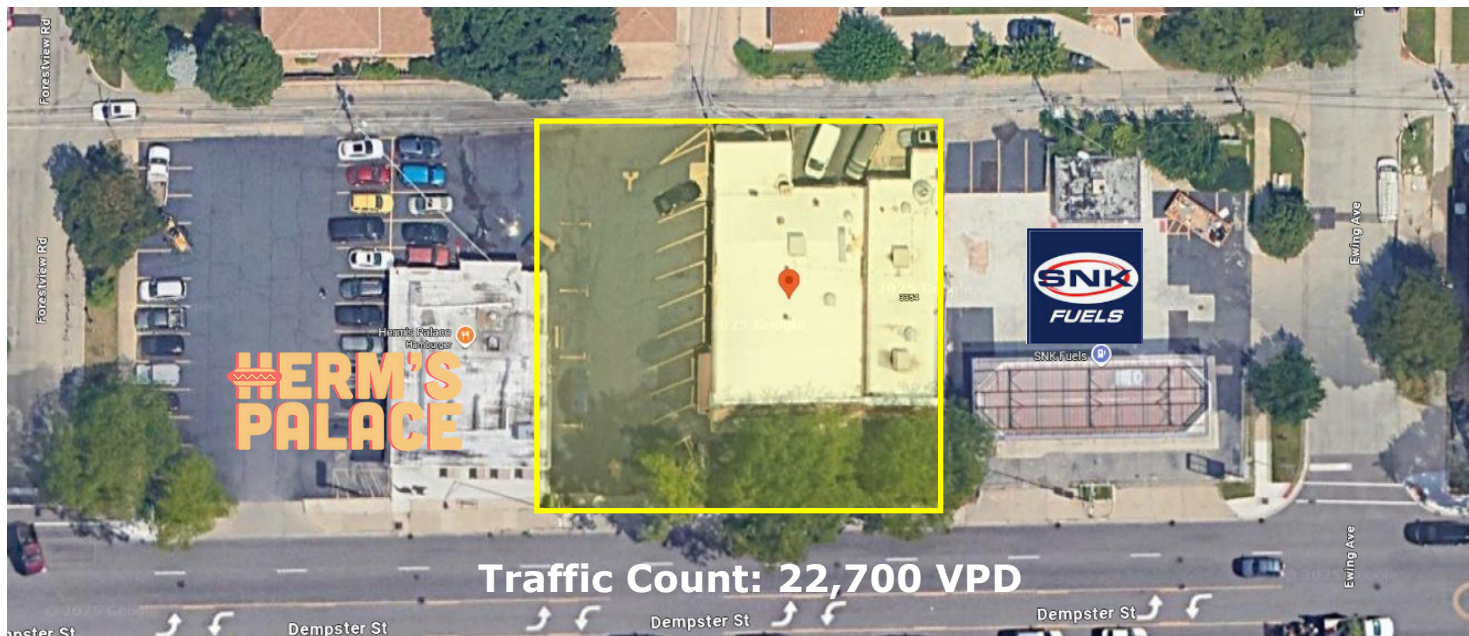
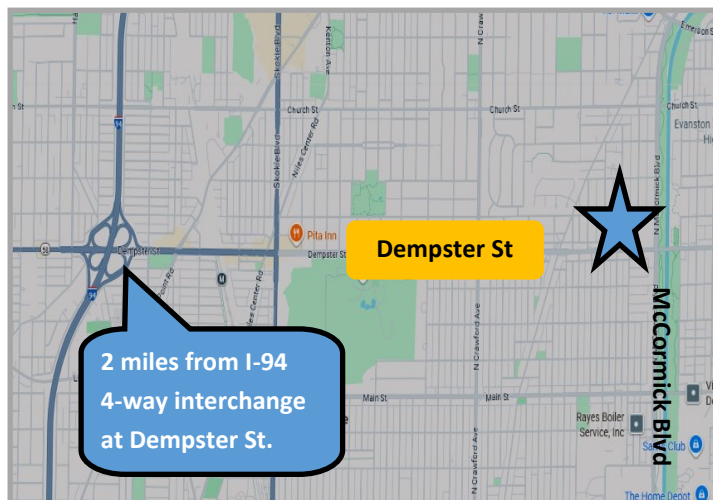


DEVELOPMENT/REDEVELOPMENT OPPORTUNITY 125'X125' COMMERCIAL LOT FOR SALE



15,625 SF commercial lot for sale on busy Dempster Street in Skokie. Great opportunity for development. There is a 5,000 SF building onsite that can be redeveloped or razed. Dempster Street has a great traffic count with over 22,00 vehicles passing by daily. Neighboring businesses are a restaurant and gas station. Skokie has strong incomes and demographics with a population of 229,000 within a 3 mile radius and average household income of \$116,000.

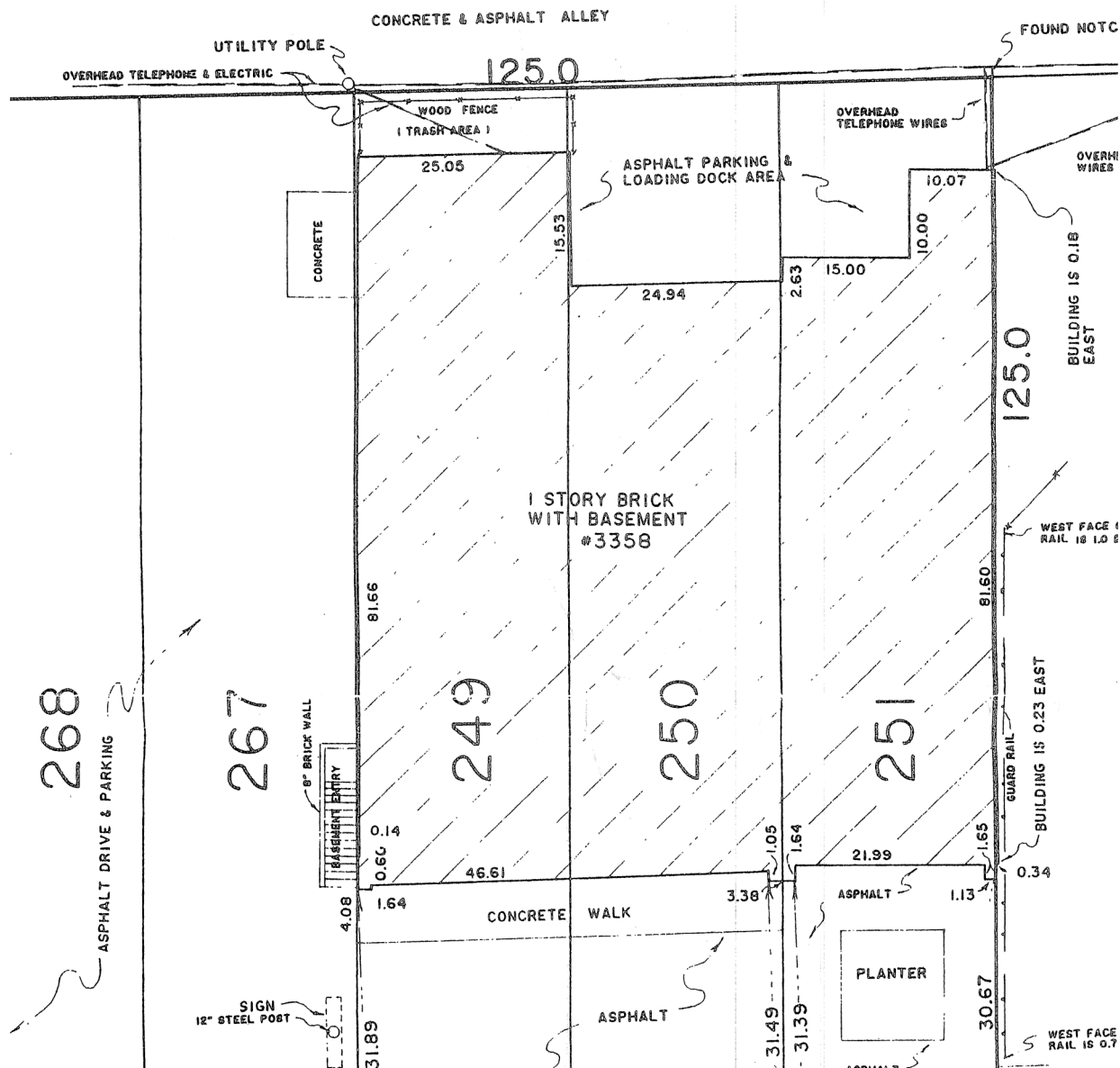
Sale Price:	\$549,000
Lot Size:	15,625 SF
Lot Dimensions:	125'x125'
Building Onsite:	Yes
Building Size:	5,000 SF



MJ WEINBERGER
847-334-2587
MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

SURVEY



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

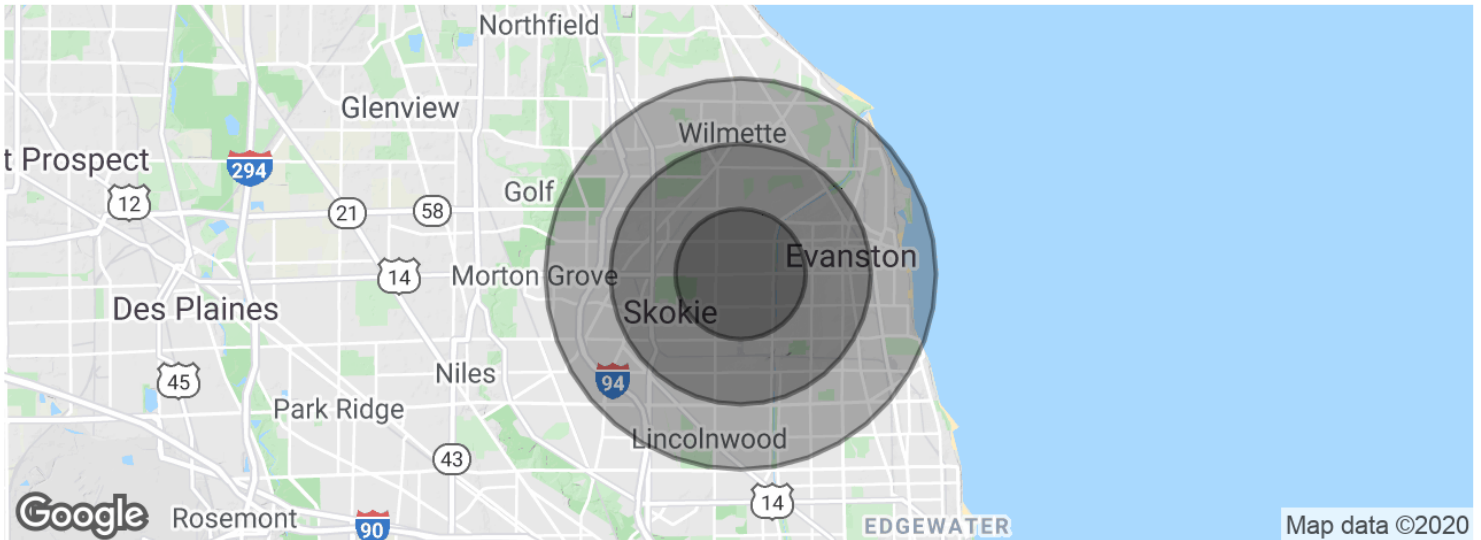
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	20,793	97,369	229,326
Median Age	43.2	42.7	40.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,520	35,469	86,362
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$135,004	\$116,359	\$116,783
Median Household Income	\$110,175	\$84,467	\$84,723

**Demographic data derived from 2020 US Census*



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600