

6308 S. Ashland Avenue

Chicago, IL.

Vacant Land
FOR SALE



FOR SALE

High visibility, prime development corner lot located next to CTA Green Line station and bus stops.

SALE PRICE: \$1,100,000

- Zoned C1-2
- Former Family Dollar Store site
- Lot size: Approx. 13,800 sq. ft.
- Lot dimensions: Approx. 116' x 119'
- Located in the 63/Ashland TIF District
- Lot is graded and prepped for construction



FOR MORE INFORMATION CONTACT
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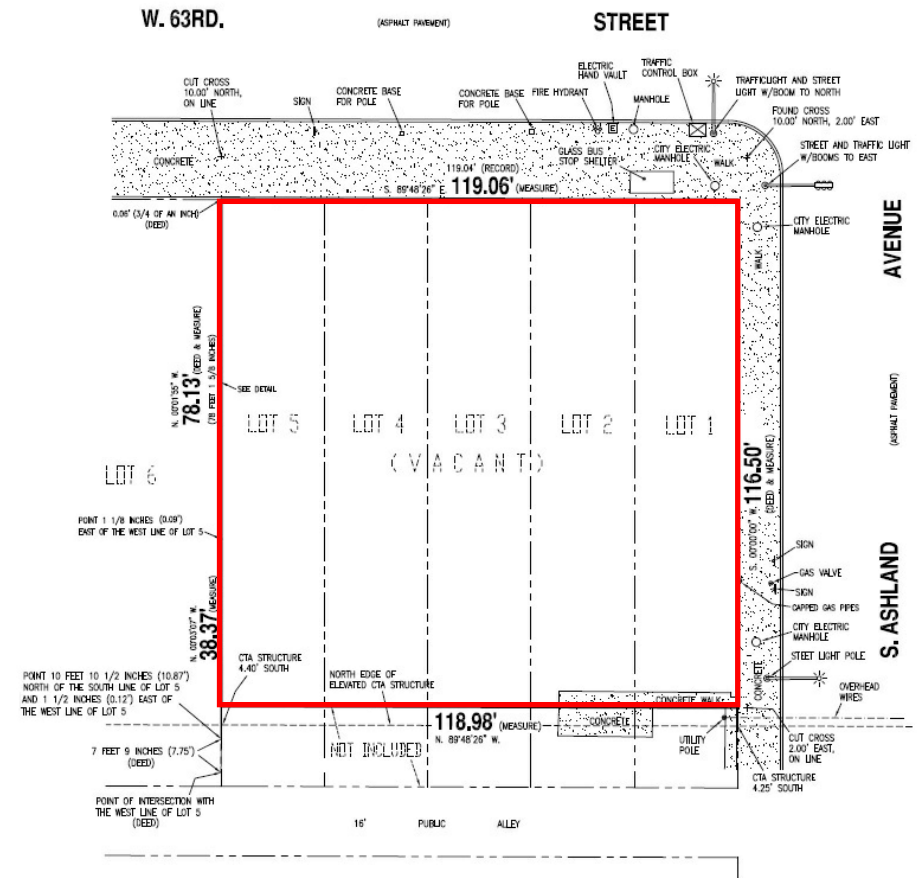
DEMOGRAPHIC SUMMARY

DEMOGRAPHIC	1 MILE	2 MILE
Population	33,544	156,129
Households	9,806	45,383
Average HH Income	\$33,914	\$38,089

Based on 2015 Information provided by Costar.com

STREET	TRAFFIC VOLUME
W. 63rd Street	13,100
S. Ashland Avenue	36,000

Based on 2014 Illinois Department of Transportation reporting and City of Chicago Transportation Data Portal.



Located in Chicago's South Side, the Property is next to the last stop on the CTA Green Line station, and is also served by the Eastbound CTA number 63 and Southbound number 9 Buses. This corner lot is zone C1-2 and is a prime development site for various retail, food service or financial institution tenants. The Property was demolished and gravel backfilled in 2014 and prepped for construction. The Property is in Chicago's 63rd/Ashland TIF district, which may provide additional incentives to tenants or for construction.