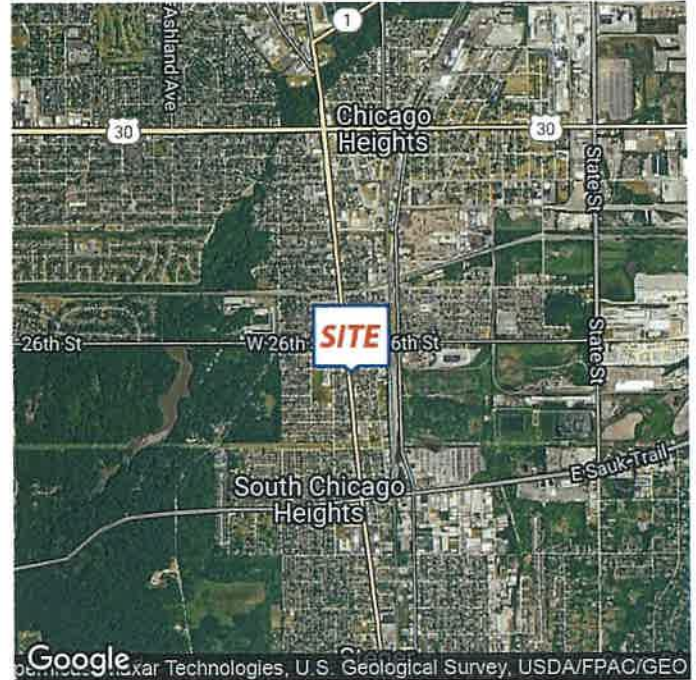


FOR SALE

2719-2725 CHICAGO RD

South Chicago Heights, IL 60411



OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	3,248 SF
Available SF:	3,248 SF
Lot Size:	0.5 Acres
Price / SF:	\$67.73
Zoning:	B-1

PROPERTY OVERVIEW

3,248 SF property, zoned B-1, office or office building investor. For a variety of professional uses to support the expansion or establishment of a thriving business. Divisible to 1,624 SF (two units)

PROPERTY HIGHLIGHTS

- New Roof
- 17 parking spaces (including 1 handicap spot) on each side of building
- New parking lot
- 14,700 average daily traffic count

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

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

PETER LIBERTI
BROKER
630.263.1118
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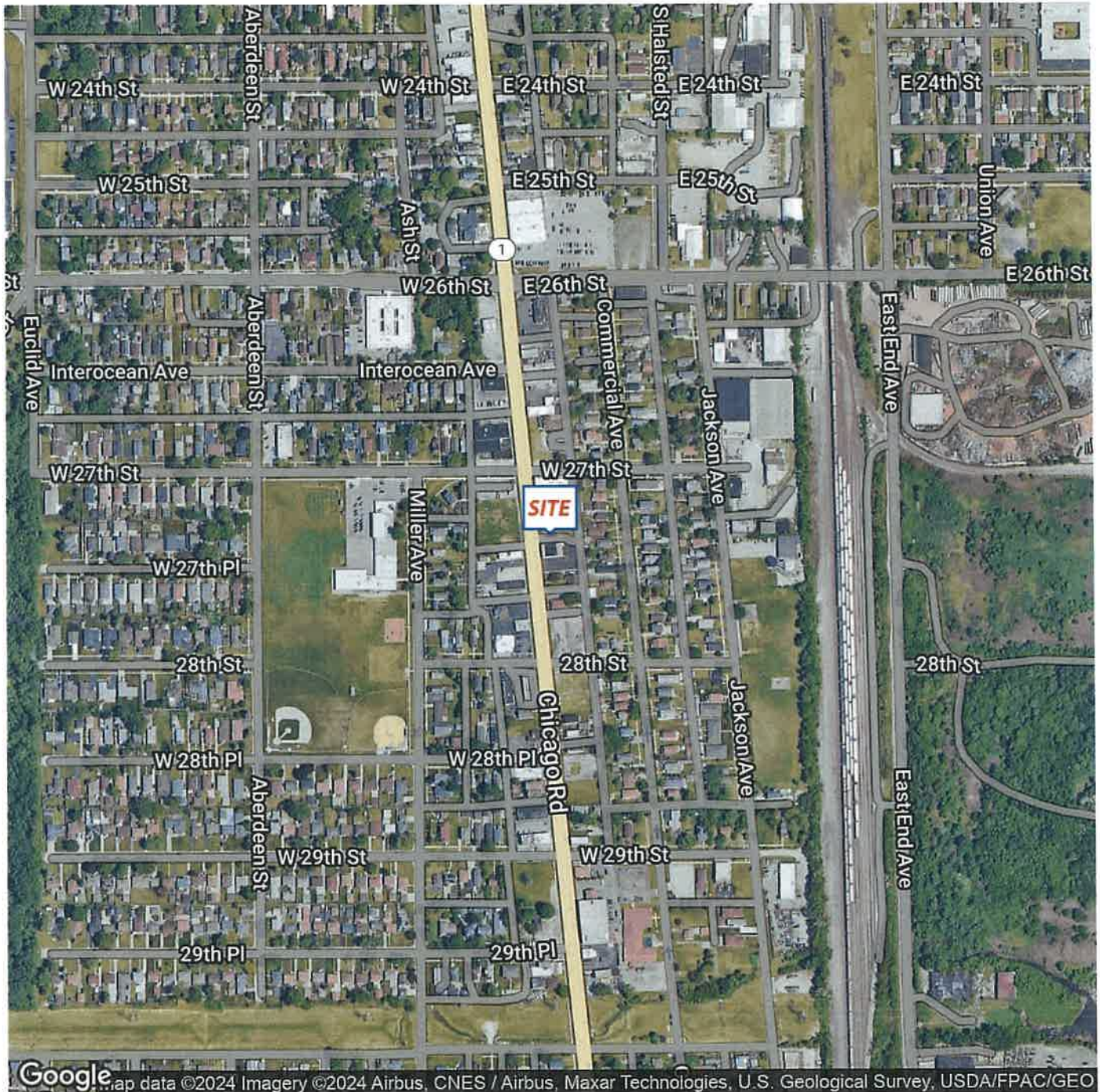
JEFF BENNETT
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815.922.6505
jbennett@mccolly.com

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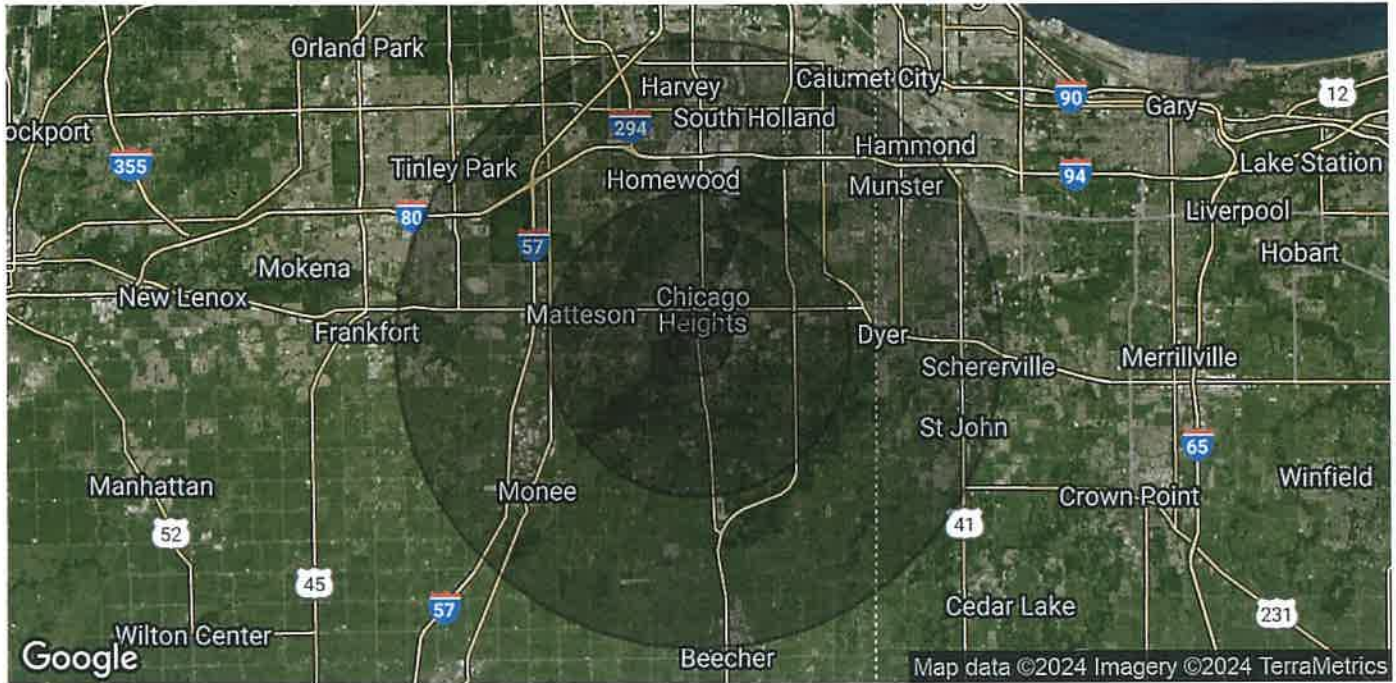
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,151	141,291	506,540
Average Age	35.9	39.4	40.4
Average Age (Male)	39.9	37.2	37.8
Average Age (Female)	34.6	41.5	42.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,797	58,551	207,830
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$44,315	\$69,300	\$75,030
Average House Value	\$103,643	\$133,740	\$161,925

* Demographic data derived from 2020 ACS - US Census

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