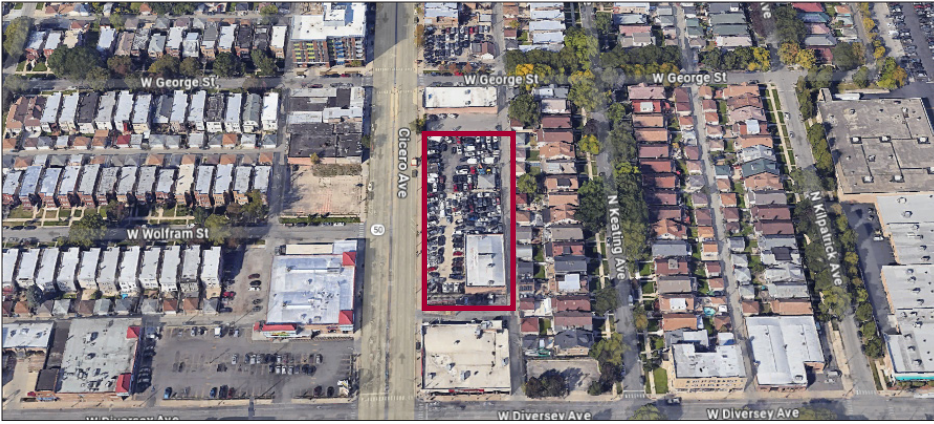


MILLENNIUM PROPERTIES R/E *For Sale: 24,500 SF Land on Cicero Ave in Belmont Cragin*

2825 N. Cicero, Chicago, IL

Price Upon Request



Property Highlights

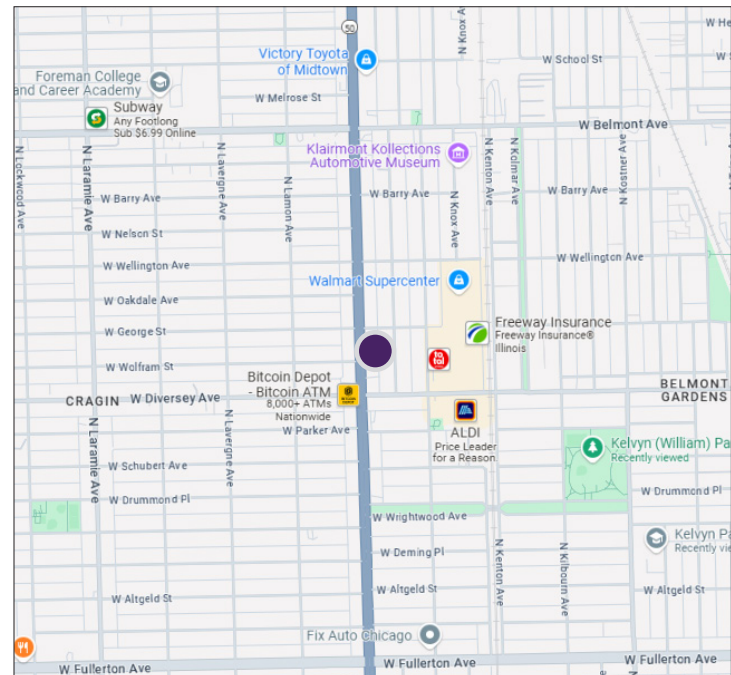
- 24,500 SF lot/repair sales area
- 5,600 SF car dealership building on site
- Excellent opportunity for auto or multiple retail uses
- Clean environment
- Located in heart of Chicago's Northwest
- Outstanding visibility on Cicero Avenue
- Opportunity for user or developer
- Businesses in the area include: Walmart, Aldi, AutoZone, Menards and more
- Land Area: 200' x 122.5'
- Traffic count: 31,139 vehicles daily
- Zoning: C2-1 Belmont/Cicero TIF
- Taxes (2023): \$25,318.82

Property Overview

Just off the corner of Cicero and Diversey Avenues, this 24,500 square foot parcel is available for sale. The land is improved with a 5,600 square foot building but could also be developed for a wide variety of retail uses. The site has low taxes for the area with substantial frontage on Cicero Avenue with easy access to bustling Six Corners. Great opportunity for a user or developer.

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 | 51,381 | 403,146 | 998,242 |
| Households | 16,301 | 146,137 | 395,730 |
| Median Income | \$63,711 | \$69,553 | \$79,557 |



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

mpirealestate.com

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