita Dialysis and within walking distance to Tanner Elementary School. CTA bus routes run along Cottage Grove Avenue.

PROPERTY HIGHLIGHTS

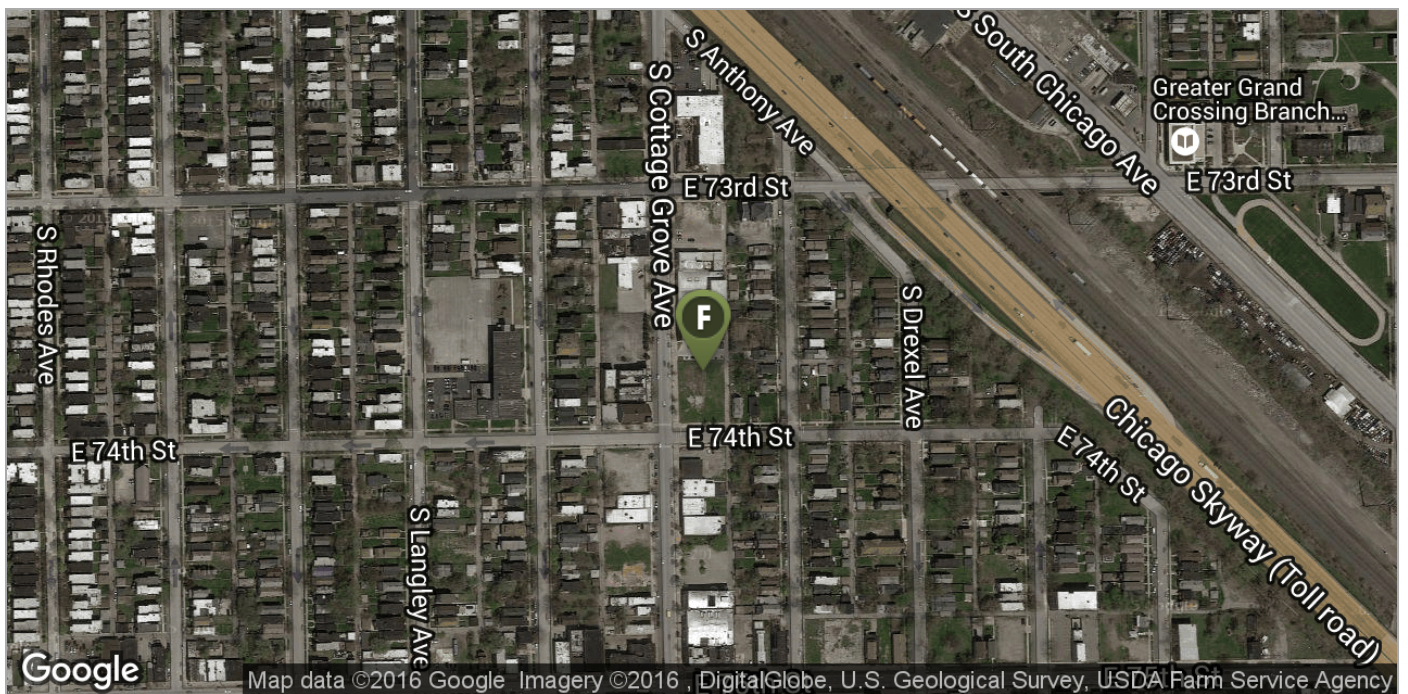
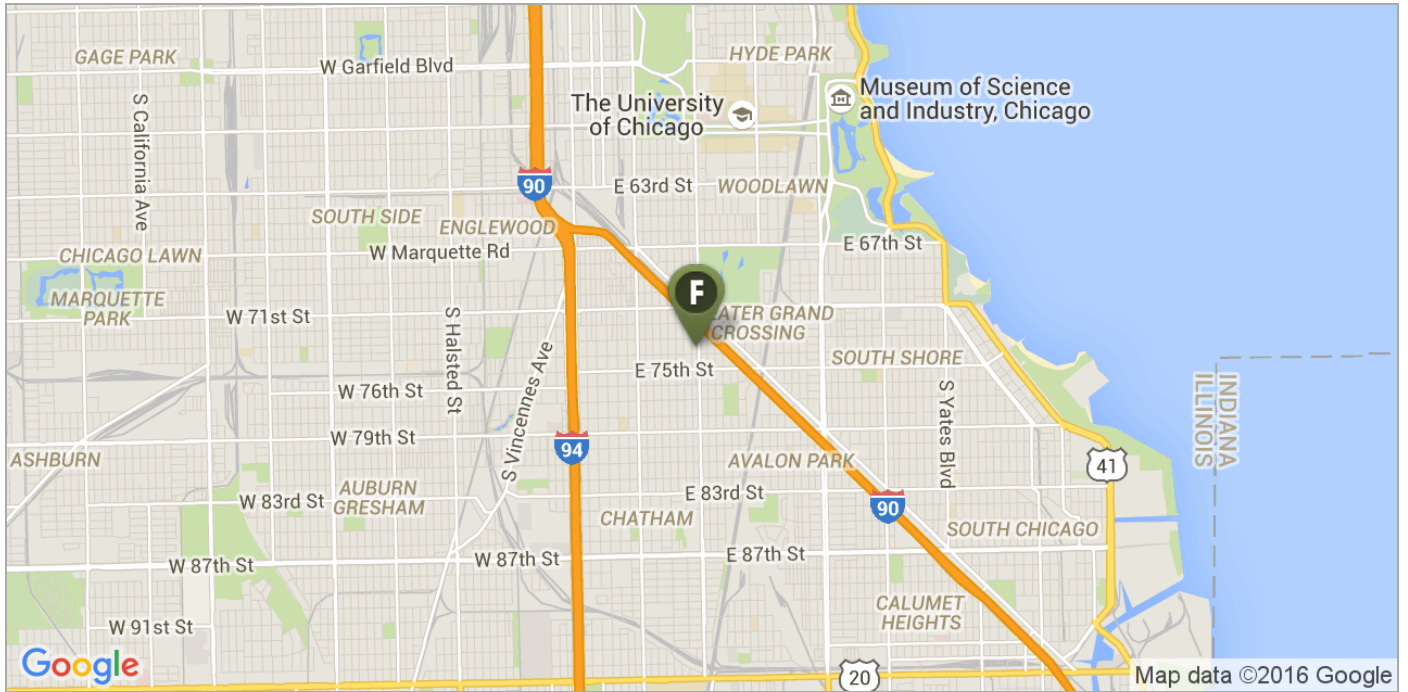
- 3,000 - 9,000 square feet available for lease with frontage along South Cottage Grove Avenue
- The storefront units offer visibility to approximately 13,700 VPD
- CTA bus stops along South Cottage Grove provide convenient access to customers and employees

FOR LEASE

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LOCATION MAPS



FrontlineRealEstatePartners

Frontline Real Estate Partners
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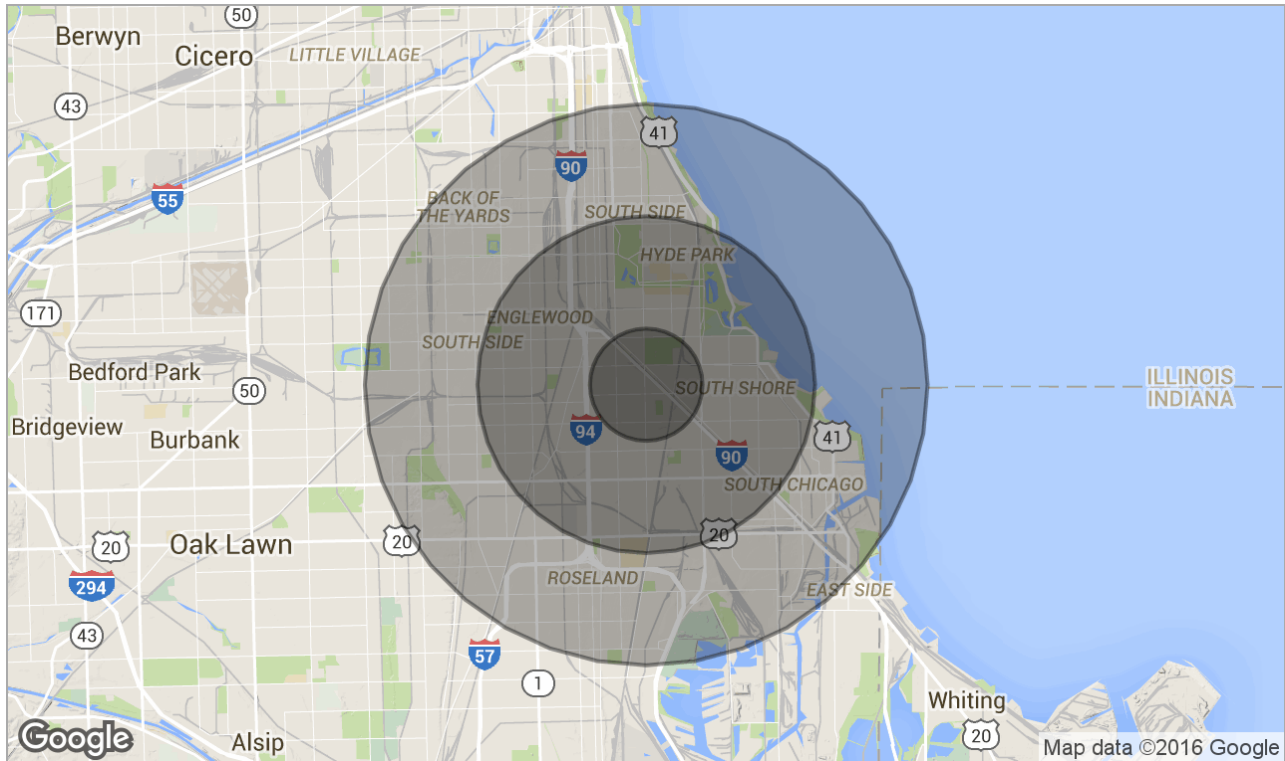
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	38,352	294,055	659,343
POPULATION DENSITY	38,352	294,055	659,343
MEDIAN AGE	35.9	36.1	35.4
MEDIAN AGE (MALE)	33.0	32.7	31.9
MEDIAN AGE (FEMALE)	38.8	38.6	38.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	15,319	120,102	250,069
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$42,105	\$48,172	\$47,295
AVERAGE HOUSE VALUE	\$179,594	\$218,303	\$218,297

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ADDITIONAL PHOTOS



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