



# Owner/ User Opportunity in Craigin Neighborhood

2662 N. CICERO AVENUE • CHICAGO, ILLINOIS



## Ideal for Retail, Medical or Office Uses

ON BUSY CICERO AVENUE

### Land Area:

32,695sf (264' x 124')

### Improvements:

14,385sf former car dealership

### Zoning:

B1-1

### Property Taxes:

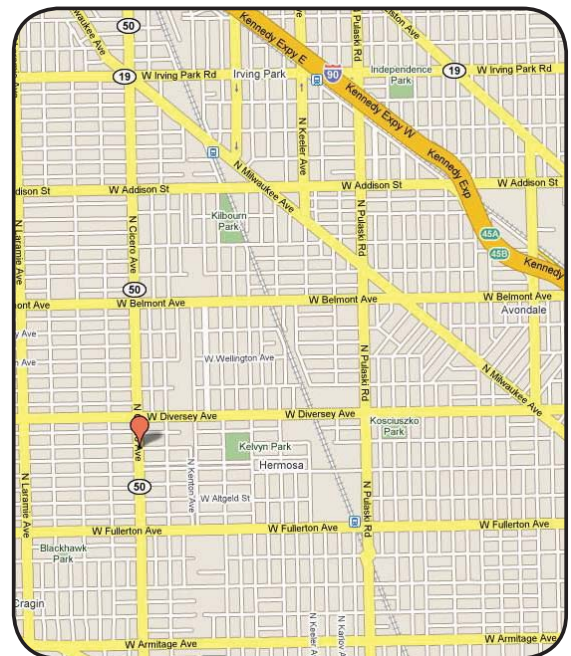
\$23,644

### Price:

\$3,250,000 (\$99.40/sf)

### Features:

- Great corner location in fast-growing retail corridor.
- Across the street from newly proposed Senior Center.
- Large floor-to-ceiling display windows offer terrific visibility.
- Former showroom with large ceiling heights is easily adaptable for medical, retail or office use.
- B1-1 zoning makes parcel an accommodating development opportunity.
- Easy access to I-94.



**For More Information, Contact:**

**Daniel J. Hyman**

President

(312) 338-3003

dhyman@mpirealestate.com

Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.



# Owner/ User Opportunity in Craigin Neighborhood

2662 N. CICERO AVENUE • CHICAGO, ILLINOIS



**For More Information, Contact:**

**Daniel J. Hyman**

President

(312) 338-3003

dhyman@mpirealestate.com

## Demographics:

Radius	Population	Avg. HHI
1-mile	69,784	\$57,264
2-mile	262,196	\$55,048
3-mile	531,794	\$57,400
Avg. Daily Traffic Count		40,000

Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.

