

4656 W. Touhy Ave., Lincolnwood, IL

\$ 800,000



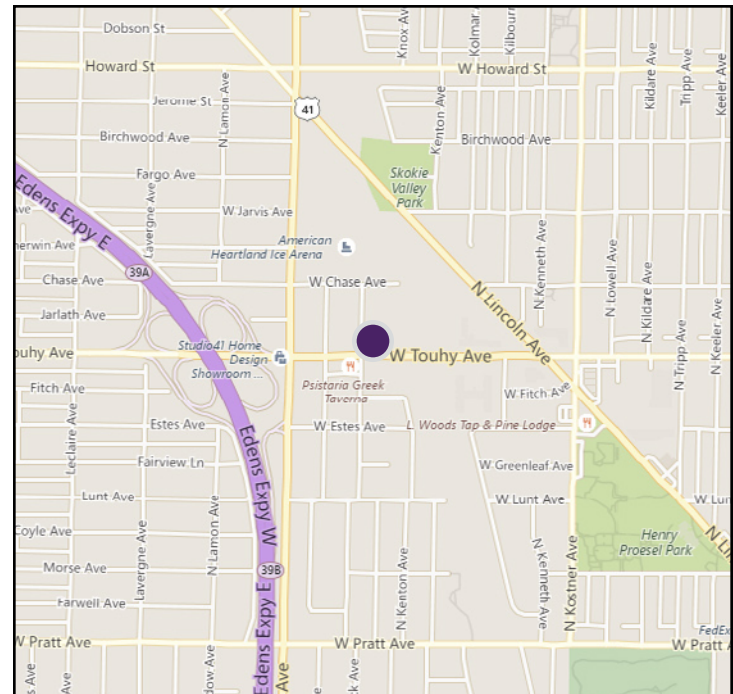
Property Highlights

- 9,120 SF office building
- Current build out features 16 private offices, 4 conference rooms, cubicle space and kitchen
- Partial basement for extra storage
- Includes 40 car parking lot
- 1 block east of Edens Expressway
- Close to Lincoln Ave.
- Large site with potential to redevelop as retail or restaurant use
- 200' of frontage on Touhy
- Land Area: 26,063 SF
- Traffic Count: 37,000 cars daily
- Zoning: B3 Village Center PD
- Taxes (2015): \$28,615

Property Overview

A 9,120 square foot office building with a 40 car parking lot is available for sale. The office is currently built out with 16 private offices, four conference rooms, a cubicle area, and a kitchen. There is a partial basement for on-site storage. The property is one block east of the Edens Expressway and close to Lincoln Ave. The large site, with 200' of frontage, can potentially be redeveloped as retail or a restaurant.

Lincolnwood is a northern suburb of Chicago, approximately 12 miles from downtown. Downtown Lincolnwood is centered around Touhy and Lincoln Ave., is short distance from this property.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	20,365	213,712	769,481
Growth 2016-2021	1.15%	0.81%	0.66%
Households	7,160	76,503	296,684
Median Income	\$78,645	\$67,157	\$59,245