

13801 School St., Riverdale, IL

\$150,000



Property Highlights

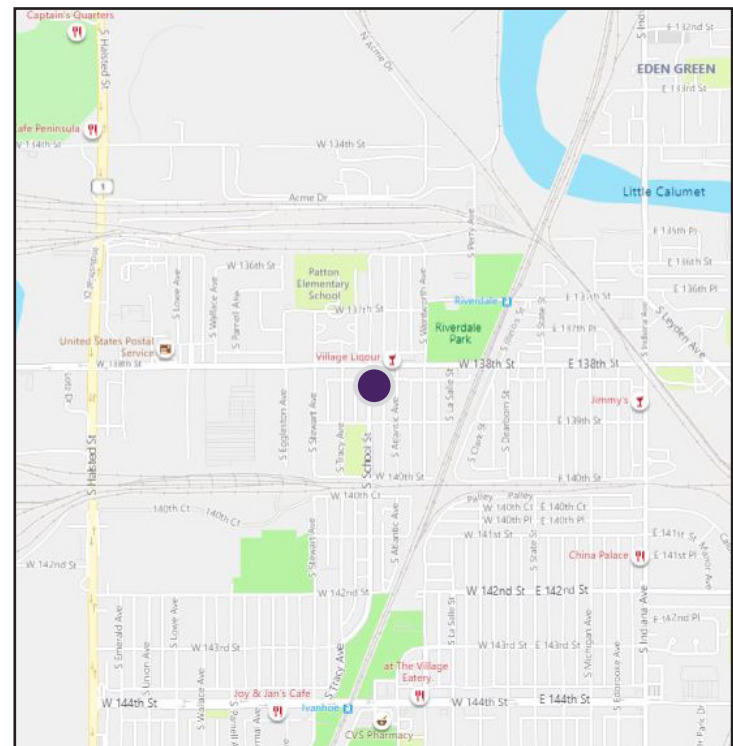
- 5,858 SF mixed use property with 4 retail/office storefronts
- 3 California-style apartment units on the top floor
- All units in building are vacant
- Land area: 4,128 SF
- Potential to add value through leasing
- Great opportunity for investor
- Nearby retailers and services in the area include CVS Pharmacy, The Village Eatery, United States Postal Service offices and more
- Taxes (2019): \$16,953

Property Overview

Available for lease is a 5,858 square foot mixed-use property located Riverdale, IL. This 3-story property has 4 retail/office storefronts plus three California-style apartments on the top floor and is also currently vacant. Close to busy Halsted Street, this property offers a great investment opportunity with high visibility and potential to add value through leasing. School street is located near lush parks and Little Calumet River and it's trails. Retailers and services in the area include CVS Pharmacy, the Village Eatery and other restaurants plus two United States Postal Service offices.

Riverdale is located in the southeastern suburbs of Chicago and enjoys a small town atmosphere. The city has recently implemented a comprehensive redevelopment plan.

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 14,346 | 121,118 | 314,491 |
| Households | 4,827 | 39,822 | 107,886 |
| Median Income | \$34,040 | \$37,593 | \$44,846 |



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