



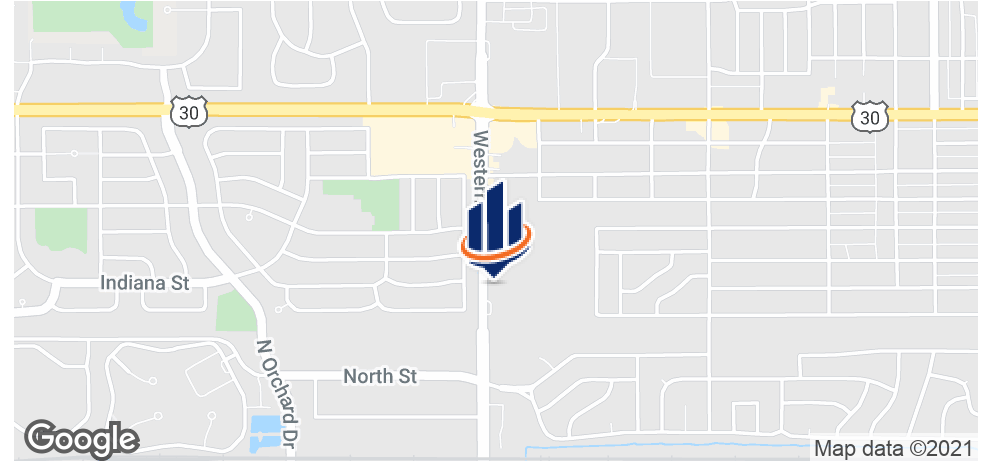
1645 WESTERN AVENUE

CHICAGO HEIGHTS, IL 60411

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Property Summary



OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.84 Acres
Building Size:	4,225 SF
Zoning:	Commercial
Price / SF:	\$59.17

PROPERTY OVERVIEW

SVN is pleased to propose the sale of 1645 Western Avenue in Chicago Heights, IL. The subject property is 0.84 acres with a 4,225 square foot building which was operated as an Illinois Title and Loan location. The site has excellent visibility to Western Avenue which sees over 23,000 vehicles per day. The site is ideal for any general commercial user and ideal for an owner / operator.

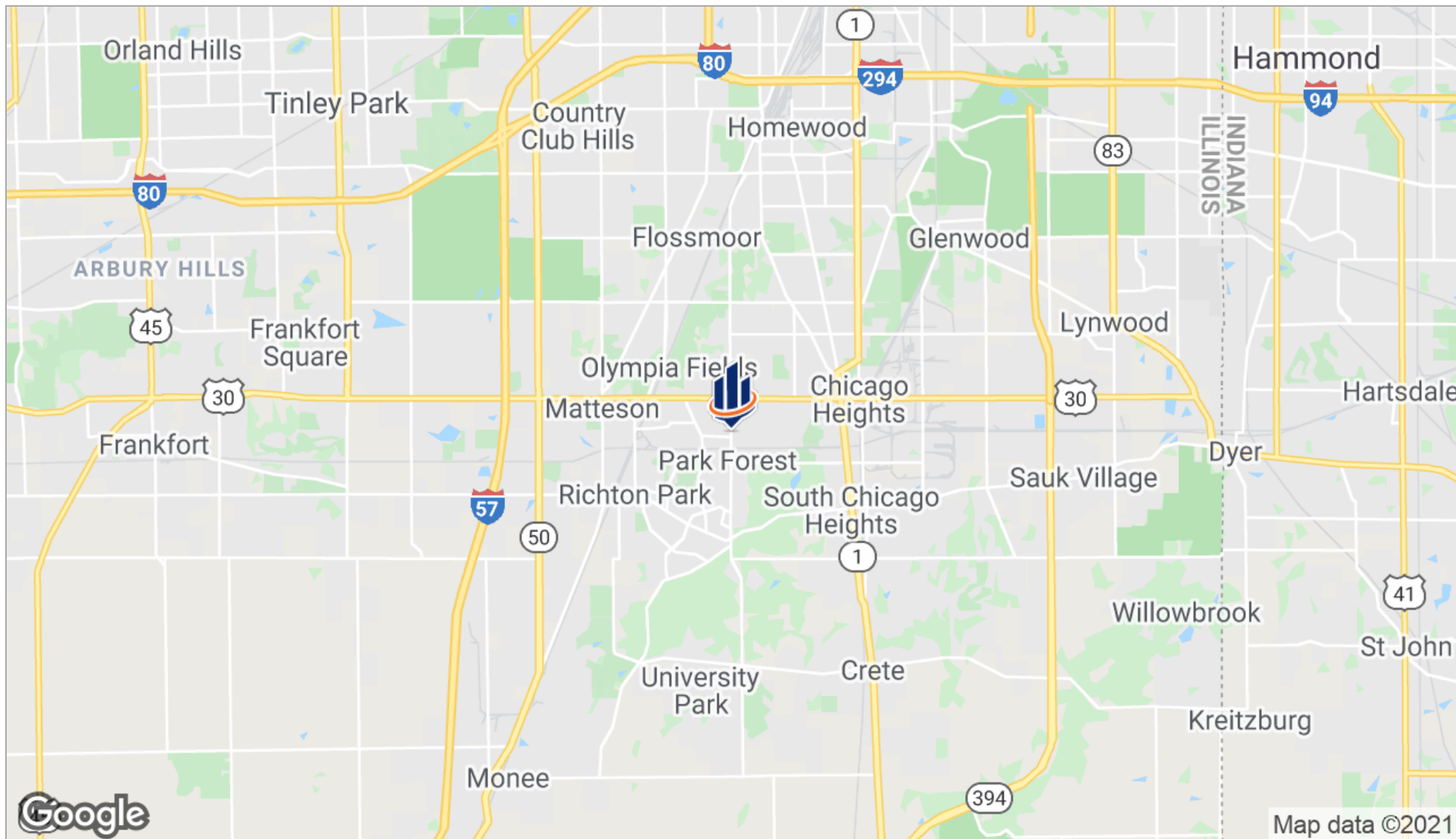
PROPERTY HIGHLIGHTS

- Excellent visibility from Western Avenue
- Over 23,000 vehicles pass the site daily
- Perfect for an owner / operator type use
- Former Drive-Thru Still Accessible

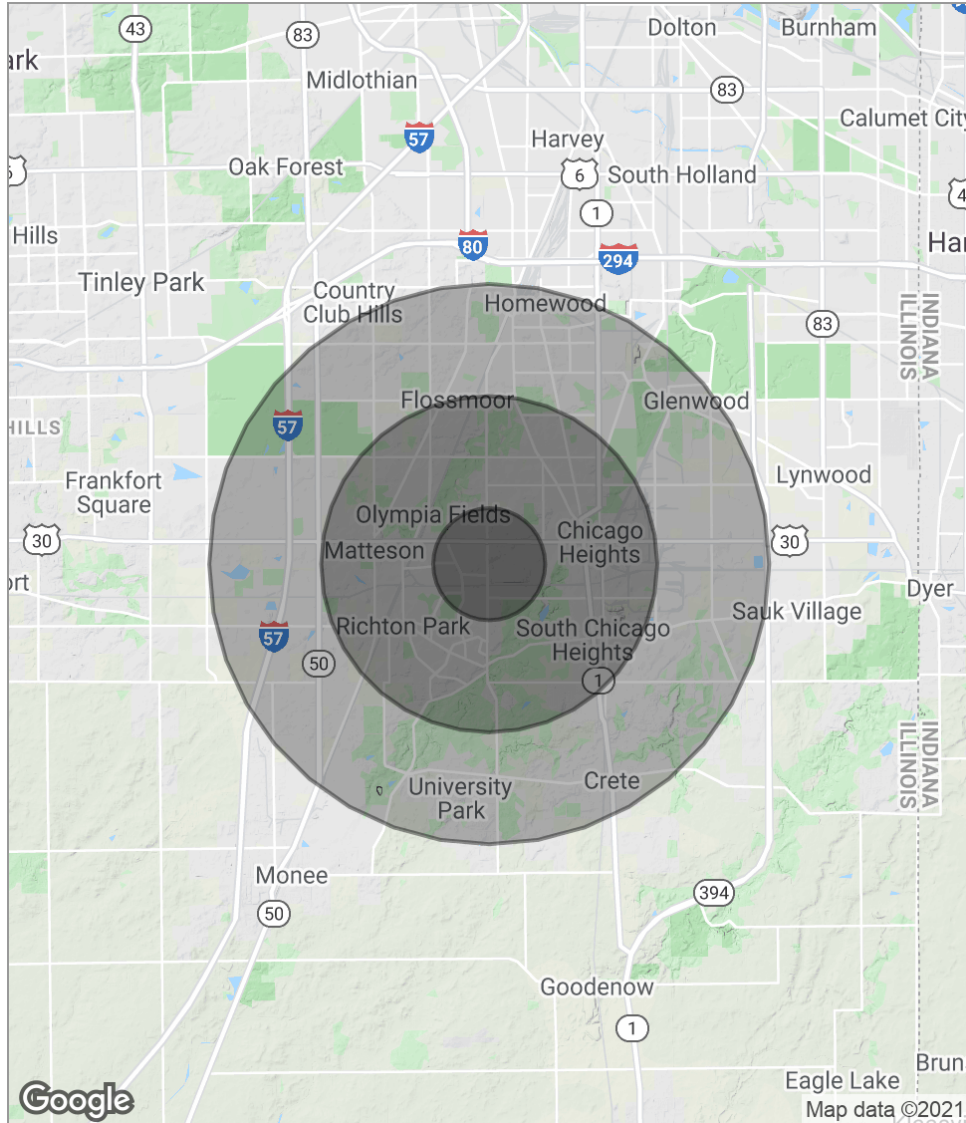
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,677	85,406	181,016
Median age	33.1	36.6	37.1
Median age (Male)	31.2	34.4	35.2
Median age (Female)	35.6	38.9	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,165	32,250	67,514
# of persons per HH	2.8	2.6	2.7
Average HH income	\$52,287	\$65,642	\$67,984
Average house value	\$163,112	\$213,453	\$208,161

* Demographic data derived from 2010 US Census