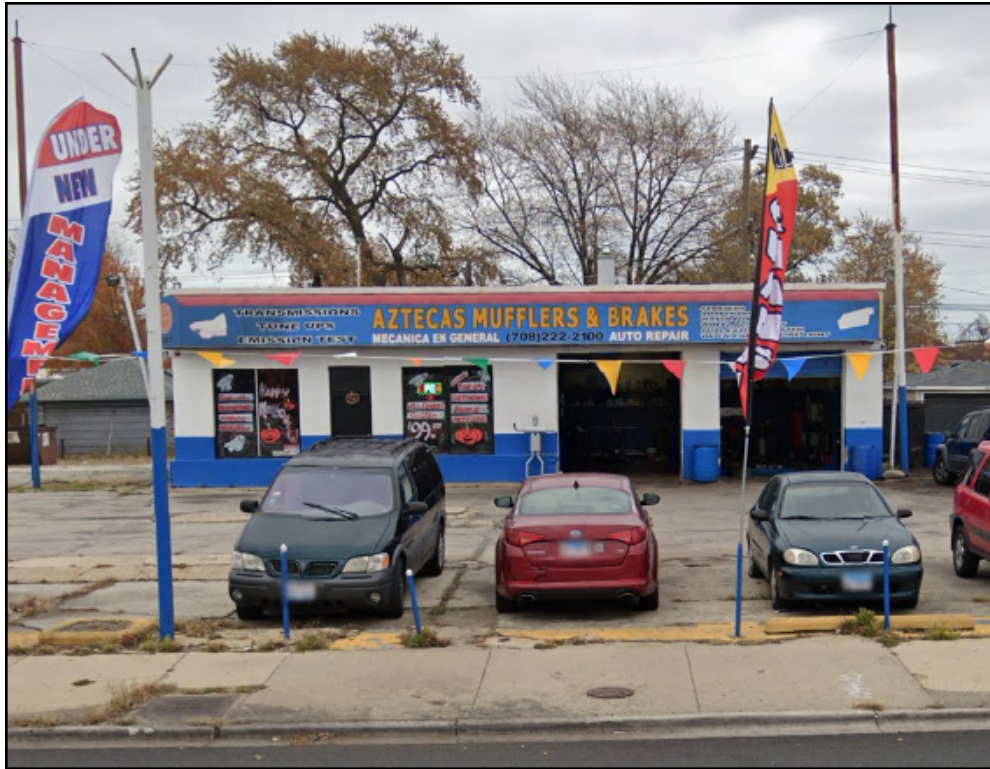


MILLENNIUM PROPERTIES R/E

Auto-Repair Shop with Re- development Potential

1801 S. Cicero Ave., Cicero, IL

\$500,000



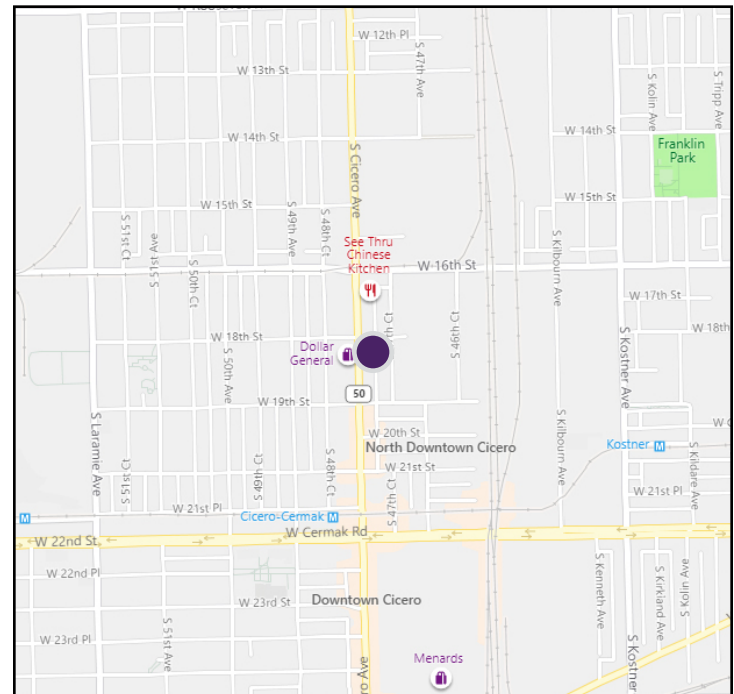
Property Highlights

- 1,300 SF auto repair shop
- Previously an auto dealership
- Leased to Azteca Mufflers & Brakes, a long-term tenant
- Current Annual Rent: \$66,000
- Owner pays taxes & insurance
- Large corner site on Cicero
- Potential to redevelop as retail, commercial or self storage
- Nearby businesses include Dollar General, AutoZone, Aaron's
- Land Area: 24,983 SF
- Traffic Count: 30,900 cars daily
- Zoning: M-2, light manufacturing
- Taxes (2018): \$50,592

Property Overview

At the corner of 18th and Cicero, a 1,300 square foot auto-repair shop is available for sale. Currently, the property is leased to Azteca Mufflers & Brakes, a long-term tenant. Previously, the property was used as an auto dealership. The large corner site has ample frontage on Cicero and can potentially be redeveloped as retail, commercial, self storage and more. Nearby businesses include Dollar General, AutoZone, Aaron's, Boost Mobile and many more.

Located seven miles west of the Chicago Loop, Cicero has approximately 81,000 residents. The area around this property is a mix of commercial and industrial park as well as single family homes.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	34,579	333,876	853,032
Households	9,466	97,029	275,148
Average Income	\$48,615	\$55,449	\$70,727

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