

OFFERING MEMORANDUM

# Junior Box Retail / Flex Opportunity in Robust South Suburban Trade Area

11150 S. Cicero Avenue // Alsip, IL 60803



OFFERED BY:

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# Offering Summary

Baum Realty, LLC has been exclusively retained to offer for sale 11150 S. Cicero Avenue in Alsip, IL (the "Property"), a high-profile multi-building retail / industrial complex currently operating as a family-owned home improvement and building materials business that has been at this location for over 60 years. The property contains two buildings totaling 43,564 SF sitting on 107,890 SF (2.48 acres) of land and is zoned B1 Business, which supports a wide range of retail and commercial applications.

The main building is a 27,311 SF modern retail showroom built in 2008, with 23' clear ceilings, one (1) drive-in door (9' wide x 10' high), full air-conditioning and a wet sprinkler system. Directly behind the showroom building lies a 16,253 SF warehouse building, also constructed in 2008. This clear-span, column-free building boasts two (2) drive-through openings (25' wide x 14' high), a dry sprinkler system and a center pitched roof with 18' of clear height at the high point.

The two buildings share a 1,200 AMP, 3-phase power service and are surrounding by a parking field that can accommodate 70+ vehicles with the ability to expand.

The Property contains two (2) curb cuts and 375 feet of frontage on busy Cicero Ave. It is located just south of the bustling intersection of 111th & Cicero, offering excellent visibility along one of the area's primary commercial corridors with exposure to nearly 40,000 vehicles per day and a daytime population over 146,000 within a 3-mile radius and over 375,000 people within a 5-mile radius. The trade area ranks among south suburban Chicago's premier retail corridors, anchored by a dense cluster of top-performing national retailers at the intersection including a top performing Mariano's grocery store in the Stony Creek Promenade to the north and an Aldi grocery store just to the south.

*The property can be purchased in combination with the adjacent Flex / Industrial property to the south, which would expand the site to a total land size of 152,434 SF (3.5 acres).*

|               |                |
|---------------|----------------|
| Asking Price: | Contact Broker |
|---------------|----------------|



## INVESTMENT HIGHLIGHTS

- ▶ Two-building complex totaling 43,564 SF on S. Cicero Avenue – a high-traffic, high-visibility retail corridor
- ▶ Main showroom (27,311 SF | 2008) is fully air-conditioned with 23' clear ceilings, wet sprinkler system, and one (1) drive-in door (9' wide x 10' high) – move-in ready for retail or owner-user
- ▶ Secondary warehouse/storage building (16,253 SF | 2008) features drive-through capability, no columns, and flexible clear-span layout
- ▶ 1,200 AMPs of electrical power serving both buildings
- ▶ Large land site (2.48 acres) with generous surface parking, multiple curb cuts, and 375 feet of frontage on Cicero Avenue
- ▶ B1 Business zoning – supportive for a wide range of retail, commercial, and owner-user applications
- ▶ Strong retail trade area: Mariano's, Aldi, TJ Maxx, HomeGoods and many other national tenants all proximate
- ▶ Close proximity to I-294, Midway Airport, and the broader south suburban industrial / commercial market



PROPERTY DESCRIPTION

|                    |                                                                |
|--------------------|----------------------------------------------------------------|
| Address:           | 11150 S. Cicero Avenue, Alsip, IL 60803                        |
| Zoning:            | B1 Business                                                    |
| Total Building SF: | 43,564 SF                                                      |
| Total Land SF:     | 107,890 SF                                                     |
| PINs:              | 24-21-200-025-0000<br>24-21-200-014-0000<br>24-21-200-036-0000 |
| 2024 RE Taxes:     | \$147,652.71                                                   |

BUILDING 1 — RETAIL / SHOWROOM

|                  |                                                                   |
|------------------|-------------------------------------------------------------------|
| Building SF:     | 27,311 SF                                                         |
| Year Built:      | 2008                                                              |
| Ceiling Height:  | 23' clear                                                         |
| Overhead Doors:  | One (1) door - 9' wide x 10' high                                 |
| HVAC:            | Fully air-conditioned                                             |
| Sprinkler:       | Wet sprinkler system                                              |
| Retail Frontage: | Retail exposure on Cicero Avenue                                  |
| Parking:         | Plentiful surface parking (70+ stalls with the ability to expand) |

BUILDING 2 — STORAGE/WAREHOUSE

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Building SF:    | 16,253 SF                                                                   |
| Year Built:     | 2008                                                                        |
| Ceiling Height: | 18' to high point                                                           |
| Overhead Doors: | Two (2) openings - 25' wide x 14' high; drive-through capability (no doors) |
| HVAC:           | None                                                                        |
| Sprinkler:      | Dry sprinkler system                                                        |
| Columns:        | No interior columns — clear span                                            |
| Roof:           | Center pitched roof                                                         |
| Power:          | 1,200 AMPs of power shared with main showroom                               |



BUILDING 1 (RETAIL / SHOWROOM) - EXTERIOR PROPERTY PHOTOS



BUILDING 1 (RETAIL / SHOWROOM) - INTERIOR PROPERTY PHOTOS



BUILDING 2 (STORAGE / WAREHOUSE) - EXTERIOR PROPERTY PHOTOS



BUILDING 2 (STORAGE / WAREHOUSE) - INTERIOR PROPERTY PHOTOS





ZONING MAP

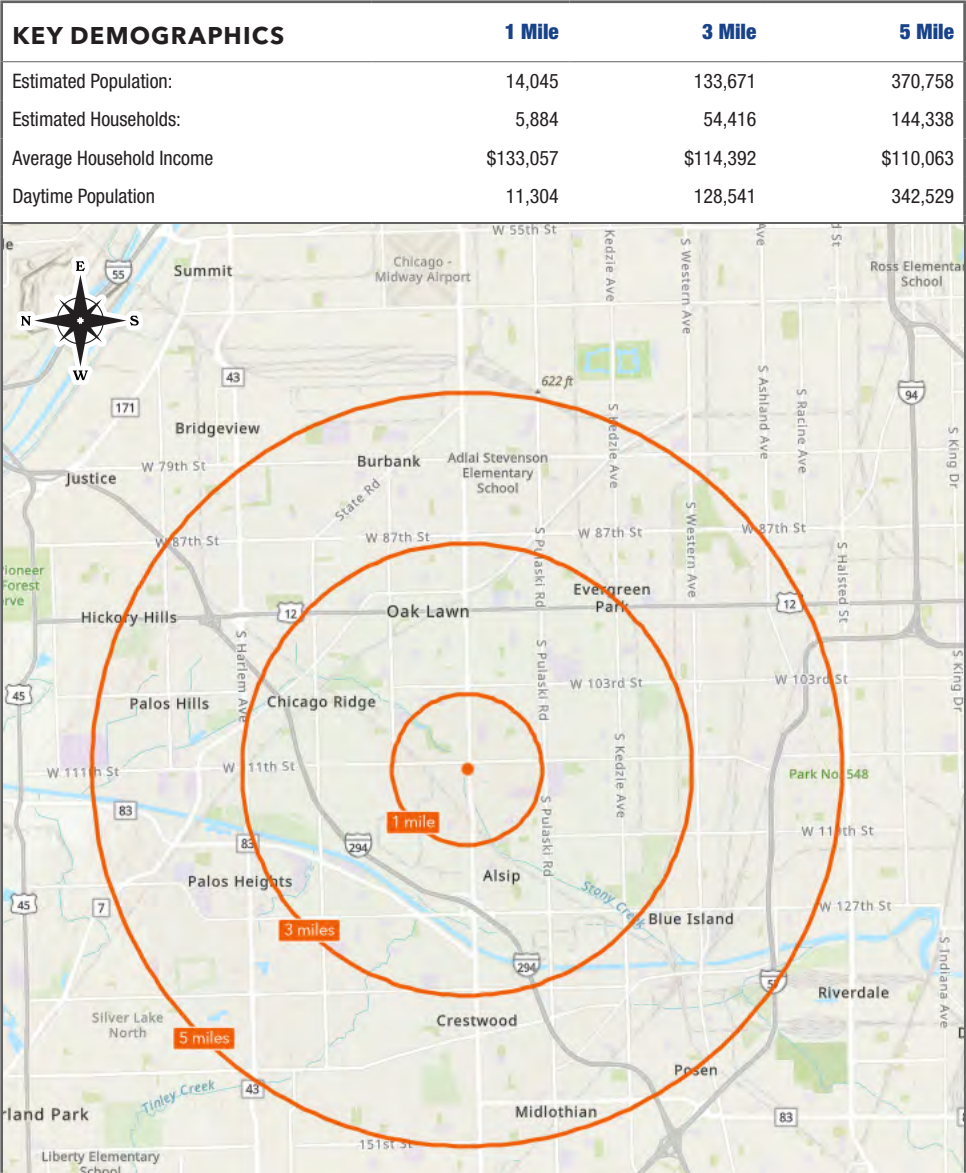




DEMOGRAPHIC SUMMARY

|                     |                                               | 1 mile    | 3 mile    | 5 mile    |
|---------------------|-----------------------------------------------|-----------|-----------|-----------|
| Population          | 2026 Estimated Population                     | 14,045    | 133,671   | 370,758   |
|                     | 2031 Projected Population                     | 13,689    | 130,481   | 361,875   |
|                     | 2020 Total Population (U.S. Census)           | 14,670    | 139,493   | 388,466   |
|                     | 2010 Population (U.S. Census)                 | 14,787    | 139,347   | 391,367   |
|                     | % Projected Growth 2023-2028                  | -2.5%     | -2.4%     | -2.4%     |
|                     | % Historical Growth 2010-2021                 | -5.0%     | -4.1%     | -5.3%     |
|                     | 2026 Median Age                               | 42.1      | 41.1      | 41.0      |
| Households          | 2026 Estimated Households                     | 5,884     | 54,416    | 144,338   |
|                     | 2031 Projected Households                     | 5,825     | 53,991    | 143,257   |
|                     | 2020 Total Households (U.S. Census)           | 5,944     | 54,652    | 145,003   |
|                     | 2010 Total Households (U.S. Census)           | 6,031     | 54,255    | 143,281   |
|                     | % HH Projected Growth 2023-2028               | -1.0%     | -0.8%     | -0.7%     |
|                     | % HH Historical Growth 2010-2021              | -2.4%     | 0.3%      | 0.7%      |
| Income              | 2026 Average Household Income                 | \$133,057 | \$114,392 | \$110,063 |
|                     | 2026 Median Household Income                  | \$104,834 | \$90,536  | \$84,877  |
|                     | 2026 Per Capita Income                        | \$54,322  | \$46,851  | \$43,053  |
| Business            | 2026 Total Businesses                         | 378       | 4,164     | 11,057    |
|                     | 2026 Total Employees                          | 4,402     | 57,867    | 144,676   |
|                     | 2026 Estimated Daytime Population             | 11,304    | 128,541   | 342,529   |
| Education (Age 25+) | 2026 Adult Population (Ages 25+)              | 10,224    | 95,482    | 264,163   |
|                     | 2026 Elementary (Level 0 to 8)                | 2.4%      | 3.4%      | 4.7%      |
|                     | 2026 Some High School (Level 9 to 11)         | 3.4%      | 4.2%      | 5.2%      |
|                     | 2026 High School Diploma                      | 24.1%     | 24.0%     | 25.0%     |
|                     | 2026 Some College/No Degree                   | 19.2%     | 18.8%     | 19.0%     |
|                     | 2026 Associate Degree                         | 13.4%     | 12.3%     | 10.8%     |
|                     | 2026 Bachelor Degree                          | 22.9%     | 22.3%     | 19.6%     |
|                     | 2026 Graduate Degree                          | 12.1%     | 12.0%     | 11.5%     |
| Race & Ethnicity    | % Any College                                 | 67.6%     | 65.4%     | 60.9%     |
|                     | 2026 White Population                         | 69.2%     | 68.7%     | 51.8%     |
|                     | 2026 Black/African American Population        | 7.3%      | 10.0%     | 23.3%     |
|                     | 2026 Asian Population                         | 3.5%      | 2.2%      | 1.8%      |
|                     | 2026 American Indian/Alaska Native Population | 0.6%      | 0.6%      | 0.8%      |
|                     | 2026 Pacific Islander Population              | 0.1%      | 0.0%      | 0.0%      |
|                     | 2026 Other Race                               | 9.1%      | 8.5%      | 11.5%     |
|                     | 2026 Population of Two or More Races          | 10.3%     | 9.9%      | 10.8%     |
|                     | 2026 Hispanic Population                      | 19.1%     | 19.6%     | 16.2%     |

Source: Esri, Esri-Data Axle, U.S. Census



# Market Overview

Alsip is part of a well-established commercial and residential trade area spanning Chicago's South Side and southwest suburbs, with convenient access to I-294, I-57 and I-80 and approximately 19 miles from downtown Chicago. The village is surrounded by established communities including Oak Lawn, Crestwood, Blue Island, Evergreen Park and Chicago's southwest side, providing access to a broad regional customer and employment base.

Major retail corridors and shopping destinations throughout the surrounding area draw consumers from across Chicago's South Side and southwest suburbs. The 111th & Cicero area is among the south suburbs' most active retail corridors, with nearly 40,000 VPD and a daytime population of more than 146,000 within three miles and 375,000 within five miles. The corridor is anchored by a dense concentration of national retailers and traffic generators, including a high-performing Mariano's at Stony Creek Promenade, ALDI, Cooper's Hawk Winery & Restaurant, T.J. Maxx and HomeGoods, along with numerous restaurants, retailers and service businesses.

Chicago Midway International Airport and the surrounding Midway Airport corridor are another major economic and traffic generator for the area. Located approximately 6.7 miles north of the subject property, Midway is one of the Chicago region's two major commercial airports, serving more than 21.5 million passengers annually. The airport supports a significant concentration of hotels, restaurants, retail, transportation and other commercial uses throughout Chicago's southwest side and nearby suburbs.







**Alsip, IL**

Alsip is an established southwest suburb of Chicago offering a mix of residential neighborhoods, commercial corridors and a significant industrial and employment base. Located in southern Cook County, the community benefits from its position near major expressways, regional employment centers and the dense population of Chicago's South Side and southwest suburbs. Its central location within this broader trade area, strong transportation infrastructure and proximity to major retail and commercial destinations make Alsip a well-connected part of the Chicago metropolitan area.

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Most Diverse Places to Live

**#7 of 636**

Suburbs with the Lowest Cost of Living

**#160 of 363**

**ACCESS & TRANSPORTATION**

Alsip offers excellent regional connectivity via I-294, I-57 and I-80, with Cicero Avenue providing a major north-south route through Chicago's southwest suburbs. Pace bus service connects the area to the Midway CTA Station, providing access to the CTA Orange Line and downtown Chicago.

Chicago Midway International Airport  
~15 min drive

Downtown Chicago (The Loop)  
~30 min drive

I-294 (Tri-State Tollway)  
~5 min drive

I-57  
~10 min drive

**AREA FEEL**

**Dense Suburban**



**REPORT CARD**

**B**  
OVERALL GRADE

|    |                    |    |                  |
|----|--------------------|----|------------------|
| B- | Public Schools     | A- | Nightlife        |
| C  | Housing            | A+ | Diversity        |
| B  | Good for Families  | C+ | Weather          |
| C+ | Jobs               | B  | Health & Fitness |
| B  | Cost of Living     | B+ | Commute          |
| A- | Outdoor Activities |    |                  |

**INCOME & HOUSING**

OWN - 64%  
OWN VS RENT  
RENT - 36%

Median Household Income  
**\$66,585**

Median Home Value  
**\$225,000**

Median Rent  
**\$1,140**

Sources: Village of Alsip & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



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