

PRICE REDUCED

12,235 SF STOPLIGHT CORNER LOT

3501 W ROOSEVELT RD, CHICAGO, IL 60624

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR SALE



PROPERTY HIGHLIGHTS

- 12,235 SF Lot at stoplight corner
- Adjacent land may be available for an assemblage
- Price does not reflect the purchase price of the additional land
- Traffic count on Roosevelt Rd - 25,900 vehicles per day
- CTA bus stop in front of property

LOCATION OVERVIEW

Southwest corner of Roosevelt Rd. & St. Louis Ave in the North Lawndale neighborhood. Nearby retail: Popeye's and Walgreens.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	13,103	53,357	109,163
Total Population	41,323	177,398	367,971
Average HH Income	\$37,528	\$38,254	\$42,759

SALE PRICE **\$359,000**

OFFERING SUMMARY

Lot Size: 0.28 Acres

Lot Dimensions: 72' x 167'

County: Cook

Zoning: C2

Price / SF: \$29.43

MARTHA WINTER

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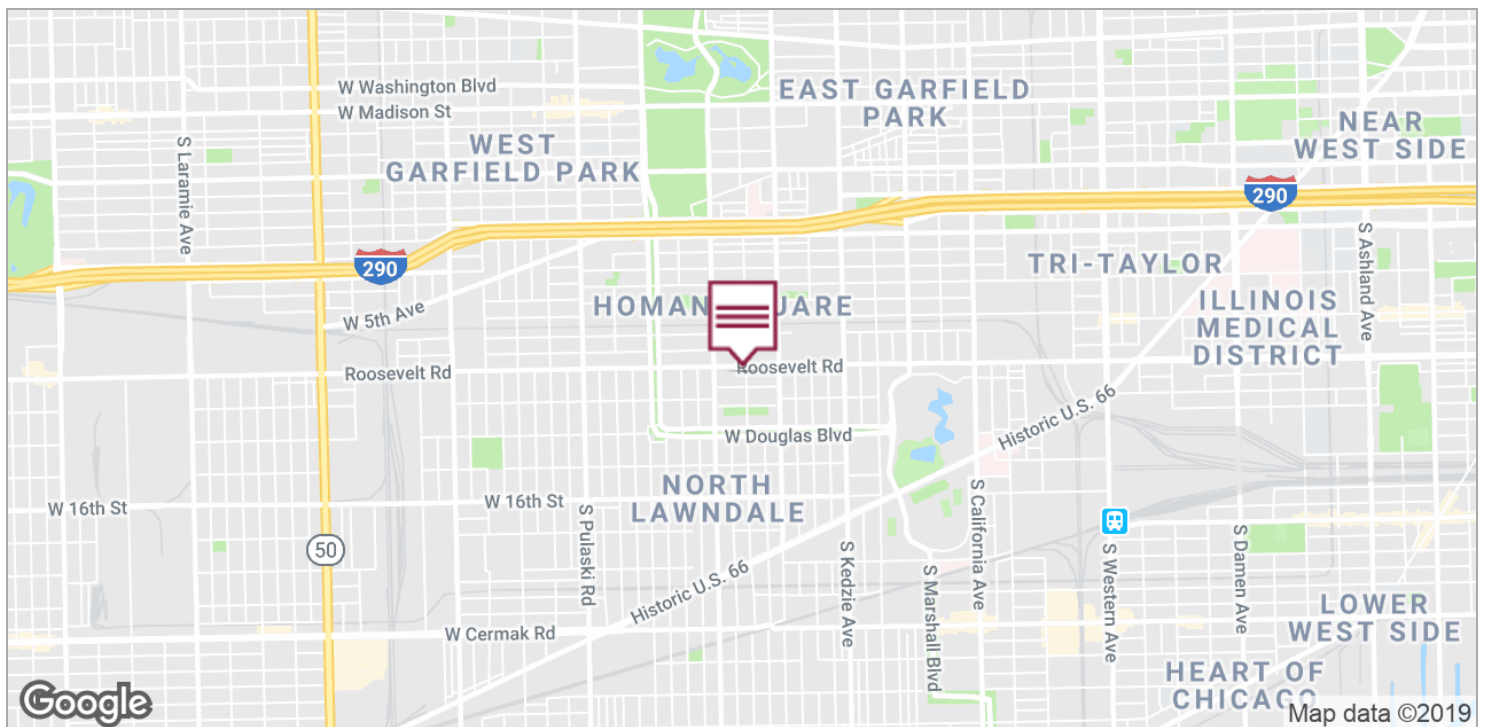
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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