

MILLENNIUM PROPERTIES R/E *For Sale - Prime Retail On Heavily-Trafficked Belmont Avenue*

6126-34 W. Belmont Ave., Chicago, IL

\$599,000



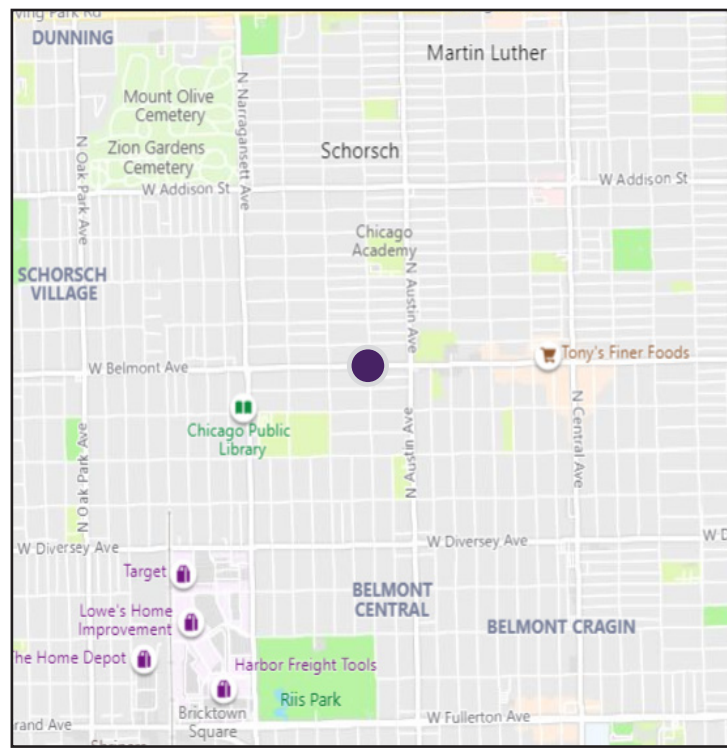
Property Highlights

- 6,438 SF retail storefronts
- Long-term tenants include Cakes & Beyond, Kung Fu Karate School, Oscar's Foods and Puzio Insurance
- Substantial frontage on Belmont
- Tenant parking in rear
- Great opportunity for user or investor
- Nearby businesses: Target, Jewel-Osco, XSport Fitness, Lowe's, Home Depot, PetSmart, Tony's Fresh Market and Domino's Pizza
- In-place income
- Traffic count: 20,224 vehicles daily
- Land area: 17,424 SF
- Zoning: B-1
- Taxes (2022): \$21,876.81

Property Overview

Retail storefronts located in the Belmont Cragin neighborhood is available for sale and is currently leased to Cakes & Beyond, Kung Fu Karate School, Oscar's Foods, Confidently Firm and Puzio Insurance Agency. Currently there is one vacant unit, which offers upside potential or a user opportunity. Situated on heavily-trafficked stretch of Belmont Avenue, this is a great opportunity for a user or investor. Nearby retailers include Target, Jewel-Osco, XSport Fitness, Lowe's, Home Depot, PetSmart, Tony's Fresh Market, Domino's Pizza and more.

The Belmont Cragin community 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	45,836	350,477	855,460
Households	13,552	116,403	299,399
Median Income	\$73,423	\$70,999	\$71,756

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