

for more information
April 09, 2024

Josh Budny

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20901 Western Ave, Chicago Heights, IL 60411

Retail Redevelopment Opportunity

Retail Property For Sale April 09, 2024



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OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.88 Acres
Year Built:	2002
Building Size:	6,000
Zoning:	B-2
Price / SF:	\$133.17

PROPERTY OVERVIEW

Introducing a prime opportunity for retail, office, medical or restaurant investors. This property boasts a 6,000 SF building with two units, offering flexible options for a range of businesses. The property features modern construction and a well-maintained facade, providing an attractive canvas for retail or dining establishments. Its strategic location ensures high visibility and accessibility for potential customers. .88 Acres total with excellent frontage.

PROPERTY HIGHLIGHTS

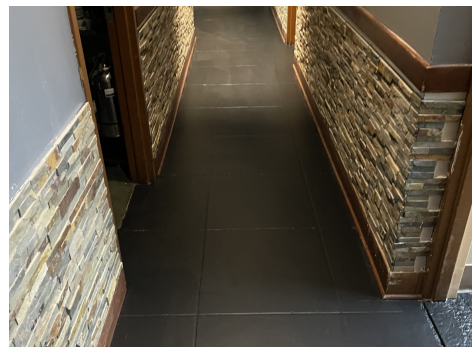
- .88 Acres of land
- 6,000 sf building
- Excellent visibility
- Multi unit property

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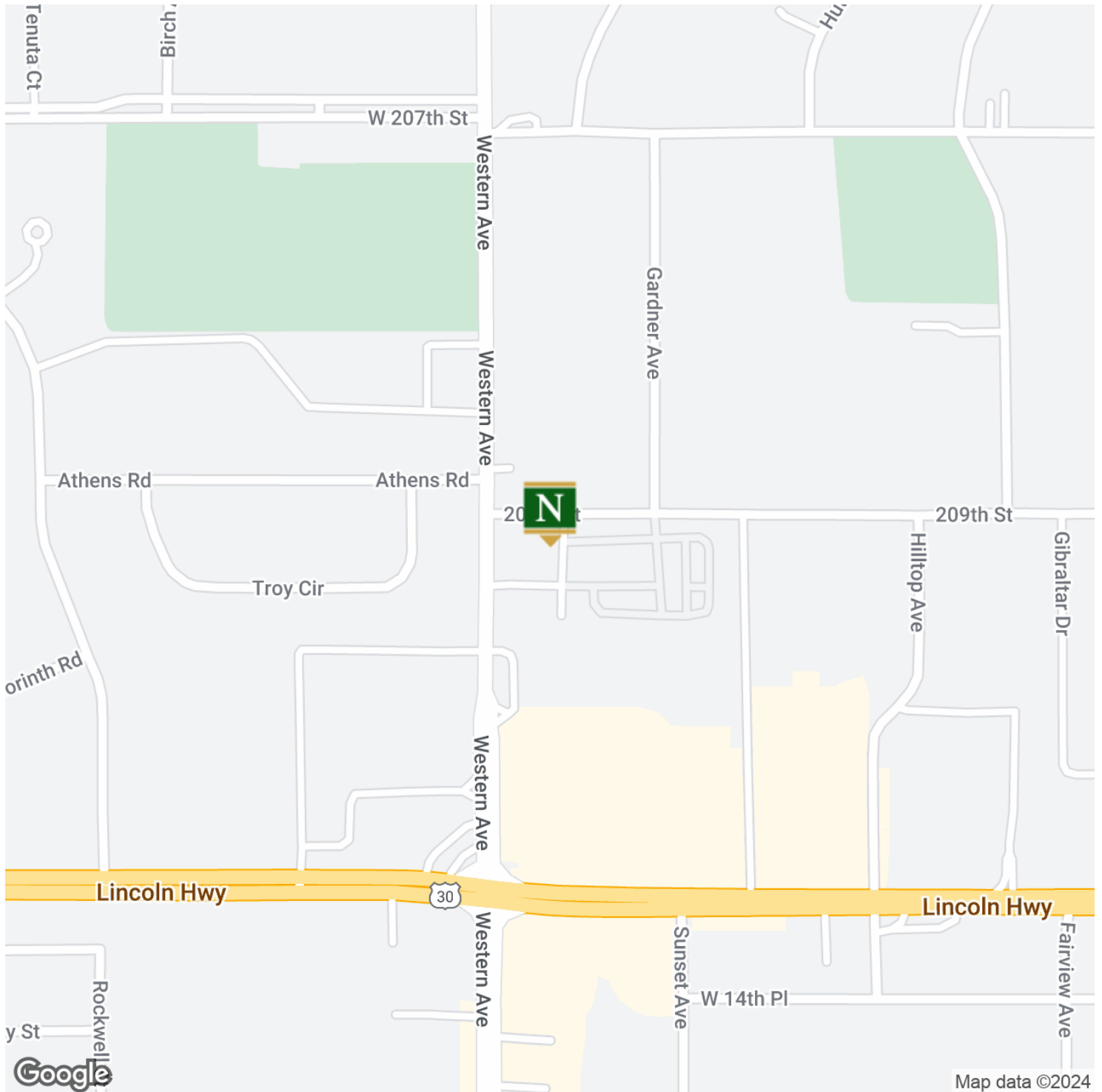
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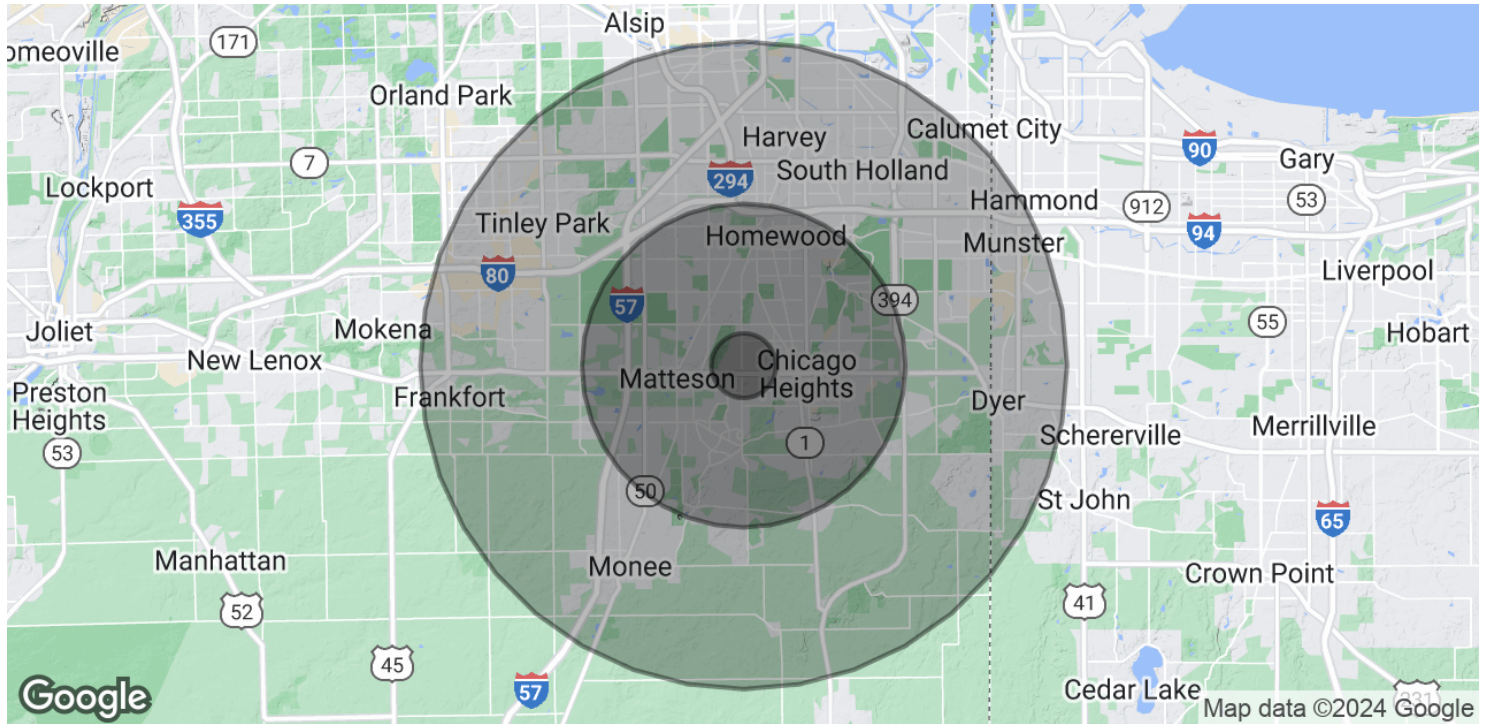
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,250	172,399	580,889
Average Age	36.8	39.3	40.0
Average Age (Male)	36.0	36.7	37.4
Average Age (Female)	37.4	41.6	42.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,681	70,388	236,296
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$70,390	\$71,416	\$75,099
Average House Value	\$143,967	\$139,679	\$166,174

* Demographic data derived from 2020 ACS - US Census

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