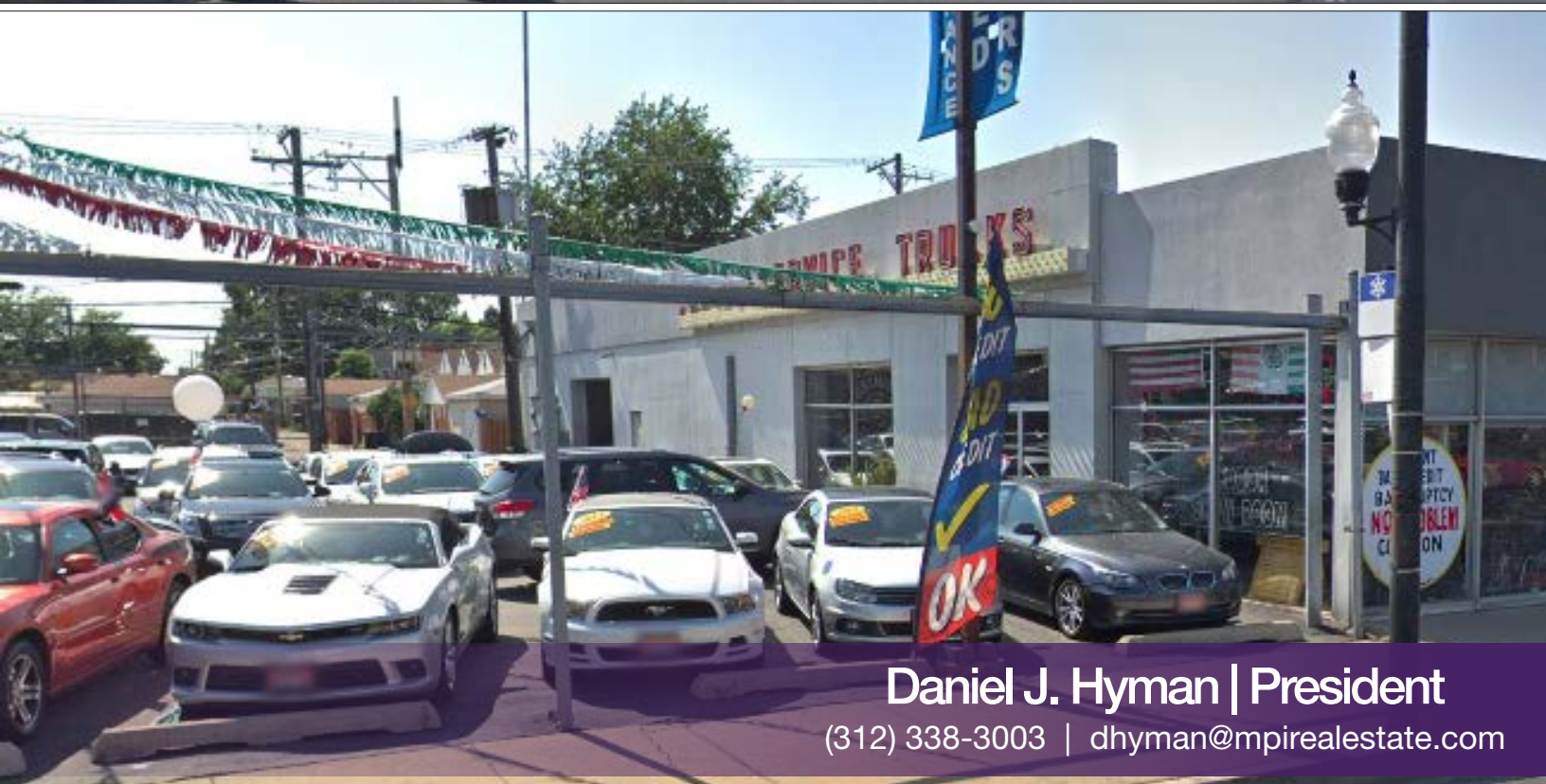


Commercial Property on Busy Cicero Avenue

2662 North Cicero Avenue, Chicago, IL | \$2,662,000



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2662 N. Cicero Ave. | Chicago, IL

Covered Land Development Opportunity



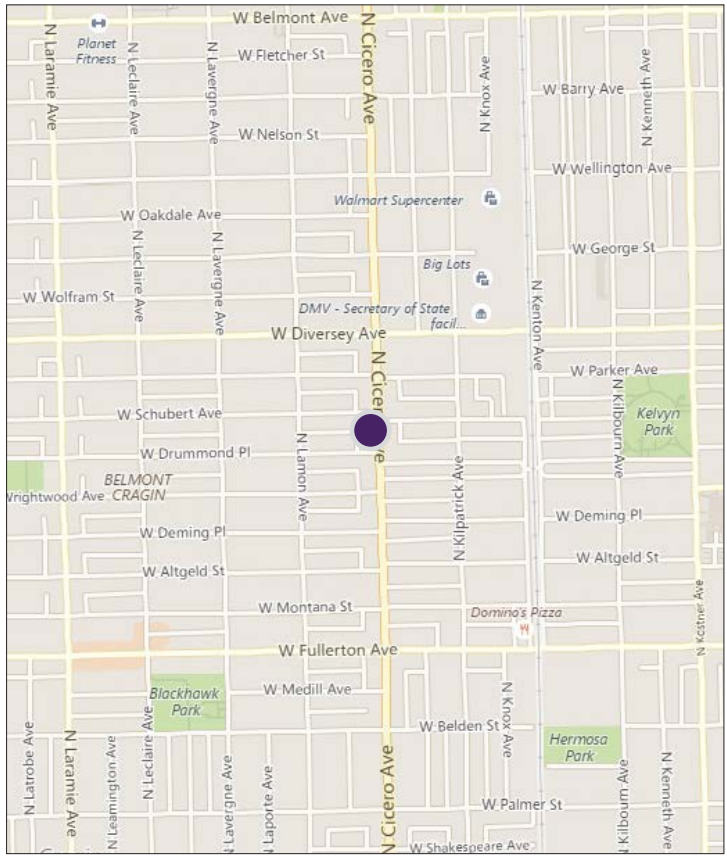
Property Highlights

- Readapt or redevelop
- 14,385 SF commercial building
- Land Area: 32,695 SF
- Net leased to Windy City Motors through August 2022
- Property features large showroom, garage area with multiple bays plus fenced-in parking
- Part of highly trafficked corridor
- Great stoplit corner location
- Highly visible with 264' of frontage
- Est. NOI: \$243,897
- Traffic Count: 27,700 cars daily
- Zoning: C2-1, Belmont/Cicero TIF
- Taxes (2019): \$44,103

Property Overview

A 14,385 square foot commercial building located in the Belmont Cragin neighborhood is available for sale. The property is net leased to Windy City Motors through August 2022. The dealership features a large indoor showroom, a garage area with multiple service bays, and a large attached fenced parking lot. The property is highly visible along busy Cicero Avenue; located at a stoplit corner with 264' of frontage and large signage on Cicero.

The Belmont Cragin community in Chicago has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	55,867	424,872	1,014,106
Households	15,178	135,518	369,761
Median Income	\$52,959	\$62,110	\$73,712