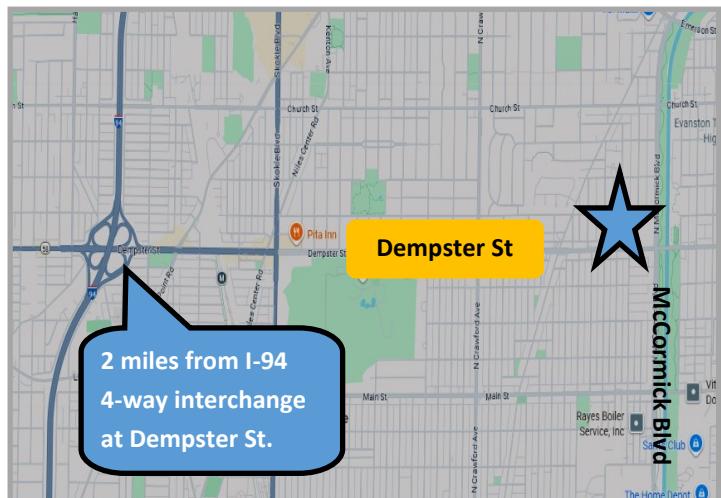


## DEVELOPMENT/REDEVELOPMENT OPPORTUNITY 125'X125' COMMERCIAL LOT FOR SALE



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 22,000 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.

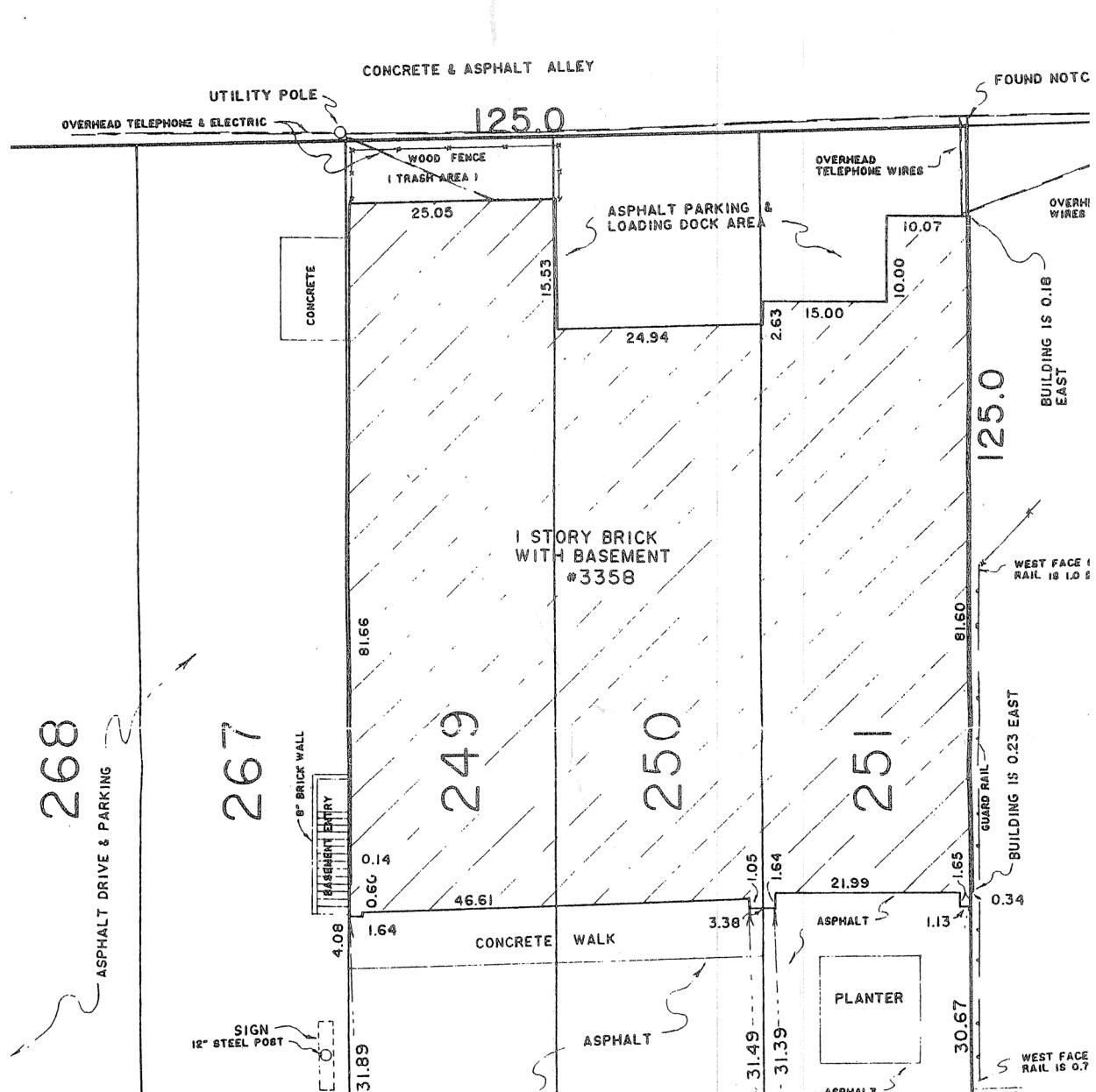
<b>Sale Price:</b>	\$549,000
<b>Lot Size:</b>	15,625 SF
<b>Lot Dimensions:</b>	125'x125'
<b>Building Onsite:</b>	Yes
<b>Building Size:</b>	5,000 SF



**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