

1630 Mannheim Rd., Stone Park, IL

**Now: \$229,000**



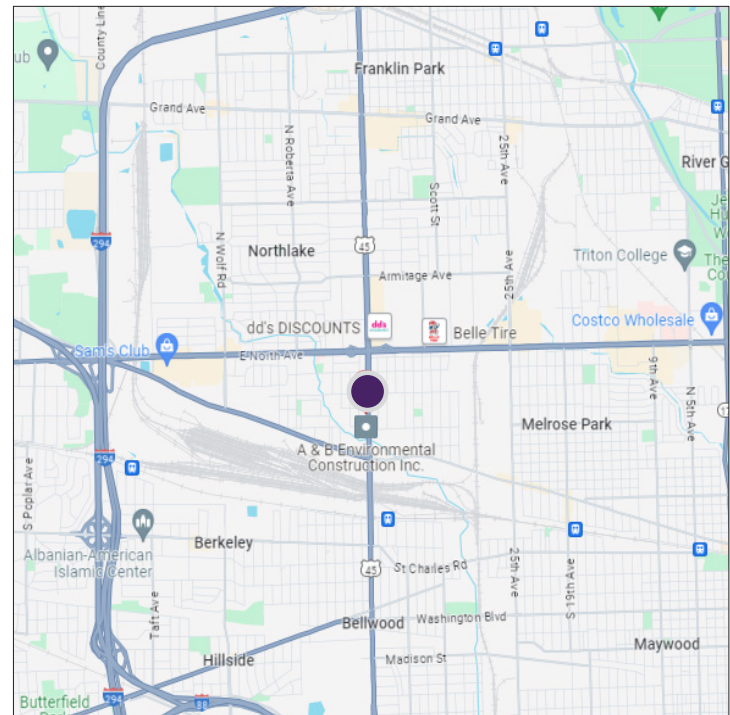
## Property Highlights

- 2,600 SF retail building
- Spacious retail space with 2 open areas
  - 2 storage rooms
  - Large garage in rear with 16' door
- Close to public and vehicular transportation
- Great potential for user or investor
- Retailers in the area include: Walmart, The Home Depot, Me-nards, Planet Fitness, restaurants and more
- Land area: 3,149 SF
- Zoning: BI
- Taxes (2022): \$23,224.61

## Property Overview

Just minutes away from the I-290/I-294 expressway, a 2,600 square foot retail property is available for sale. This free-standing building features a spacious front retail space with two open areas, two storage rooms plus a 600 square foot garage. Great opportunity for a user of investor. Close to transportation, restaurants and shopping on North Avenue.

The Village of Stone Park is a largely residential/industrial suburb located 14 miles from downtown Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,067	145,559	371,928
Households	4,426	47,263	136,390
Median Income	\$57,499	\$69,891	\$77,644

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