



**FOR LEASE**  
**JEFFERY MANOR RETAIL**  
**/ OFFICE**  
9510 S Constance Avenue  
Chicago, IL 60617



## **HIGHLIGHTS**

**Property Type:** Retail / Office  
**Lease Type:** Gross  
**Size:** 1,000-2,000 Sq Ft  
**Zoning:** PD-273  
**Alderman:** Michelle

## SNAPSHOT



- 2,000 Sq Ft (divisible) move-in ready retail / office space available street-level of the Universal City Apartments
- Unit features 2 entrances: 1 private / storefront window and door with visibility and access directly from parking lot & a 2nd entrance via building's common area hallway - offering convenient access for building residents
- Features tiles floor throughout, floor to ceiling windows, and 1 bathroom
- Includes central air / heat, on-site maintenance & building management
- Marquee signage on 95th Street

## TRANSIT



On CTA #95 95th  
Street Bus Route



1.4 miles to Metra 95th  
Street / Chicago State  
University Station



2.6 miles to 95th  
Street / Dan Ryan  
Red Line Station

**DEMOGRAPHICS**



**Population**

1 Mile 18,178



**Households**

1 Mile 6,813



**Avg Household Income**

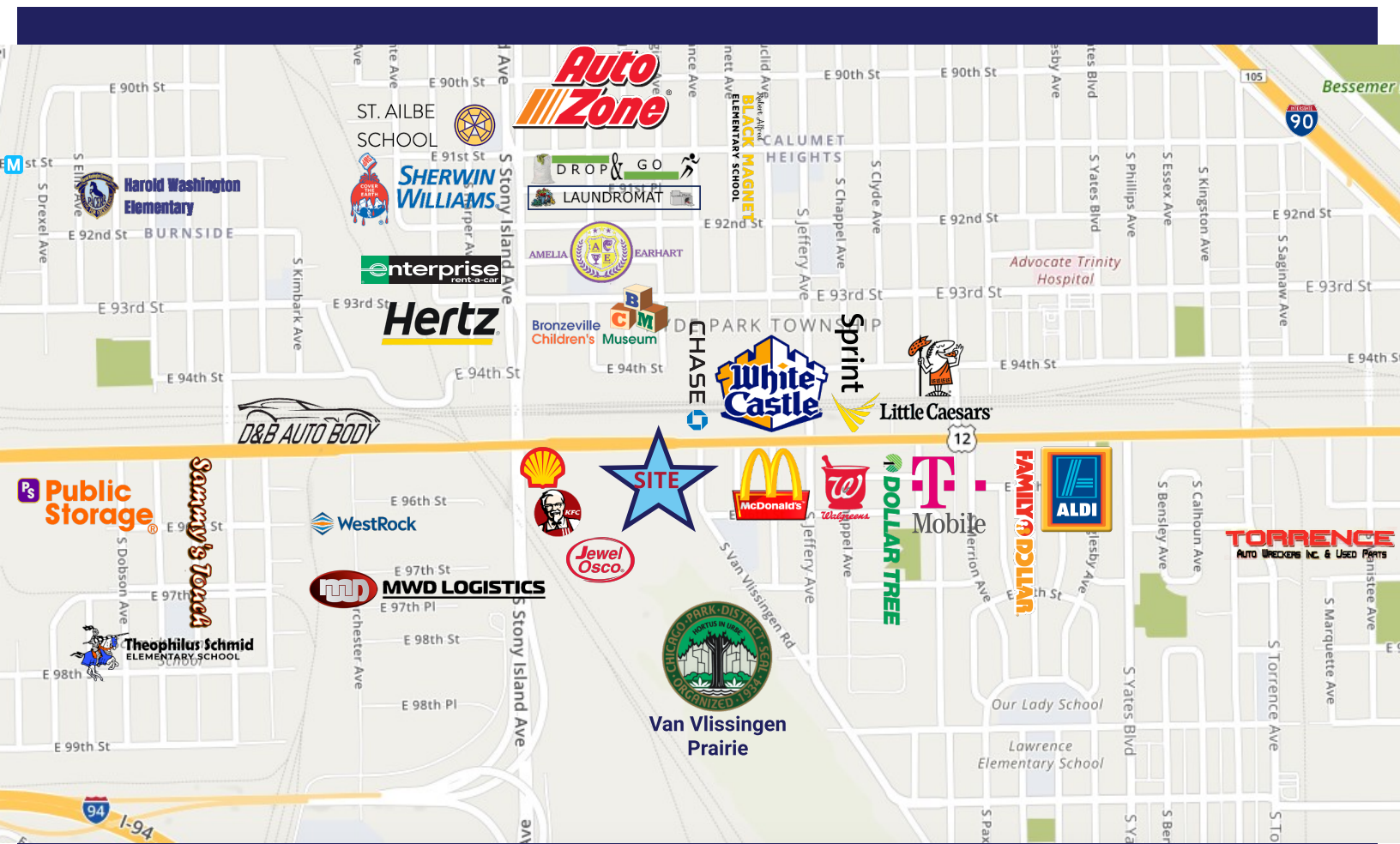
1 Mile \$56,580



**Consumer Spending (000s)**

1 Mile \$133,831

**AREA MAP**



**TRAFFIC COUNT**

E 95th Street 23,500

# FLOOR PLAN

