

MILLENNIUM PROPERTIES R/E *Highly Visible Land Site at Key Corner in Jefferson Park*

5700 N. Central Ave., Chicago, IL

\$3,000,000



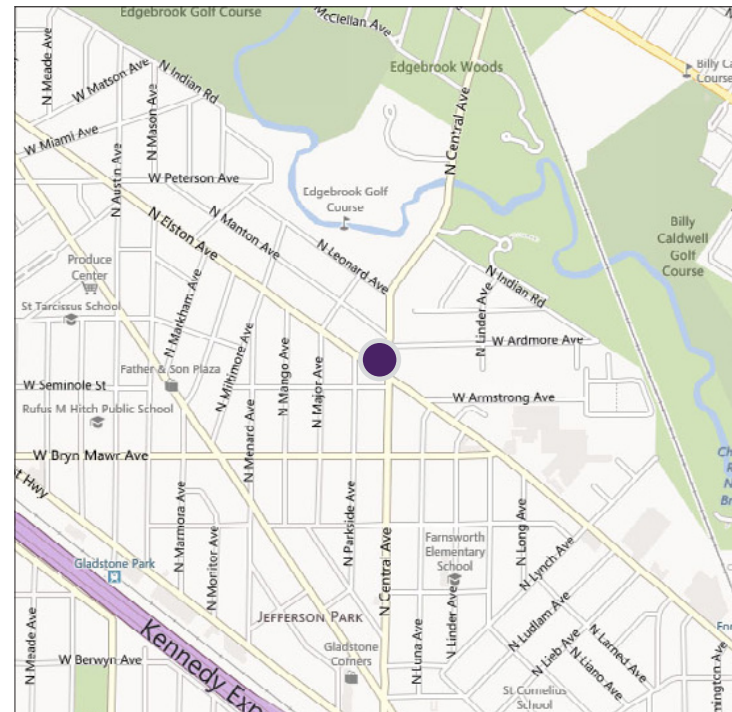
Property Highlights

- Rarely available 31,079 SF development site
- Situated on the hard corner of Central and Elston Avenues
- Can be developed for a shopping center, gym facility, bank plus a proposed mixed-use property that could house 40 units
- Utilities, water/sewer available to site
- Easy access to public transportation
- Great opportunity for an investor or developer
- Traffic Count: 21,288 vehicles daily
- Zoning: B3-1
- Taxes (2022): \$4,548.90

Property Overview

Available for sale is a 31,079 square foot land site in Jefferson Park neighborhood in Chicago. This highly visible, buildable lot can be developed for numerous commercial uses including a proposed 40-unit mixed-use property with 61 parking spaces. This well-located parcel has easy access to public and vehicular transportation. Great opportunity for an investor or developer.

Jefferson Park is a 2.4 square mile neighborhood on the north-west side of the city and home to more than 25,000 people. The area features several commercial corridors within the largely residential neighborhood including along Elston Ave., Milwaukee Ave. and Northwest Highway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	22,612	238,132	763,546
Households	8,613	86,642	270,439
Median Income	\$89,583	\$79,804	\$72,836

Daniel J. Hyman
President and Managing Broker
(312) 338 - 3003
dhyman@mpirealestate.com

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.