



- .93 acres of land located on Sheridan Road in between Lake Ave and Glen Ave.
- Property currently has two houses on site.
- 4502 Sheridan currently has an O1 zoning and 4508 Sheridan is zoned R2.
- This stretch of Sheridan is primarily commercial with South Side Bank located directly to the North and an accounting office to the south.
- Located across the street from the entrance to Kroger anchored Evergreen Square.
- Evergreen Square is being redeveloped in 2016 with a brand new Kroger Marketplace and service station.

PROPERTY DETAILS

ZONING	O-1 & R-2
LOT SIZE	.93 ACRES
REAL ESTATE TAXES (2015)	\$4,324.26
SALE PRICE	\$350,000 \$299,000

DEMOGRAPHICS (2016 EST.)

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	9,653	74,884	119,225
HOUSEHOLDS	4,755	32,934	50,996
INCOME	\$63,865	\$58,333	\$59,879

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