

6000 W. 111th. St, Chicago Ridge, IL

CHICAGO RIDGE, IL



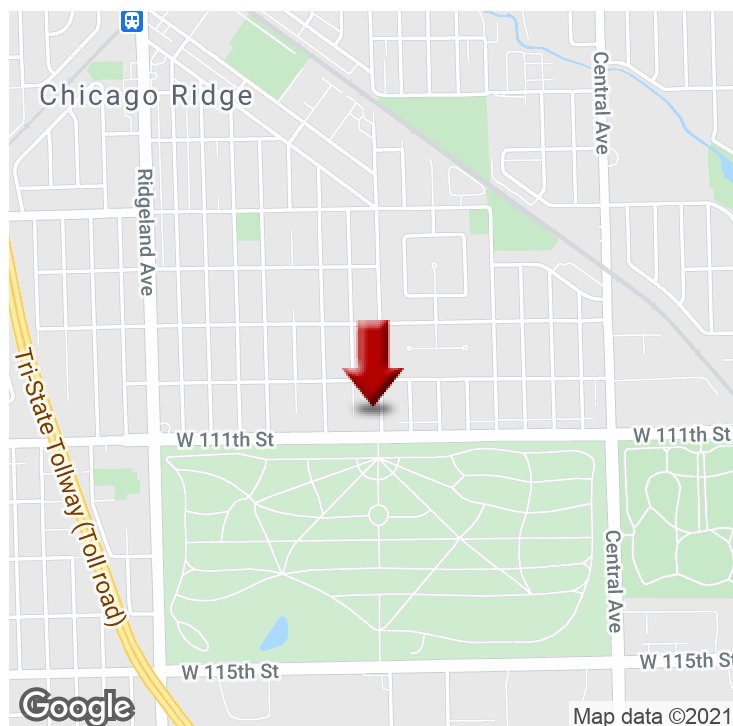
A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PRESENTED BY:

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,199,000
LOT SIZE:	1.9 Acres
BUILDING SIZE:	17,030 SF
ZONING:	C-1
MARKET:	Chicago
SUBMARKET:	South Suburban
TRAFFIC COUNT:	36,000
PRICE / SF:	\$70.41

PROPERTY OVERVIEW

Retail Garden Center/ Greenhouse for sales: \$1,199,999

The property is a high profile retail property:

Well-maintained property;

On a corner lot lighted intersection

Good traffic count (36,000 daily).

PROPERTY HIGHLIGHTS

- The property includes:
- Greenhouses,
- Corporate Suite,
- General office space,
- Showroom,
- Warehouse with overhead doors,
- Supply and Production area,

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Chicago Ridge is a suburb of Chicago with a population of 14,368. Chicago Ridge is in Cook County. The village is 18 miles (29 km) southwest of the Loop. Chicago Ridge's irregular shape is bounded by Oak Lawn on the north and east, Bridgeview and Palos Hills on the west, and Worth on the south. The village has developed into one of Chicago's most desirable trade areas for retail and commercial businesses

Chicago is the third largest metropolitan area in the United States with nearly 9.5 million people. The city is an international hub for finance, commerce, industry, technology, telecommunications, and transportation, with O'Hare International Airport being the second-busiest airport in the world in terms of traffic movements.

Property Details

SALE PRICE**\$1,199,000****LOCATION INFORMATION**

Street Address	6000 W. 1111th. St.
City, State, Zip	Chicago Ridge, IL 60415
County/Township	Cook
Market	Chicago
Submarket	South Suburban
Cross Streets	Austin Av.
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-294
Nearest Airport	Midway

BUILDING INFORMATION

Building Size	17,030 SF
Price / SF	\$70.41
Tenancy	Single
Load Factor	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-1
Lot Size	1.9 Acres
APN#	24173090050000
Submarket	South Suburban
Corner Property	Yes
Traffic Count	36,000
Traffic Count Street	111th St
Traffic Count Frontage	5
MLS ID#	10118407

PARKING & TRANSPORTATION

Street Parking	Yes
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Complete Highlights

SALE HIGHLIGHTS

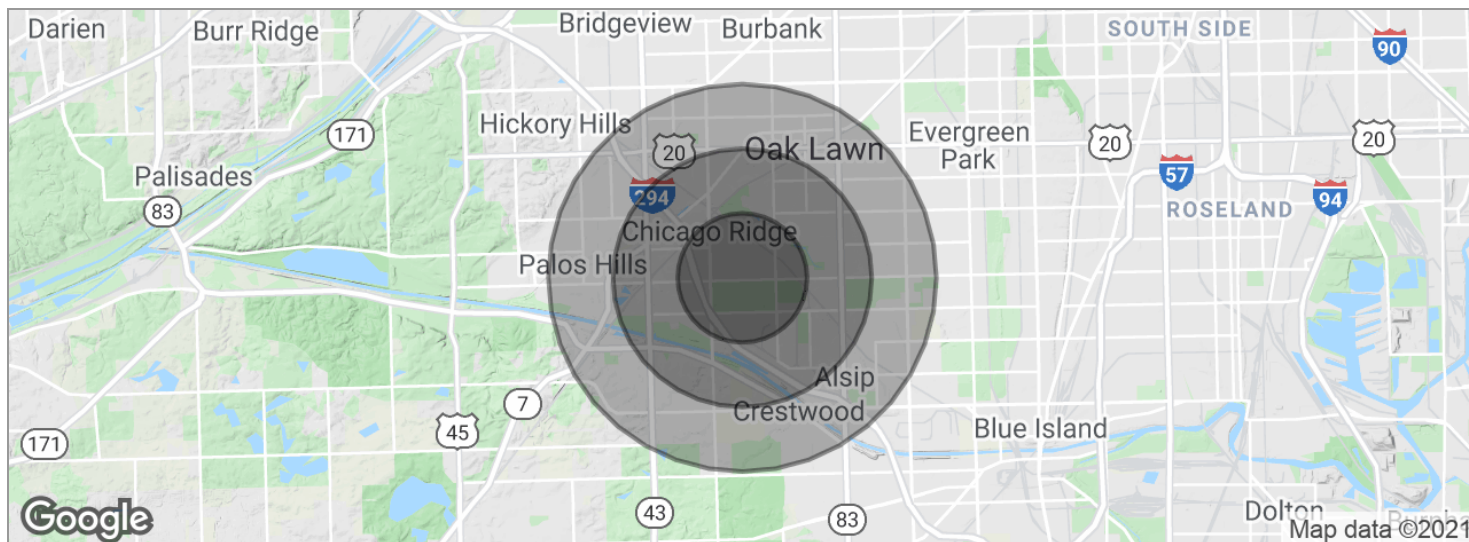
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Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,580	55,889	127,282
Median age	37.1	39.7	40.7
Median age (male)	34.6	37.6	38.3
Median age (Female)	40.7	41.6	43.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,495	21,704	49,658
# of persons per HH	2.7	2.6	2.6
Average HH income	\$61,244	\$65,414	\$69,370
Average house value	\$231,828	\$263,041	\$261,623

* Demographic data derived from 2010 US Census