

PRICE REDUCED STOPLIGHT CORNER ON BUSY CICERO 11958 SOUTH CICERO, ALSIP, IL



SPECIFICATIONS:

New Sale Price: \$488,000 ~~\$525,000~~
 New Rental Rate: \$21.00 ~~\$25.00~~ PSF
 Building Size: ± 2,179 SF
 Land Size: ± 18,632 SF

ATTRIBUTES:

- Highly visible stoplight corner w/ 50K+ VPD
- Existing and prominent large pylon signage
- Rarely available single tenant building
- At entrance to Home Depot & LA Fitness anchored center
- Attractive demos - 348K+ people and \$83K+ avg. HH income in a 5 mile ring
- Approx. 1 mile north of I-294 interchange
- Potential drive-thru (to be further researched)



DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	10,287	118,842	348,669
Avg. HH Income	\$72,239	\$81,123	\$83,797
Daytime Population	7,229	44,441	135,844



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PRICE REDUCED STOPLIGHT CORNER ON BUSY CICERO AERIAL



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PRICE REDUCED STOPLIGHT CORNER ON BUSY CICERO SHOPPING CENTER SITE PLAN



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