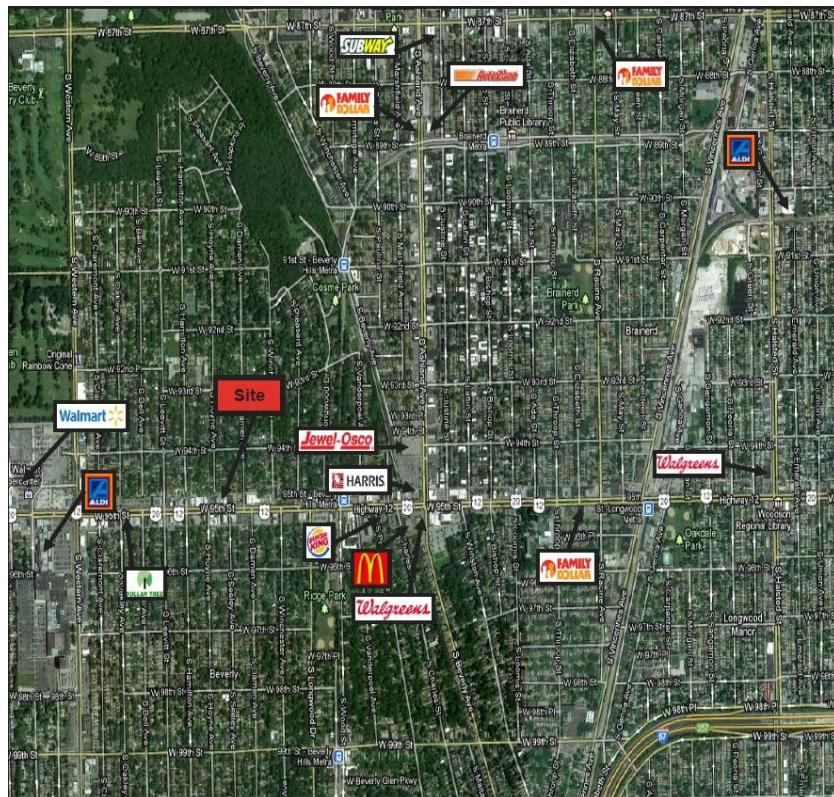


2013 Demographics:	1 mile	3 miles	5 miles
Total Population	20,594	231,268	630,025
Total Households	7,682	83,079	219,918
Average Household Income	\$86,259	\$63,023	\$54,304
Median Household Income	\$58,607	\$48,043	\$41,189
White Population	36.83%	26.46%	27.78%
Black Population	59.09%	68.74%	60.98%
Hispanic or Latino Population	4.79%	6.46%	18.57%
Asian or Pacific Islander	0.49%	0.49%	0.62%
American Indian/Alaska Native	1.12%	1.27%	1.05%
Some Other Race Alone	24.24%	39.46%	45.55%
Two or More Races	10.34%	7.02%	4.34%



48 E Old Country Rd., Suite 203
 Mineola, New York 11501
 Ph: 516-877-1677 / Fax: 516-877-1680
 www.malachitegroup.com

Malachite Group LTD
 Real Estate Investment & Management

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2042 W 95th St, Chicago, IL

2032 – 2038 & 2040-2042 W 95th St
 Chicago, IL 60643

Property Highlights:

- GLA: 16,446 SF
- Three beautiful mixed-use buildings on busy retail corridor. PRIME location, STRONG demographics.
- Two surface lots providing excellent off-street parking to buildings
- 27,700 Vehicles Per Day traffic
- Excellent access to Interstate 90/94 and thus, the entire Chicago MSA
- Situated near the intersection of Damen and 95th Street in Chicago's Beverly neighborhood, and minutes from Evergreen Park
- Available:
 - Retail Space: 4,200 sf former Wells Fargo Bank
 - 2nd floor Office Space: 4,200 sf



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*See important information on back.

