

1250-54 W 127th St, Calumet Park, IL

\$495,000



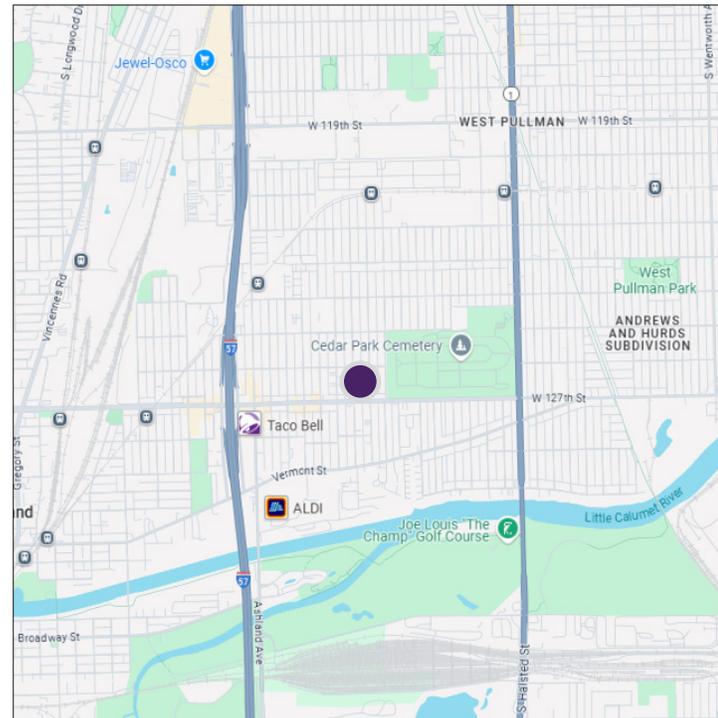
Property Highlights

- 7,035 SF 3-tenant retail center
- The center is fully leased
- Large storefront windows
- Gross annual income: \$87,986
- Situated near signalized corner in heavily trafficked main thoroughfare
- Great visibility with substantial vehicular traffic
- Part of a TIF district
- Perfect opportunity for a local investor
- Businesses in the area: ALDI, O'Reilly Auto Parts, Planet Fitness, Ace Hardware, Taco Bell and more
- Traffic count: 20,270 vehicles daily
- Zoning: C-2
- Taxes (2023): \$37,050

Property Overview

Available for sale is a 7,035 square foot retail center in Calumet Park, IL. This center is fully leased and is comprised of three tenants and is situated on a 2,657 square foot lot. The property is located near the signalized corner of 127th and Throop Streets. This high-visibility property offers excellent access to major expressways and public transportation, including CTA and MetraRail, making it convenient for commuters and clients alike.

This area of Calumet Park is experiencing a revitalization with new developments, attracting businesses and residents, making this property a prime location for investors looking to expand their portfolios.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,117	137,290	350,841
Households	6,180	51,170	130,352
Average Income	\$66,486	\$65,378	\$74,422

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