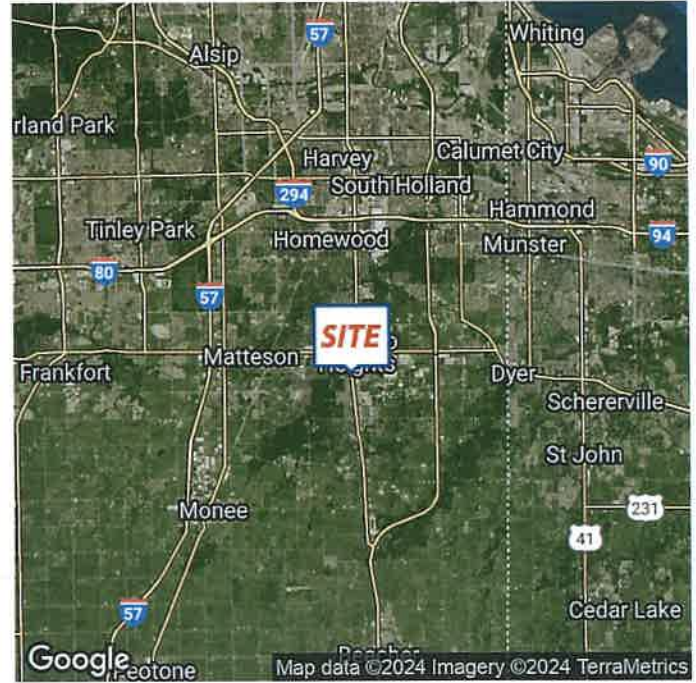


FOR SALE

2610 CHICAGO RD

South Chicago Heights, IL 60411



OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	629 SF
Zoning:	B-1
Lot Size:	0.49 Acres
Price / SF:	\$357.71
Year Built:	1953

PROPERTY OVERVIEW

FORMER GAS STATION FOR SALE

PROPERTY HIGHLIGHTS

- 14,700 average daily traffic count
- 8 pump locations
- Majority of site paved
- Corner Lot

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

PETER LIBERTI
BROKER
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peterliberti@mccolly.com

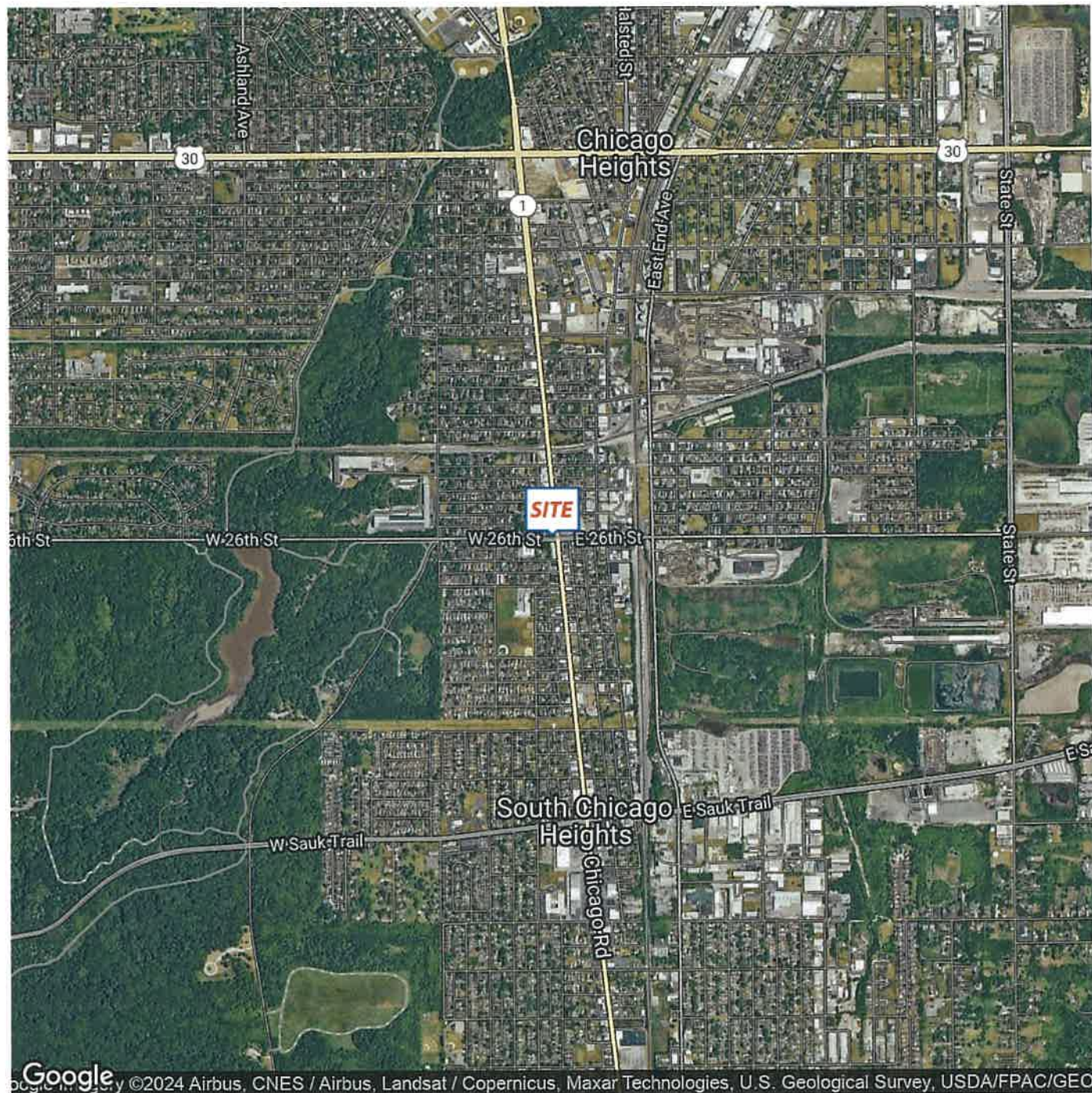
JEFF BENNETT
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815.922.6505
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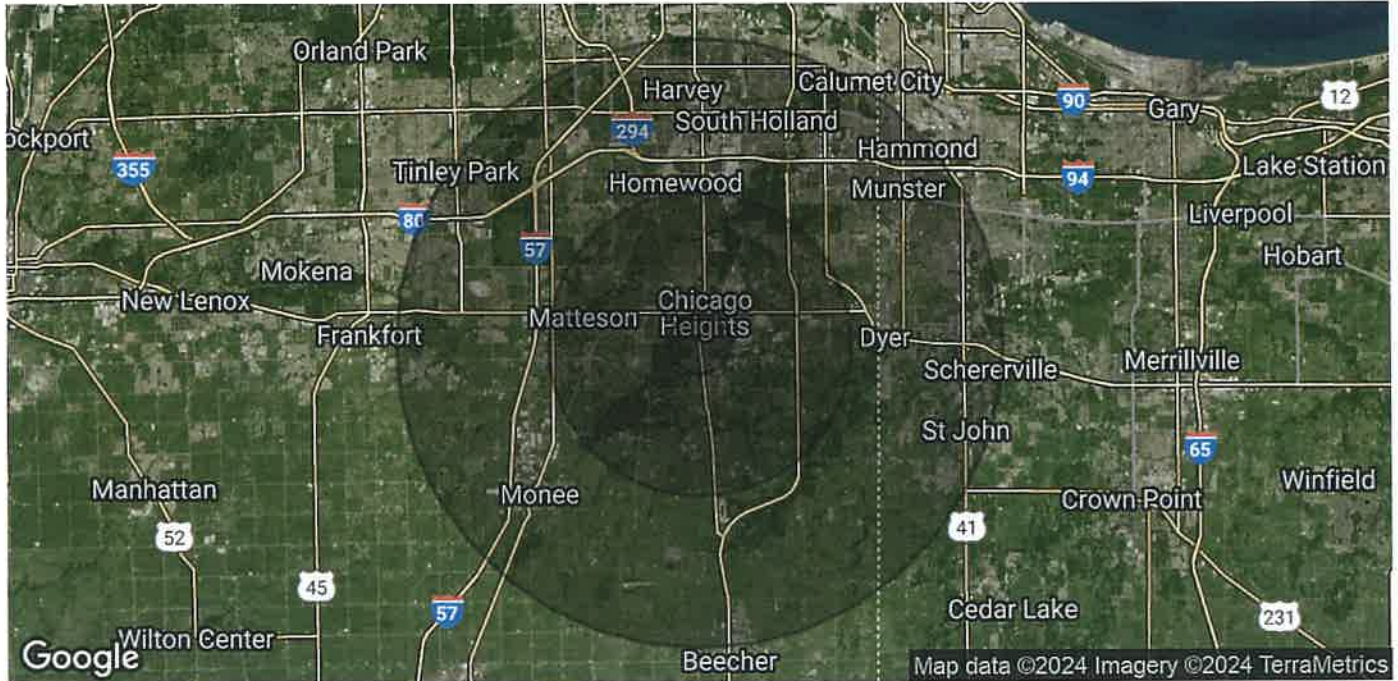
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,905	143,524	519,045
Average Age	34.8	39.4	40.3
Average Age (Male)	38.3	37.2	37.7
Average Age (Female)	33.2	41.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,064	59,485	213,202
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$42,253	\$69,496	\$74,559
Average House Value	\$102,848	\$134,420	\$161,159

* Demographic data derived from 2020 ACS - US Census

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