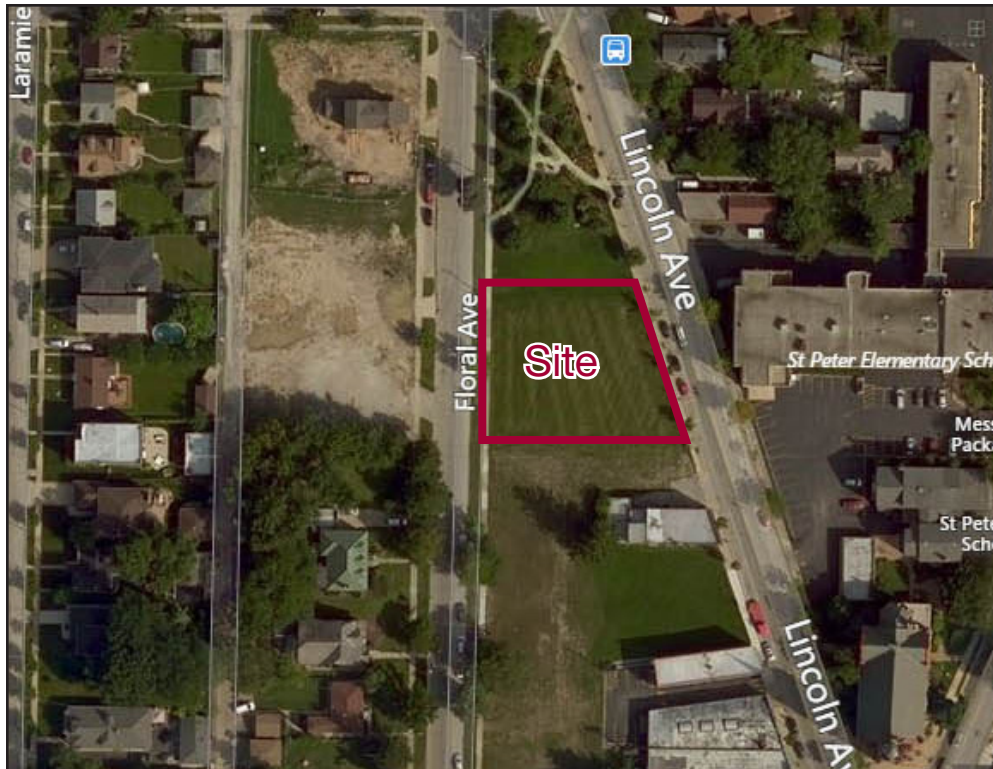


8130 N. Lincoln Ave., Skokie, IL

\$ 1,295,000



Property Highlights

- 18,588 SF land site
- Potential to build a mixed-use condo development
- Over 130' of frontage on Lincoln
- All utilities available to site
- Graded and ready for development
- Close to schools, parks and downtown Skokie
- Short distance from Oakton and Skokie Swift terminal
- Maximum FAR: 9.0
- Zoning: CX, core mixed-use and Retail Street
- Part of Downtown TIF District
- Taxes (2016): \$7,447

Property Overview

In downtown Skokie, this 18,588 square foot development site features more than 130' of frontage on Lincoln. The site is graded and ready for development with all utilities available to the site. The site is close to schools and parks, perfect for a mixed-use condo development. A short distance from Oakton and the Skokie Swift, the parcel has a maximum floor area ratio of 9.0. Two adjacent lots may also be available for a total site of more than 30,000 square feet.

A northern suburb adjacent to Chicago, Skokie has a strong retail and commercial presence, both in its downtown and near Old Orchard Mall. Skokie's population grew to 64,800 residents as of the 2010 Census. Many residents are attracted by the mix of urban and suburban lifestyles.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,667	155,334	620,880
Growth 2015-2020	1.22%	1.62%	1.36%
Households	9,835	57,253	231,148
Average Income	\$60,027	\$73,639	\$64,230

