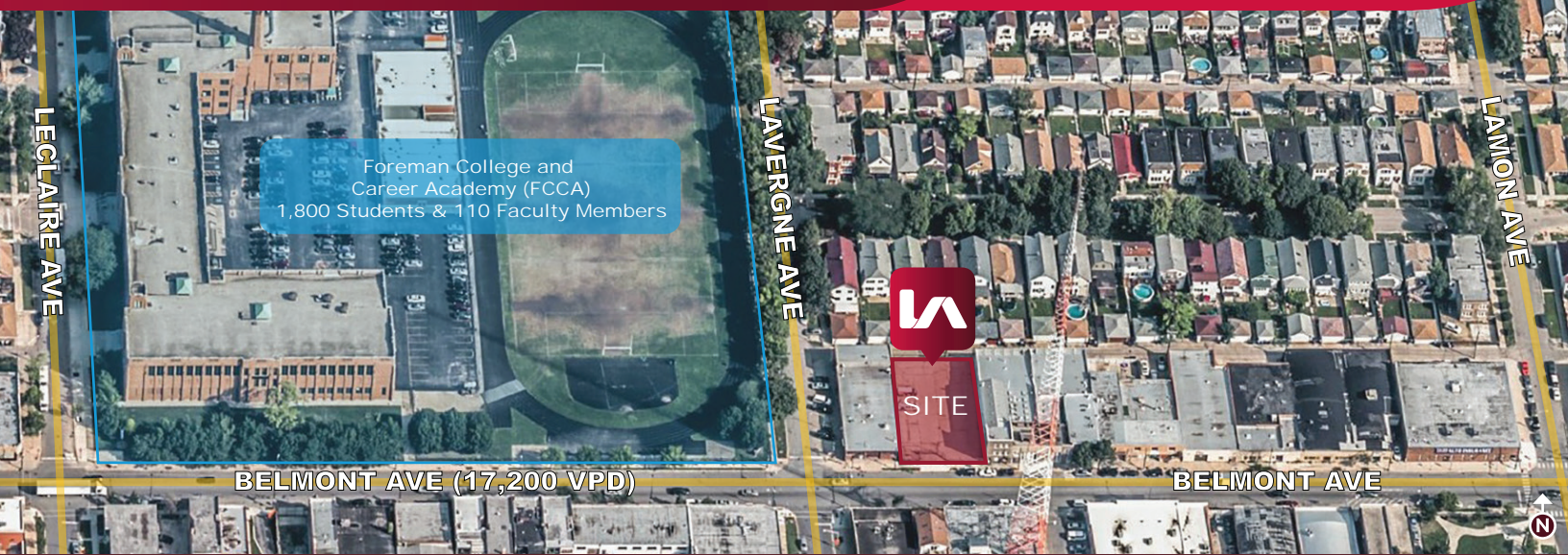


4946-4950 WEST BELMONT AVENUE CHICAGO, IL 60641

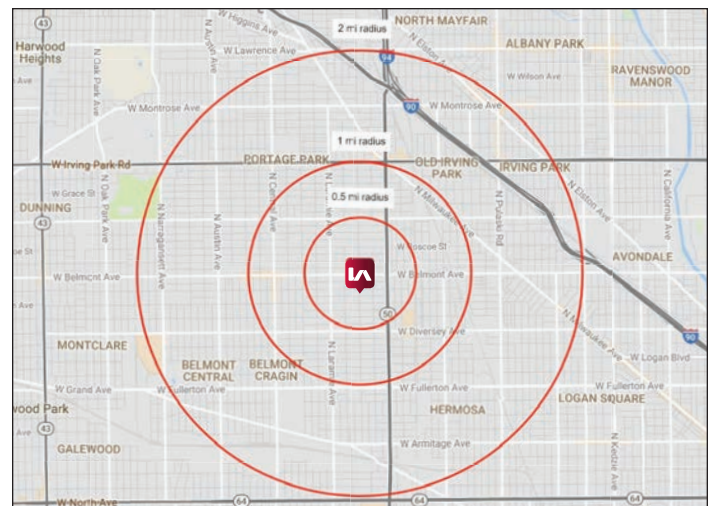


HIGHLIGHTS:

- Available for Sale or Lease (Subject to Offer)
- 3 Paved City Lots Totaling Approximately 9,397 SF
- 75' of Frontage on Belmont Avenue
- Parcel Numbers: 13-21-421-023, 13-21-421-024, 13-21-421-025
- Zoning: C1-1 Neighborhood Commercial District
- Located Close to Foreman College and Career Academy (FCCA) With Their 1,800 Students and 110 Faculty Members
- Area Co-Tenants Include The Chicago Public Library, Community Savings Bank, Dunkin' Donuts / Baskin Robbins, Foremost Liquors, Planet Fitness, Subway, and Walgreens

TRAFFIC COUNTS:

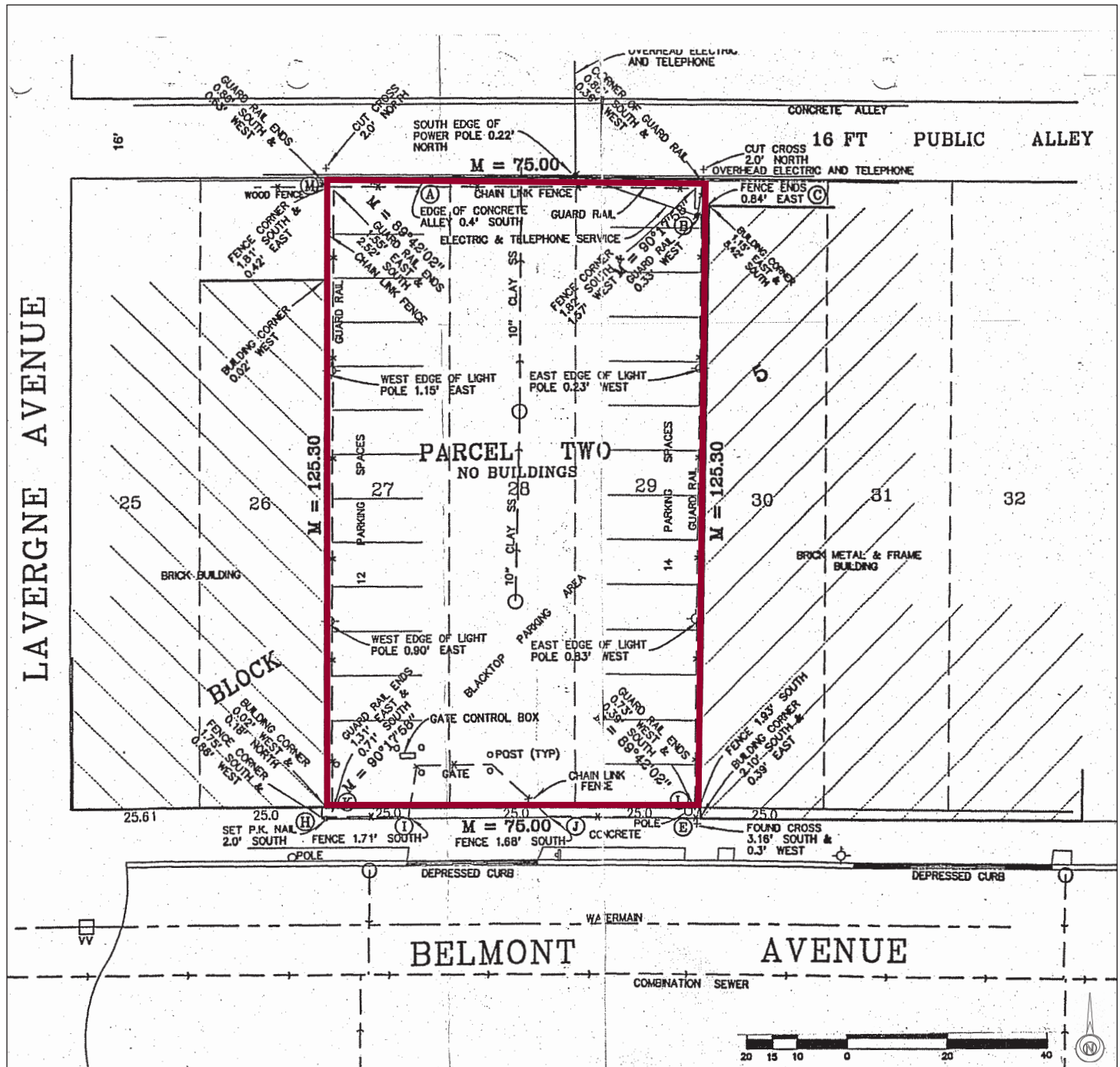
- Belmont Avenue: 17,200 VPD
- Cicero Avenue: 21,900 VPD
- Laramie Avenue: 10,650 VPD



	0.5 MILE	1 MILE	2 MILES
Estimated Population	17,770	61,417	223,366
Number of Households	5,608	19,615	73,804
Household Income (AVG)	\$63,582	\$71,288	\$75,456
Daytime Population	7,026	29,784	105,461

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