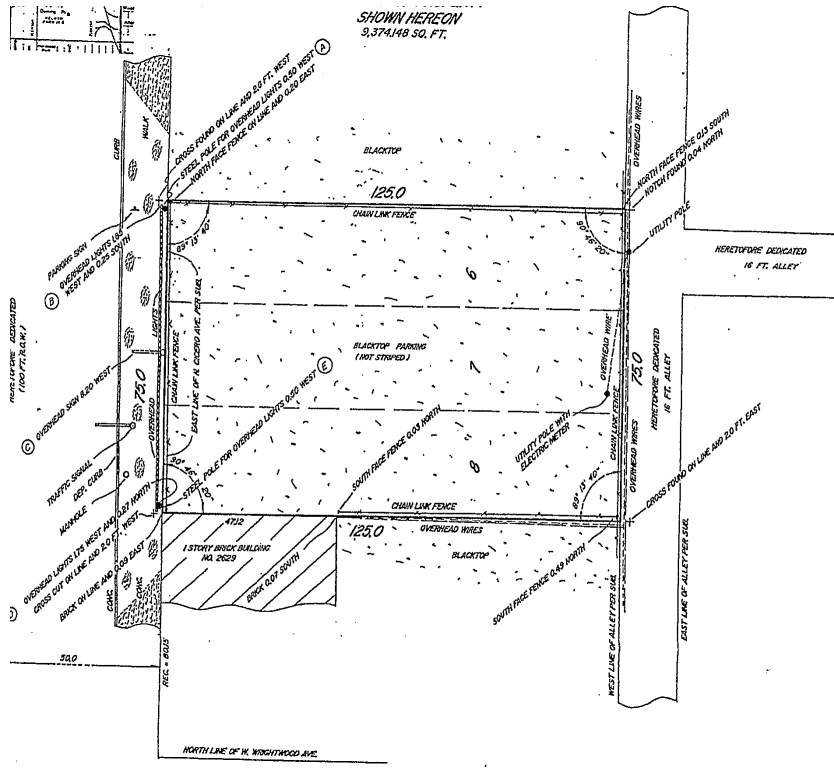


MILLENNIUM PROPERTIES R/E

For Sale: 9,375 SF Land on Cicero Ave in Belmont Cragin

2613-2633 N. Cicero Ave., Chicago, IL

\$659,000



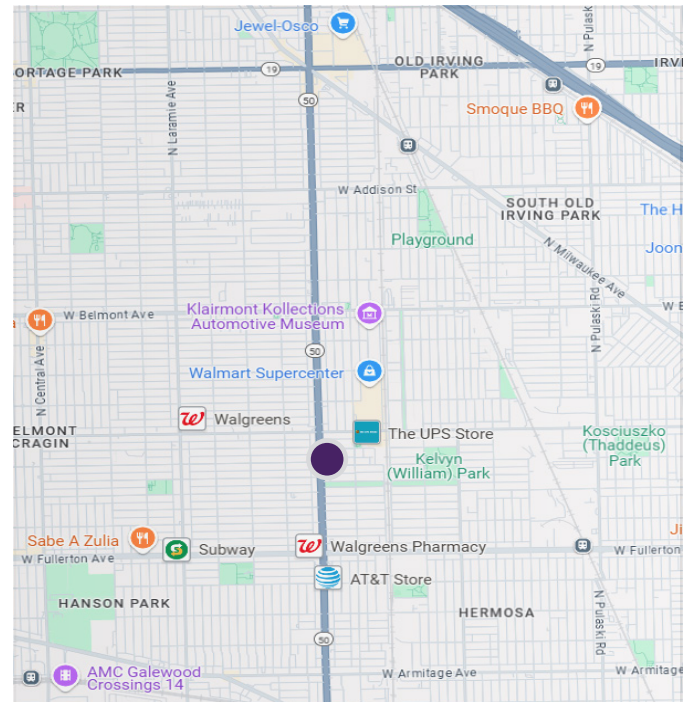
Property Highlights

- 9,375 SF 3 contiguous lots
- Excellent opportunity for auto or multiple retail uses
- Clean environment
- Located in heart of Chicago's Northwest
- Outstanding visibility on Cicero Avenue
- Opportunity for user or developer
- Businesses in the area include: Walmart, Aldi, AutoZone, Menards and more
- Land Area: 75' x 125'
- Traffic count: 31,139 vehicles daily
- Zoning: B1-1
- Taxes (2023): \$9,174.21

Property Overview

On a busy Cicero Avenue between Diversy and Fullerton, this 9,375 square foot parcel is available for sale. The land could be developed for a wide variety of retail uses. The site has low taxes for the area with substantial frontage on Cicero Avenue with easy access to bustling Six Corners. Great opportunity for a user or developer.

The Belmont Cragin community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	51,381	403,146	998,242
Households	16,301	146,137	395,730
Median Income	\$63,711	\$69,553	\$79,557

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