

# 4609-17 W. DIVISION STREET, CHICAGO, IL

Land | For Sale / Lease



## PROPERTY DESCRIPTION

Fenced site with a 6,000 SF concrete pad.  
The majority of the site is covered with a crushed asphalt base.

## OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$12,000 per month (Gross)
Real Estate Taxes:	\$32,733
Lot Size:	Approximately 150,000 SF
Zoning:	PMD 9
Power:	Electricity is available



NICK SARACENO

312.337.1334  
nsaraceno@ctkcp.com



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CTK CHICAGO PARTNERS-CITY PROPERTIES

1659 West Hubbard, Chicago, IL 60622

312.337.1010

ctkchicagopartners.com

Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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Some of the Businesses Within 1.5 Miles

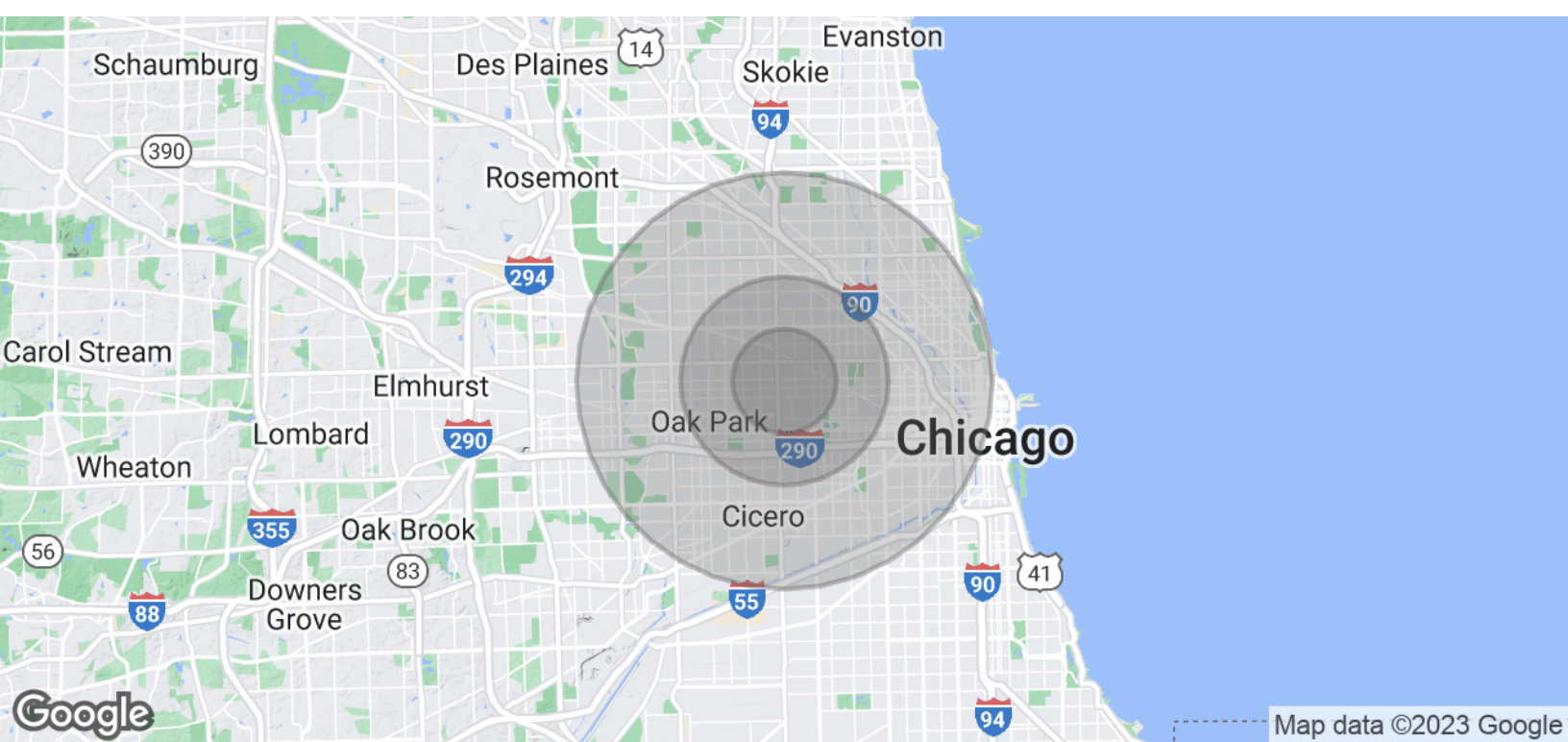


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POPULATION	1.5 MILES	3 MILES	6 MILES
Total Population	93,992	386,818	1,490,068
Average Age	32.7	34.7	35.1
Average Age (Male)	31.8	33.9	34.7
Average Age (Female)	34.0	35.9	35.8

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	6 MILES
Total Households	32,145	151,642	634,837
# of Persons per HH	2.9	2.6	2.3
Average HH Income	\$49,545	\$67,239	\$97,863
Average House Value	\$242,009	\$325,283	\$390,637

\* Demographic data derived from 2020 ACS - US Census



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