

SWC Cass Ave & 65th St., Westmont, IL

\$995,000



Property Highlights

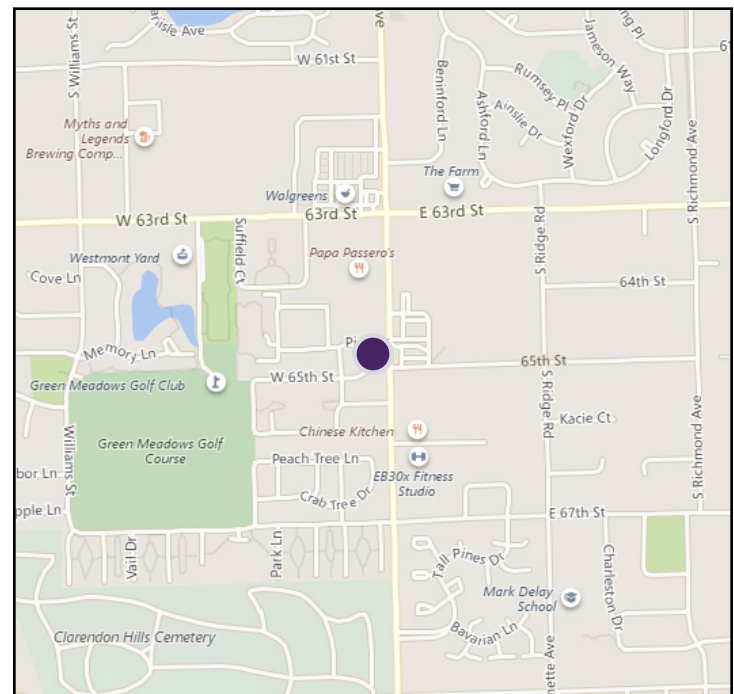
- 1.69 acre development site
- Full block development site within strong commercial corridor
- Potential for retail or office building
- 212' of frontage on Cass Ave.
- Graded & ready for development
- All utilities available to site
- Nearby businesses include Aldi, Discount Tire, Oxford Bank & Trust, US Bank, Mariano's, etc.
- Zoning: B-1
- Traffic Count: 19,400 cars daily
- Taxes (2017): \$13,416

Adjacent lot also available

Property Overview

With 212' of frontage on Cass, this 1.69 acre site has potential for retail or office development. The full block site is located within a strong commercial corridor, centered around 63rd and Cass. The site is graded and ready for development with all utilities available to the site. The area has a variety of local and national retailers including Aldi, Walgreens Discount Tire, Oxford Bank & Trust, US Bank, Mariano's and many more.

Westmont is a city in the western suburbs of Chicago, approximately 22 miles from downtown. The area around 63rd and Cass Ave. is a major commercial corridor for residents of Westmont and the surrounding communities.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,720	110,235	226,096
Households	6,780	43,602	87,969
Median Income	\$67,748	\$85,912	\$91,010

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