

801 Roosevelt Rd., Maywood, IL

\$320,000



Property Highlights

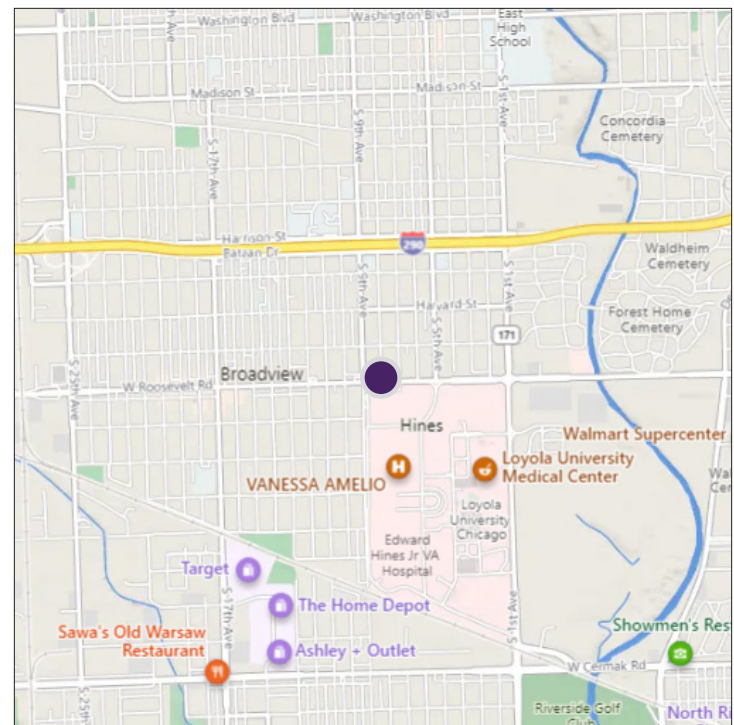
- Rarely available opportunity
 - 25,047 SF land site
 - 133.90' x 186.50'
 - Currently operating as a self-serve car wash business with six self-serve drive-thru bays and two automated drive-thru bays
- Curb cuts on Roosevelt Road and 8th Avenue
- Opportunity Zone/TIF District
- Traffic Count: 28,822 vehicles daily
- Nearby businesses include Target, Walgreens, Dunkin', Walmart Supercenter, Body-Solid Gym and more
- Zoning: C3, General Commercial
- Taxes (2021): \$54,249.22

Property Overview

Well-located at the corner of Roosevelt Road and 8th Avenue, is a 3,977 square foot commercial property currently operating as a self-serve car wash. This is the perfect opportunity for an investor/operator or developer who wants to develop the property. This property is zoned C-3, which allows for a variety of uses including medical, office, retail, residential, animal hospital and various auto uses. Loyola and VA medical complexes are located directly across the street from the property. Location benefits from easy to the Eisenhower Expressway and public transportation.

A largely residential suburb, Maywood is located 10 miles west of downtown Chicago. This property is benefits from its location on heavily trafficked Roosevelt Road which is one of the main thoroughfares in the area.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,626	175,625	524,016
Households	5,303	66,480	182,383
Median Income	\$55,544	\$75,008	\$68,613



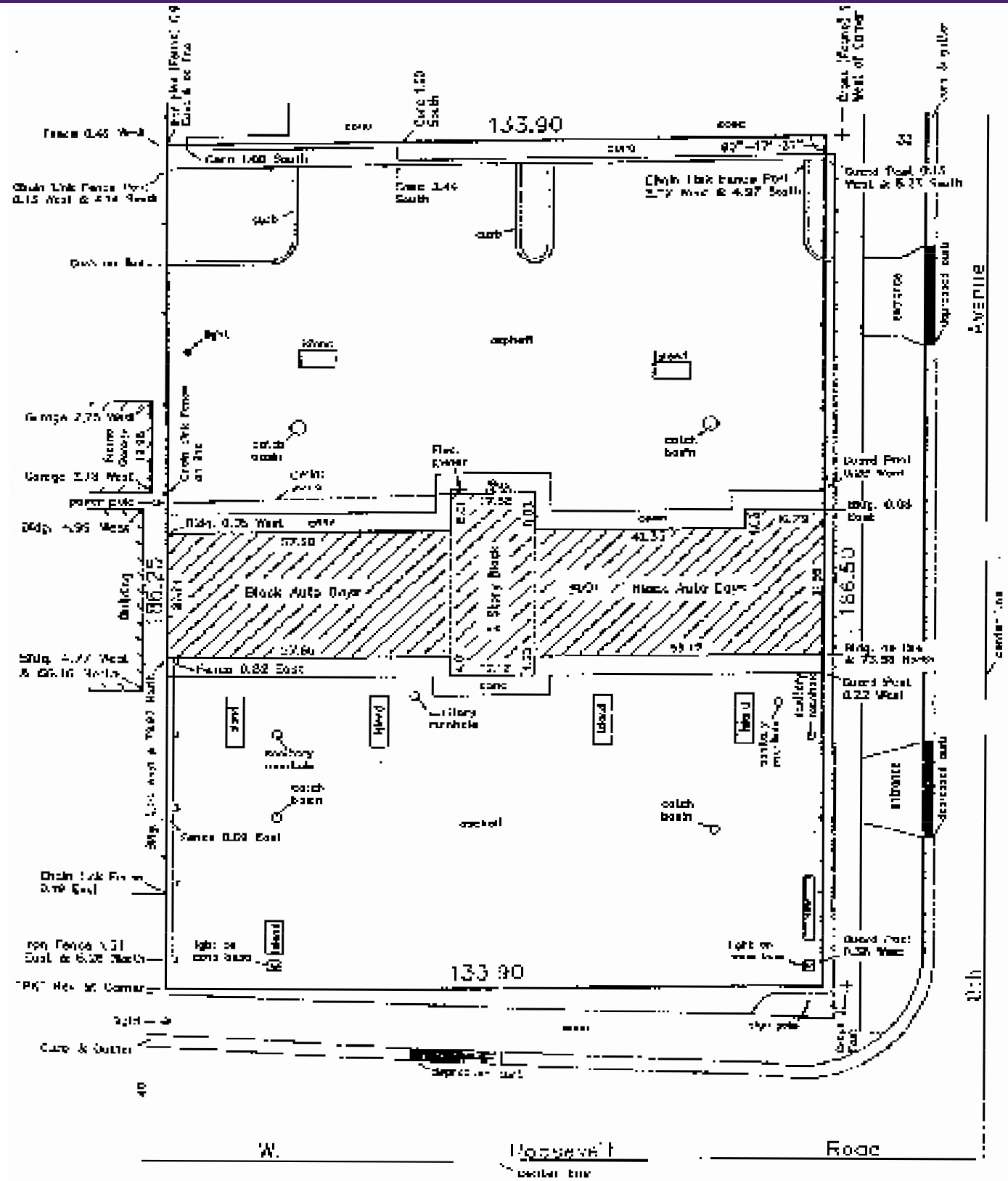
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MILLENNIUM
PROPERTIES R/E

*For Sale: Self-Service Car
Wash/Development Site*

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