

3500 W. Dempster St., Skokie, IL

\$460,000



Property Highlights

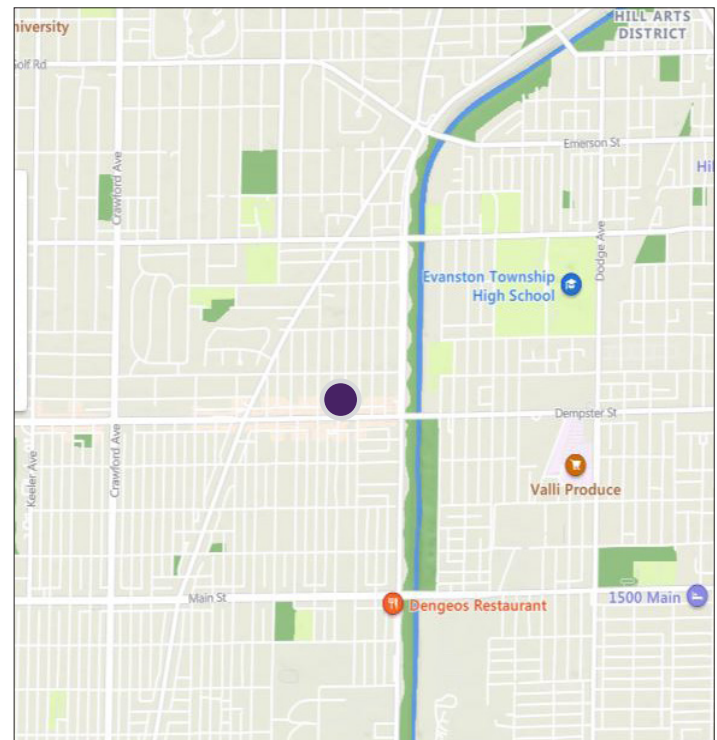
- 3,320 SF retail storefront
 - 2,417 SF space on the 1st floor
 - 903 SF space on the 2nd floor
 - Full glass double storefront facing south with showroom
- 123' of frontage on Dempster St.
- Ample on-site parking
- Value-add opportunity
- East access to expressway and public transportation
- Rarely available opportunity for user or investor
- Nearby businesses: CVS, Walgreens, Bonefish Grill, Binny's, Planet Fitness, Austin Liquors, Poochie's and more
- Land area: 5,625 SF
- Traffic count: 27,220 vehicles daily
- Zoning: B-2; Skokie Commercial District
- Taxes (2020): \$13,479

Property Overview

A two-story retail/office building situated at the stoplit corner of Dempster Street and Lincolnwood Drive is available for sale. The storefront is built-out as a retail showroom with a repair and storage area in the rear portion of the space. The second floor is used as an office. This location benefits from 27,220 vehicles daily, has excellent visibility. CVS Pharmacy and Austin Liquors are located directly across the street with other retailers in the area including Walgreens, Binny's, Bonefish Grill, Poochie's, Planet Fitness and more. Perfect opportunity for various retail, including quick serve restaurant, coffee shop, child care facility, office, medical office, non-profit, educational or as a possible redevelopment.

A northern suburb adjacent to Chicago, Skokie has a strong retail and commercial presence. Dempster Street is a major thoroughfare, which attracts a wide range of commercial development.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	17,847	224,087	496,504
Households	5,969	84,264	190,389
Median Income	\$110,463	\$83,485	\$74,208



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MILLENNIUM
PROPERTIES R/E

*For Sale - Prime Skokie
Property with Parking*

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