



6001-09 W 26Th St., Cicero, IL 60804



SALE PRICE: \$589,900

LOT COUNT: 5 Lots

LOT SIZE: 15,625 SF

ZONING: R-3

PROPERTY OVERVIEW

KW Commercial, as the exclusive agent, is pleased to announce the opportunity to acquire 15,625 SqFt of land. Zone R-3, this location allows for both commercial and/or residential use. Located in a prime business sector, in the intersection of two high vehicle traffic and highly commuted streets - Austin Ave. & 26th St. - it has access to a 15,000 VPD - Vehicle Per Day count. Owner finance is available, which makes this opportunity a clear calling for the right entrepreneur!

PROPERTY FEATURES

- 5 Full Lots
- R-3 Zone Allows For Commercial/Residential Use
- 15,000 VPD - Vehicle Per Day Count
- 26th St. Corridor Contains Plenty of Foot Traffic From The Abundant Number Of Businesses
- Great Traffic Created From Gas Station Located Kitty Corner From The Land

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Each Office Independently Owned and Operated kwcommercial.com

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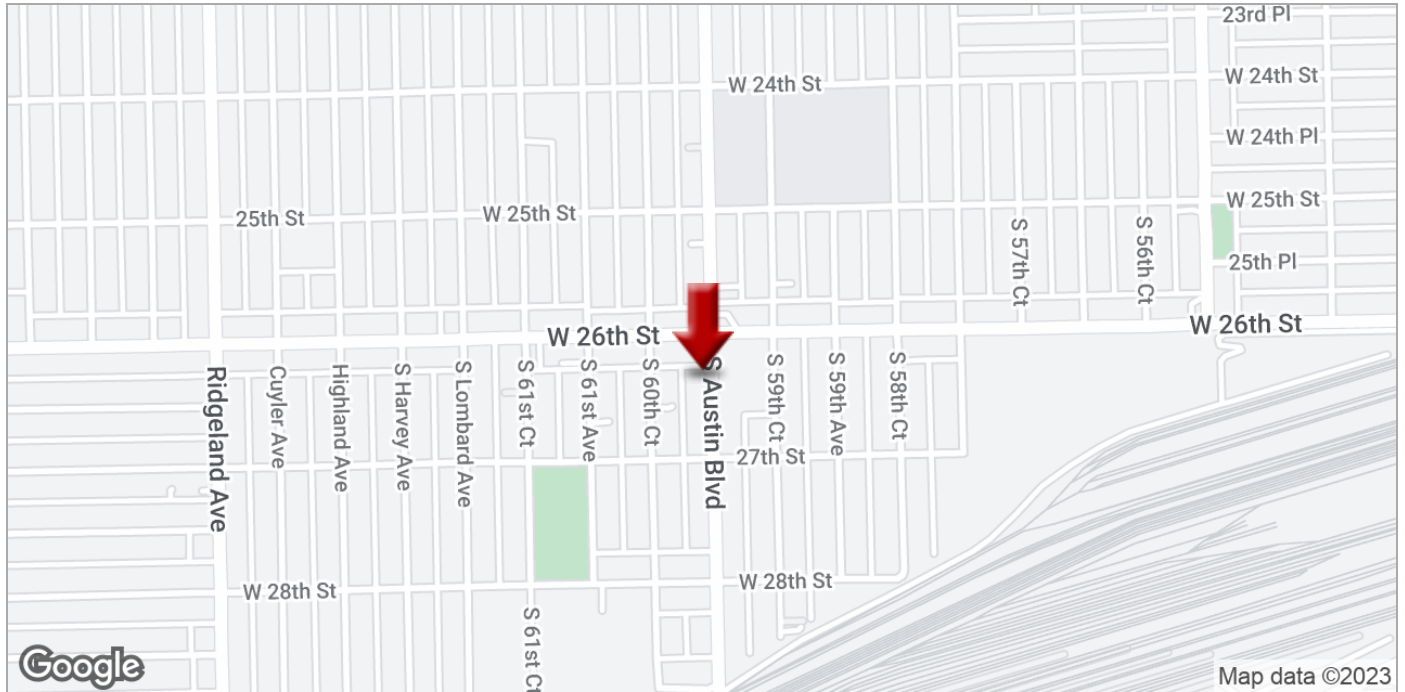
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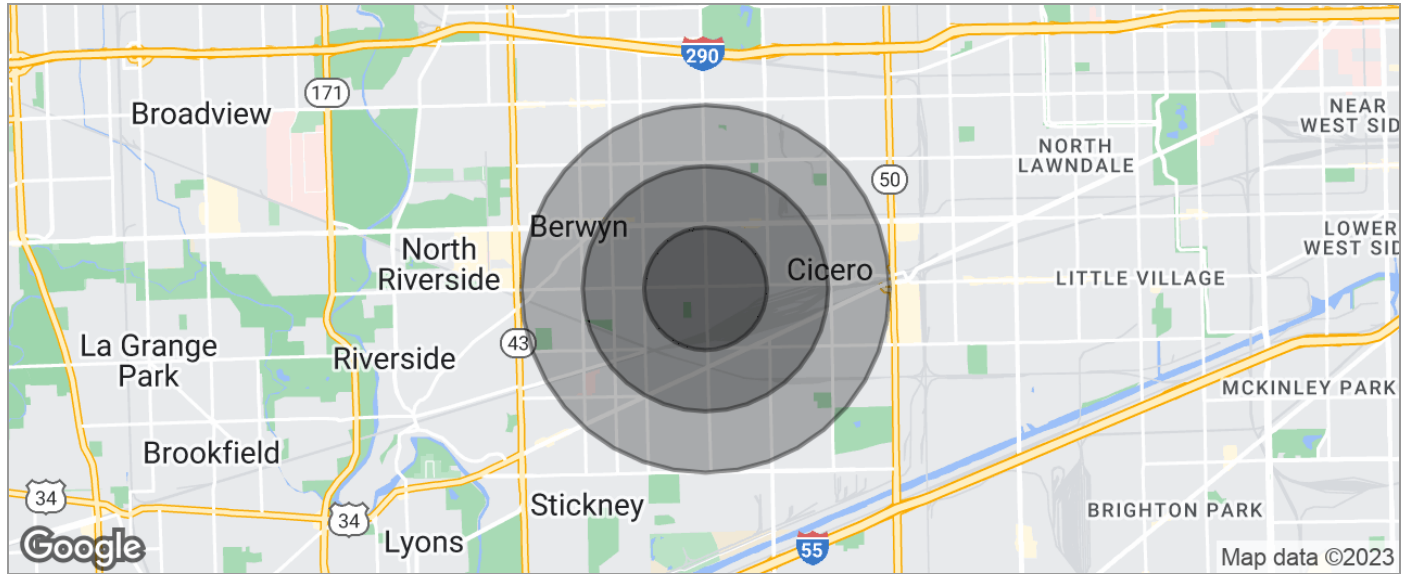
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	13,131	48,379	108,976
MEDIAN AGE	28.1	28.0	28.7
MEDIAN AGE (MALE)	28.1	27.6	28.2
MEDIAN AGE (FEMALE)	27.9	28.7	29.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,539	13,393	30,988
# OF PERSONS PER HH	3.7	3.6	3.5
AVERAGE HH INCOME	\$52,056	\$54,150	\$55,228
AVERAGE HOUSE VALUE	\$232,217	\$237,114	\$238,375
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	32.5%	34.7%	38.4%
% BLACK	4.3%	4.9%	4.8%
% ASIAN	0.3%	0.7%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.3%
% OTHER	61.7%	57.7%	53.6%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	81.7%	78.3%	75.6%

* Demographic data derived from 2020 ACS - US Census

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