

# Bronzeridge

3506 S STATE STREET, CHICAGO, ILLINOIS

**METRO**  
COMMERCIAL REAL ESTATE

FOR LEASE // 715 SF AVAILABLE AT HIGH TRAFFIC INTERSECTION





## PROPERTY HIGHLIGHTS

- 715 SF Retail Space Available
- In the Base of Park Boulevard Residential Building
- On the busy 35th St and S State St
- Alderman Pat Dowell, Ward #3 (Zoning PD 897)

## TRAFFIC COUNTS

|            |            |
|------------|------------|
| W 35TH ST  | 12,320 VPD |
| S STATE ST | 7,387 VPD  |

## DEMOGRAPHICS

|                    | ½ MILE   | 1 MILE   | 2 MILES   |
|--------------------|----------|----------|-----------|
| TOTAL POPULATION   | 8,452    | 43,142   | 127,314   |
| DAYTIME POPULATION | 7,559    | 26,705   | 80,616    |
| HOUSEHOLDS         | 3,354    | 19,685   | 57,593    |
| AVG HH INCOME      | \$84,284 | \$86,795 | \$101,605 |

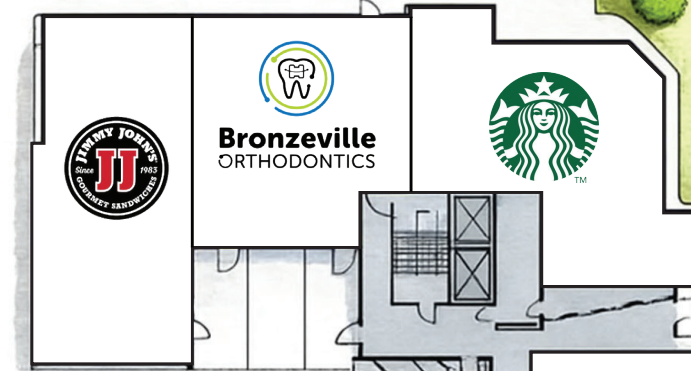
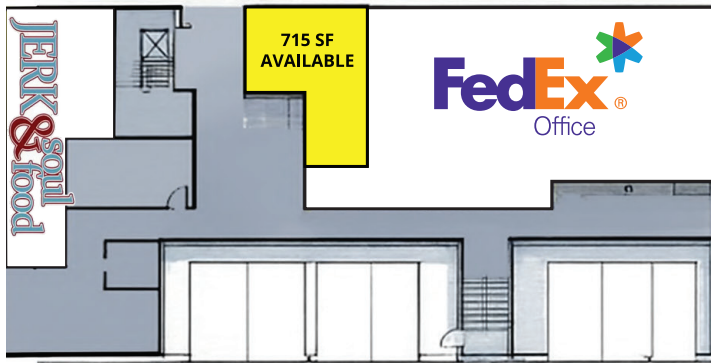
## WALK SCORE®

|               |           |  |
|---------------|-----------|--|
| WALK SCORE    | <b>78</b> | very walkable > most errands can be accomplished on foot |
| TRANSIT SCORE | <b>80</b> | excellent transit > transit is convenient for most trips |
| BIKE SCORE    | <b>70</b> | very bikeable > biking is convenient for most trips      |

# Bronzeville

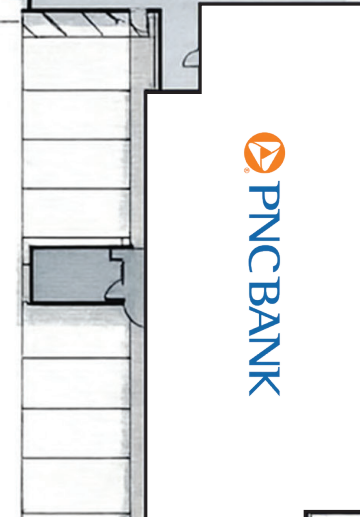
W 35TH ST

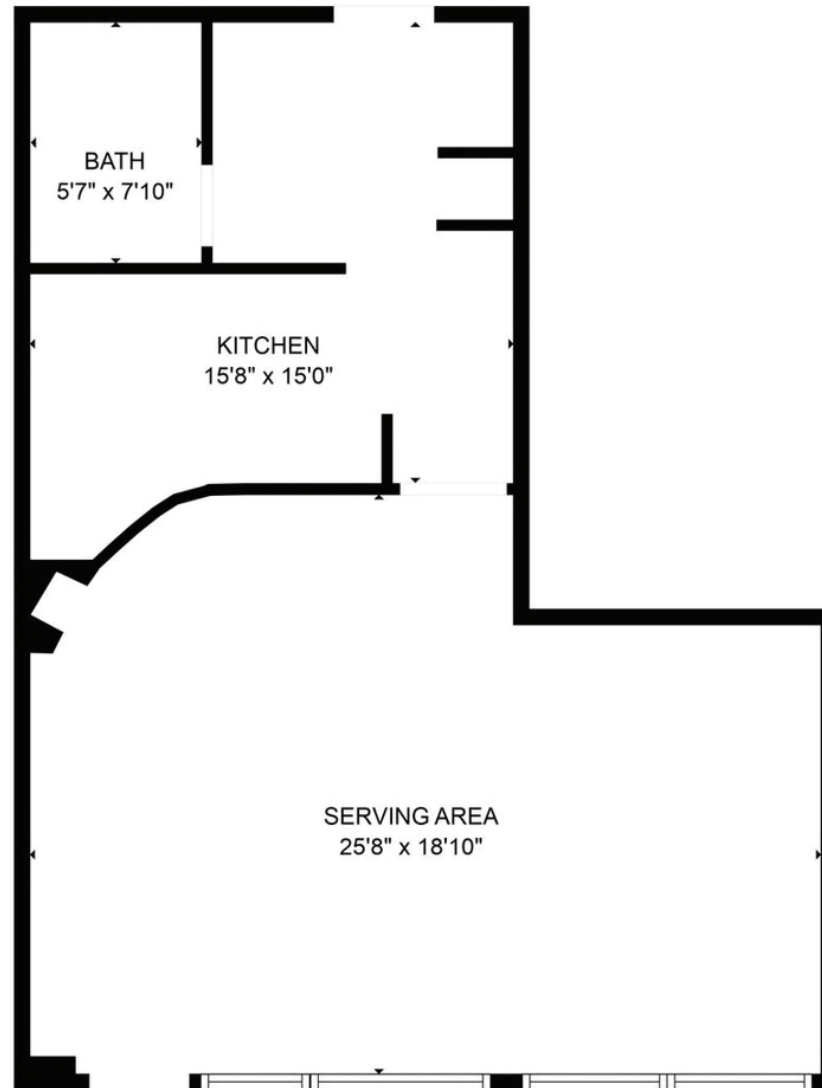
12,320 VPD



S STATE ST

7,387 VPD





FOR MORE INFORMATION, CONTACT:

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# Bronzerville

