

Offering Summary

Sale Price:	Subject to Offer
Lease Rate:	Negotiable
Lot Size:	1.79 Acres
Zoning:	C-1, Commercial Business
Market:	Western Chicago Suburbs
Traffic Count:	~15,500 VPD

Property Overview

1.79-Acre lot available for sale or ground lease along the west side of Cass Avenue, just north of 63rd Street, in west suburban Westmont. The site is zoned C-1, Commercial District and offers a prime opportunity for prospective investors and tenants to join an affluent commercial corridor, featuring visibility and exposure to ~15,500 VPD. 63rd Street, directly to the south, has experienced major redevelopment in recent years and features a new Amazon Fresh (2020), LA Fitness (2020) and Mariano's (2016), among others, including Starbucks, Raising Cane's, Freddy's Frozen Custard, and Smoothie King. Additionally, the property features convenient accessibility approximately three (3) miles north of Interstate-55.

Property Highlights

- Commercial lot adjacent to a brand new Encore Car Wash in west suburban Westmont
- Opportunity to be a part of a growing commercial corridor including Amazon Fresh, LA Fitness, and Mariano's, among others
- Visibility and exposure to over 15,000 VPD along Cass Avenue Zoned C-1, Commercial District, offering flexible zoning for various users
- Convenient accessibility located within three (3) miles of Interstate-55

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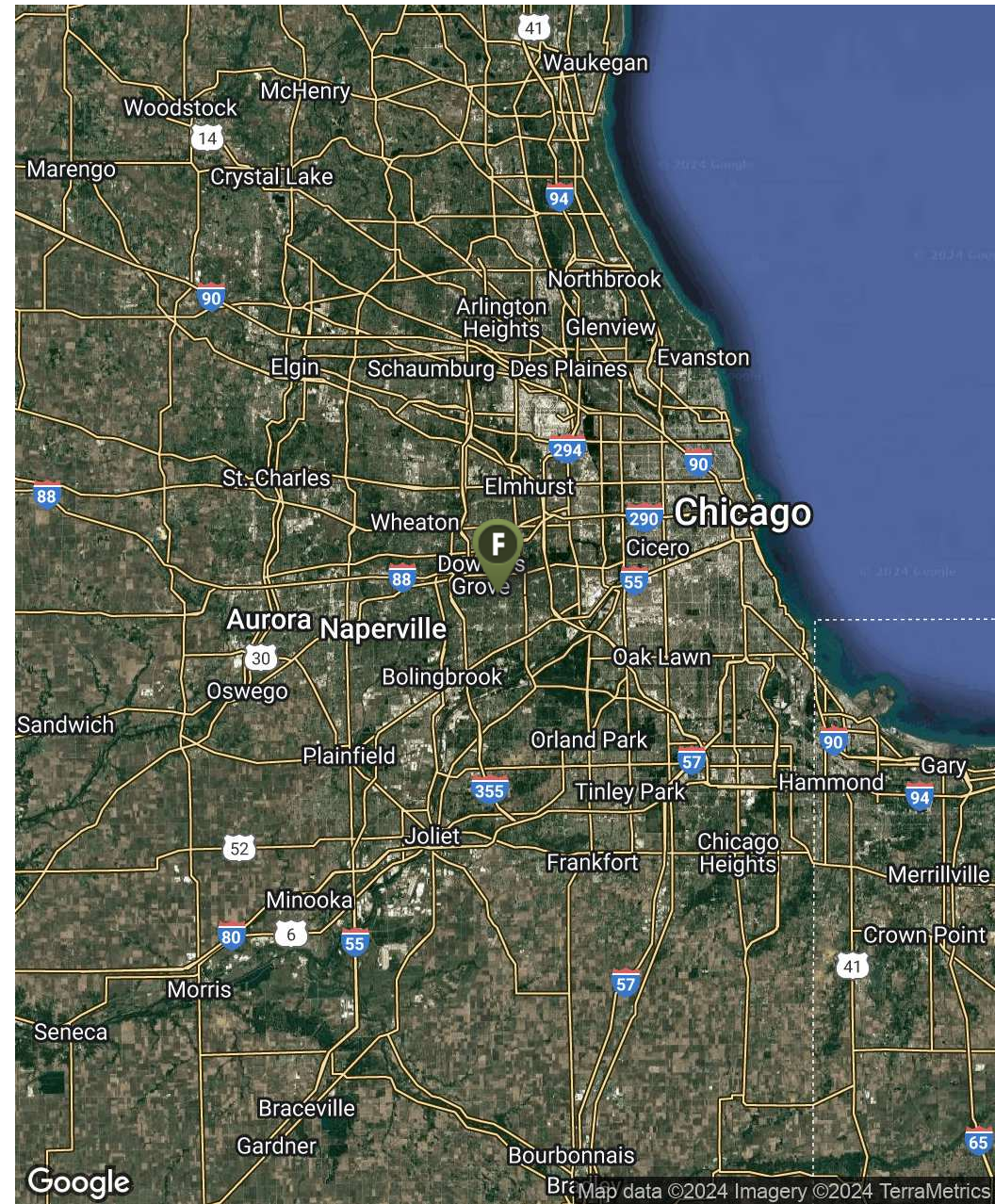
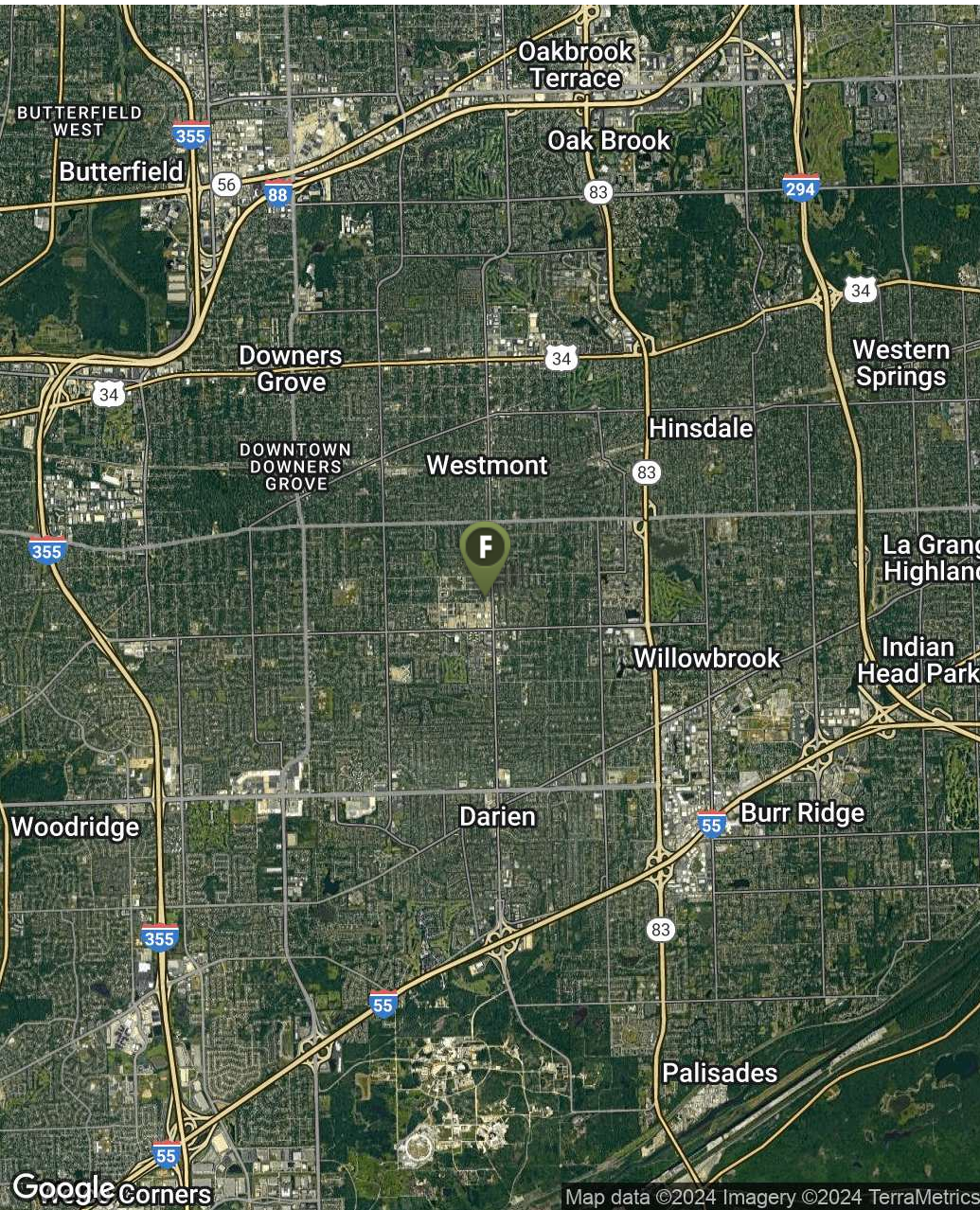
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FOR SALE | 6120 S. CASS AVENUE

LOCATION MAP

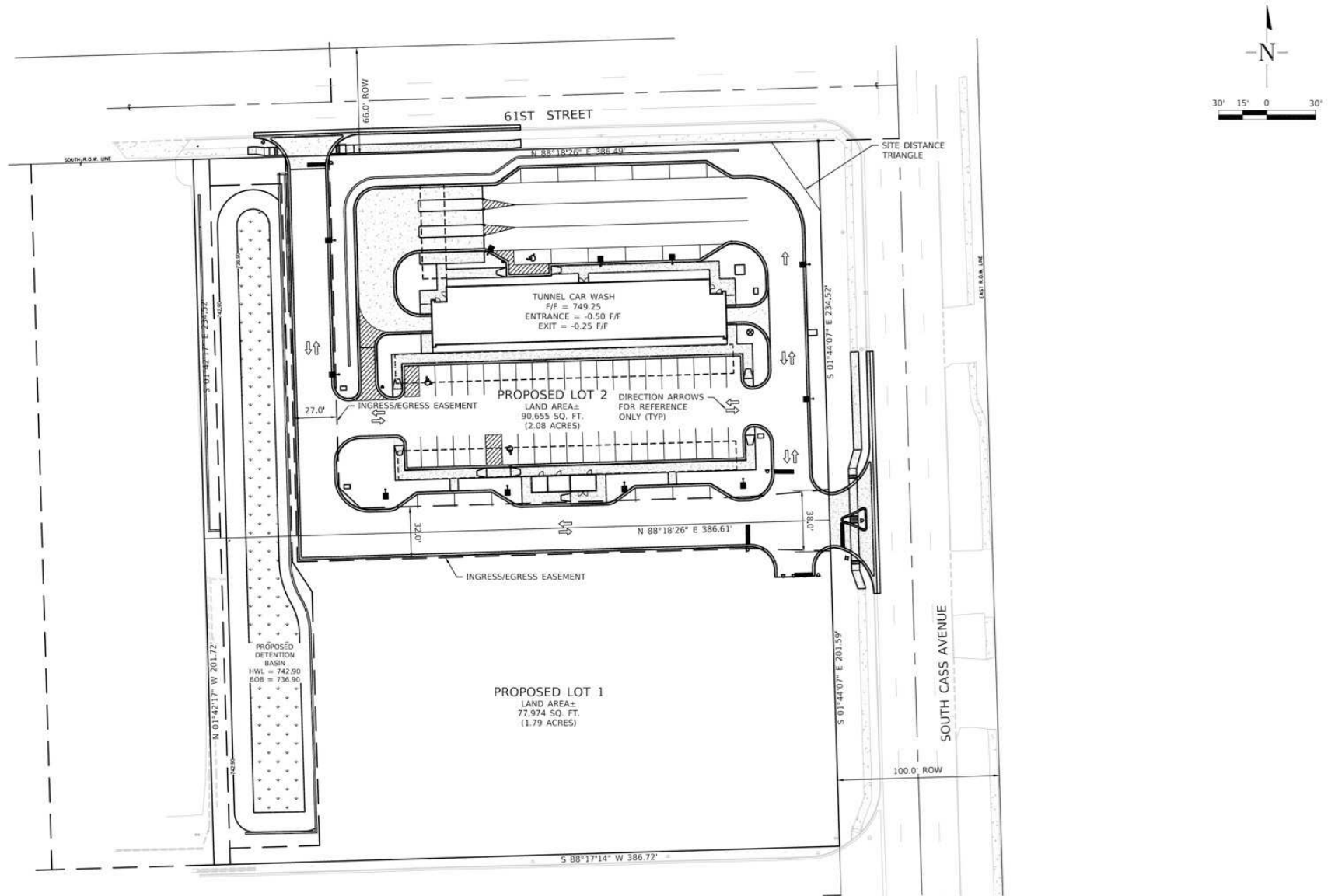


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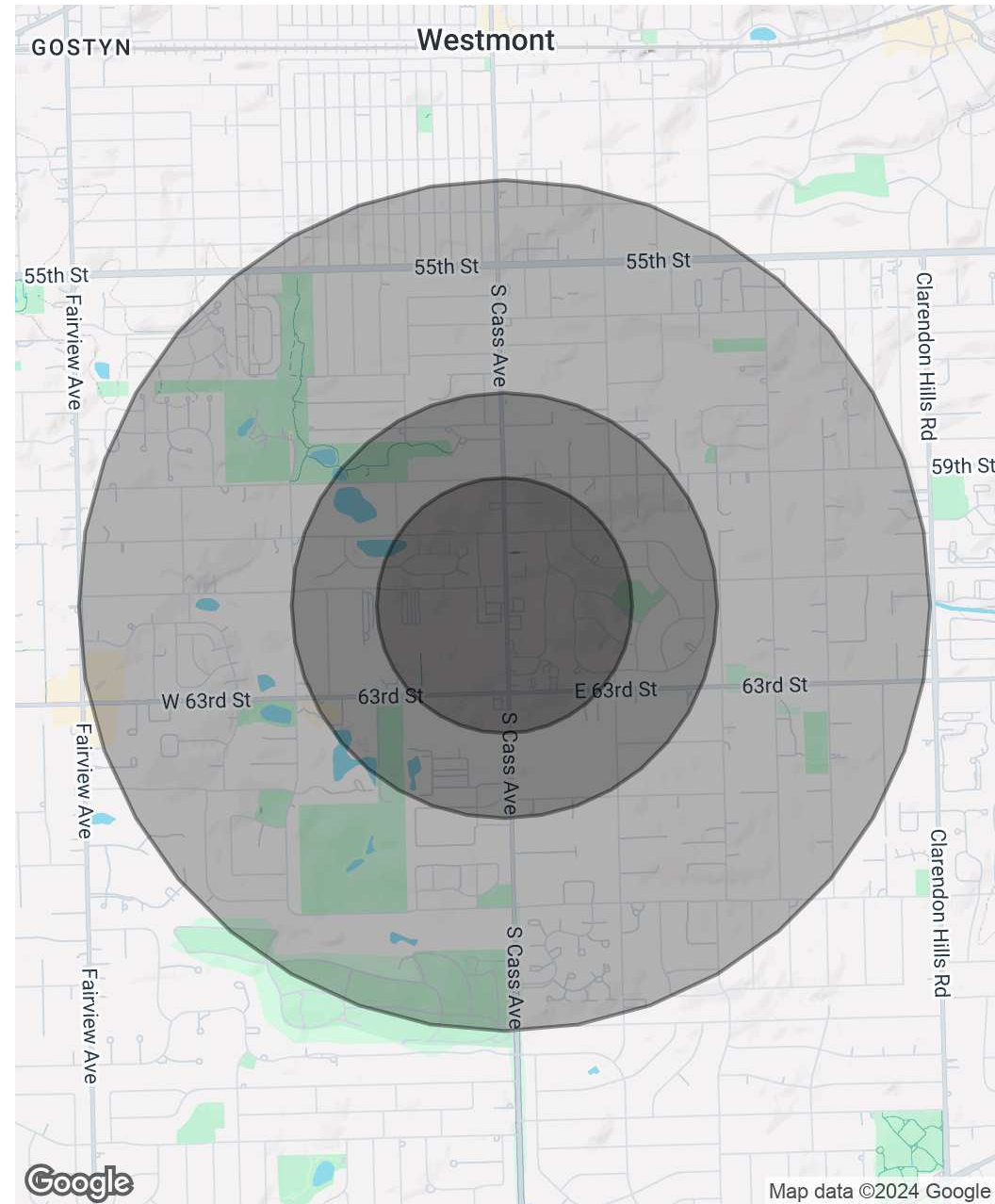
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,007	5,184	16,867
Average Age	39	40	42
Average Age (Male)	38	38	40
Average Age (Female)	41	41	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	446	2,285	7,051
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$126,622	\$120,841	\$128,888
Average House Value	\$381,275	\$382,347	\$435,438

Demographics data derived from AlphaMap



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