

MILLENNIUM *Freestanding Retail Storefront* PROPERTIES R/E *Perfect User/Investor Opportunity*

1117 S. First Ave., Maywood, IL

\$395,000



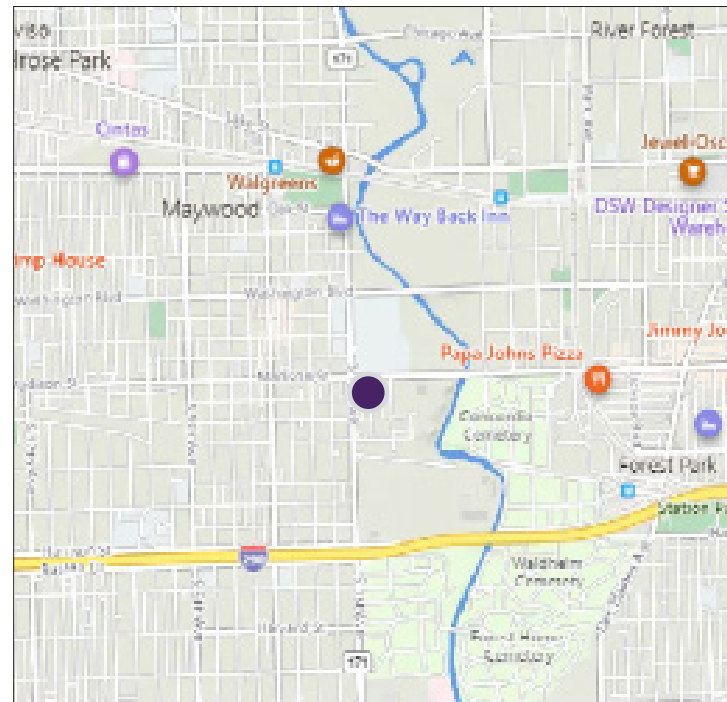
Property Highlights

- 2,134 SF retail property with two storefronts
 - Former restaurant space with outdoor dining area and quick service pick-up window
 - Former currency exchange
- Units can be combined
- Ceiling heights 9' clear
- Well located on main commercial artery
- Excellent visibility and monument signage
- Parking for 20 vehicles
- Solid neighborhood demographics
- Close proximity to Eisenhower Expressway and public transportation
- Retailers in the area: Walmart, Walgreens, Jewel-Osco, Planet Fitness, Dunkin', Fed Ex and more
- Land area: 16,687 SF
- Traffic count: 23,660 vehicles daily
- Zoning: Zoning-C-3, general commercial
- Taxes (2020): \$30,301

Property Overview

This 2,134 square foot freestanding retail property located on the NEC of First Avenue and Legion Street in Maywood, IL is available for sale. Currently built-out for two tenants, the units can be combined to accommodate a single user. Situated on a 16,687 square foot lot, there is ample parking, a monument sign, three curb cuts allow for easy ingress/egress and excellent visibility. First Avenue is a main thoroughfare in the area and provides direct access to the Eisenhower Expressway.

This property is in close proximity to shopping, restaurants, public transportation. Maywood is a largely residential suburb, and is located 10 miles west of downtown Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	17,585	184,328	596,192
Households	5,799	69,248	203,677
Median Income	\$60,986	\$73,982	\$65,244

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