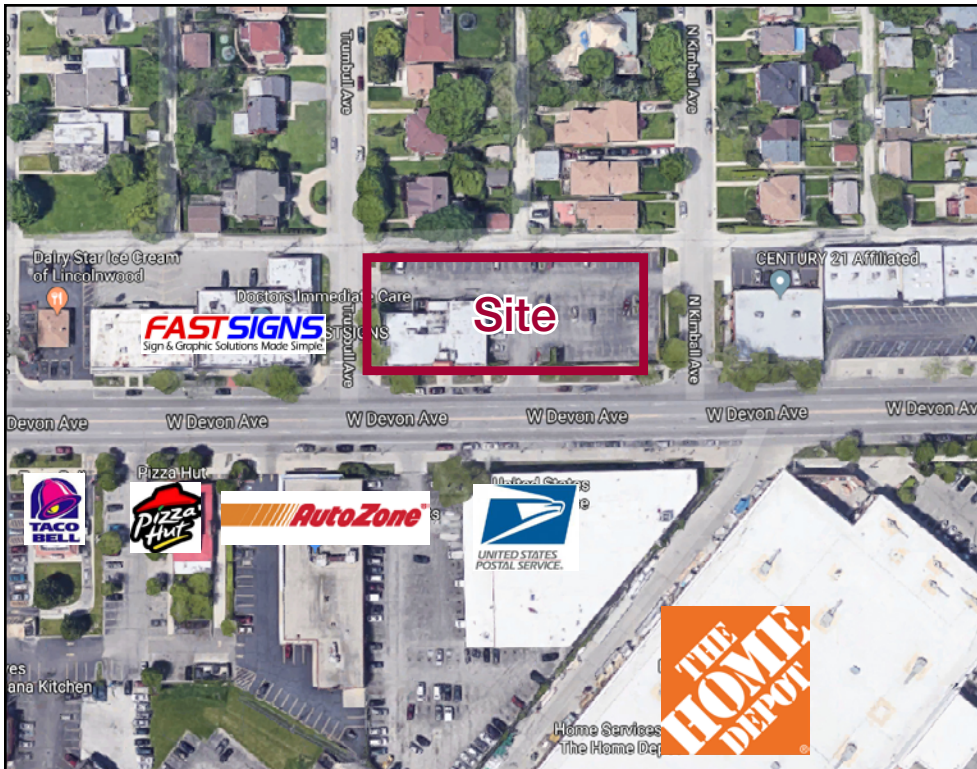


3420 W. Devon Ave., Lincolnwood, IL

**\$2,750,000**



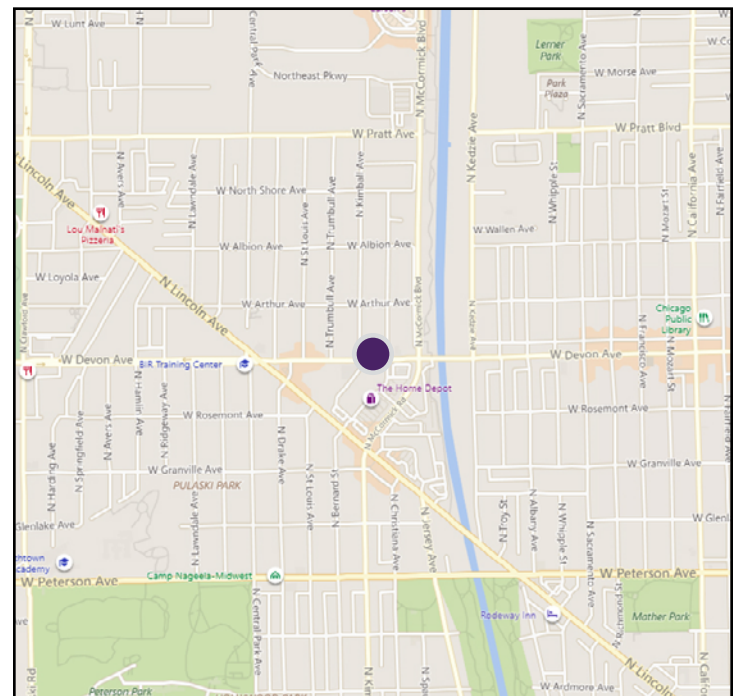
## Property Highlights

- 28,809 SF redevelopment site
- Full block parcel on Devon
- Part of strong commercial corridor
- Previously a 6,000 SF restaurant
- Potential to build mixed-use, retail or office building on site
- Highly visible with 267' of frontage
- Close to intersection with Lincoln
- Nearby businesses include Home Depot, Dollar Tree, USPS, Pizza Hut, Taco Bell and more
- Traffic Count: 24,800 cars daily
- Zoning: B2, general business
- Part of Devon-Lincoln TIF District
- Taxes (2017): \$47,167

## Property Overview

Near the corner of Lincoln and Devon, a 28,809 square foot redevelopment site is available for sale. The full block parcel is currently improved with a 6,000 square foot former restaurant. Part of a strong commercial corridor, this site can potentially be redeveloped as a mixed-use building, a retail property or an office building. This site is highly visible with 267' of frontage on Devon, passed by 24,800 cars daily. Nearby businesses include Home Depot, Dollar Tree, the US Postal Service, Pizza Hut, Taco Bell and more.

Lincolnwood is a northern suburb of Chicago, approximately 12 miles from downtown. Devon Ave. is a major commercial corridor for this area. The area around Lincoln and Devon attracts a wide variety of businesses including local and national retailers.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	35,716	375,715	870,318
Households	11,951	142,203	350,391
Median Income	\$59,701	\$58,071	\$62,580

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