

# 4259 S Cottage Grove Ave

# Bronzeville

IL 60653

## FOR LEASE 1,000 SF

### Corner Retail Space in NEW Construction Building



**Price: \$24 / Sq Ft**  
**Lease Type: Mod Gross**  
**Zoning: C1-3**  
**Alderman: Burns**  
**Bathrooms: 1**

#### Highlights:

- 1,000 Sq Ft retail space in NEW construction building on corner of Cottage Grove and 43rd
- Ample parking in shared lot in rear of building
- Space includes (1) ADA Accessible bathroom and utility room with mop sink
- Co-tenants include DaVita Dialysis and Loya Insurance
- 4 large window bays bring in excellent light and provide extra signage space
- 2 blocks to Harold's Chicken, Family Dollar
- 4 blocks to new neighborhood center at 47th and Cottage Grove with the NEW Wal-Mart, AT&T, Subway Sandwich Works, McDonald's, Save-a-Lot, and O'Reilly Auto Parts



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