

17532-42 Dixie Highway, Homewood, IL

\$595,000



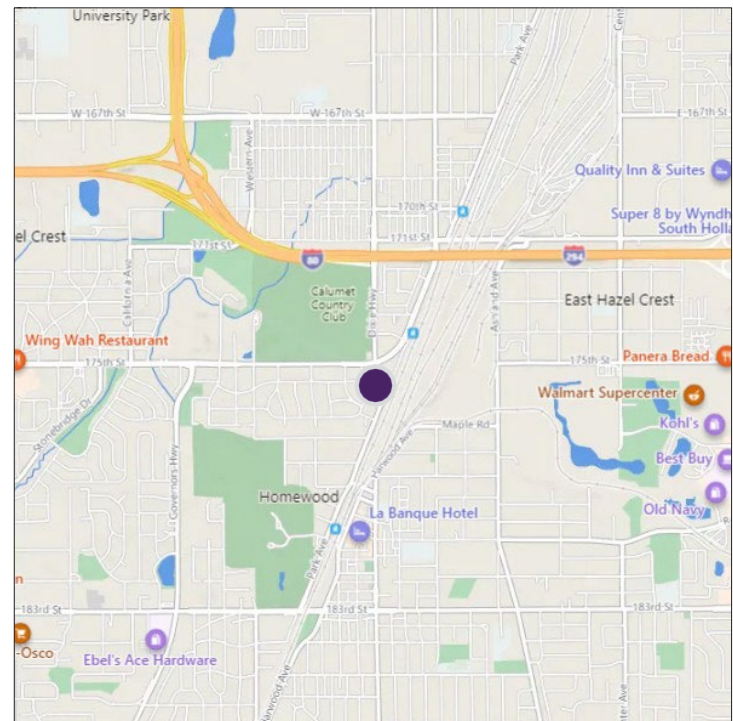
Property Highlights

- 7,500 SF retail strip center
- 75% occupancy
- In-place income
- Tenants pay heat, electric and scavenger
- Ample parking
- Easy access to expressway
- User or investor opportunity
- Nearby retailers include: Walmart, Target, Menards, Portillo's, Jewel-Osco, Home Depot and more
- Land Area: 25,265 SF (0.58 acres)
- Zoning: B-2
- Traffic count: 14,237 vehicles daily
- Taxes (2022): \$66,596.05 (under protest)

Property Overview

Just off the heavily trafficked corner at 175th Street and Dixie Highway, this 7,500 square foot strip center is available for sale. The center consists of four units, three are occupied by neighborhood retailers and there is one vacant unit. The condition of the vacant unit is a warm shell. Tenants are responsible for maintenance, scavenger, heat and electric. This is the perfect opportunity to purchase a neighborhood center with upside potential.

Homewood is a town with 19,000 residents in the southern suburbs of Chicago. This location has easy access to the Homewood Metra Station and I-294, I-80 and I-57 expressways.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,091	79,684	207,138
Households	3,031	27,945	70,745
Average Income	\$63,085	\$64,289	\$60,348

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