

10535 S Torrence, Chicago, IL 60617

Free Standing Bldg 105th & Torrence



OFFERING SUMMARY

Price:	\$450,000
Lot Size:	0.6 Acres
Year Built:	1990
Building Size:	2,000
Renovated:	2005
Zoning:	B3-1
Market:	Chicago
Submarket:	South Chicago
Traffic Count:	42,000
Price / SF:	\$225.00
Frontage:	150ft along Torrence Ave

PROPERTY OVERVIEW

(Former Standard Bank Branch)Free Standing +/-2,000sf building with drive thru on a +/-25,950sf site (lot dimensions are 150' x 173'). There is 150 ft of frontage on Torrence Ave. there is pylon signage on the site. The property is ideal for similar use, office, fast food or retail redevelopment. The area is densely populated and there are high traffic counts on Torrence and 106th St. New retail development in the area includes Dunkin Donuts, Subway, FHS Medical building and more to come.

PROPERTY HIGHLIGHTS

- Free Standing Building
- 2000sf Building on 25,950sf site
- Drive Thru
- Pylon Signage
- High Traffic Counts

for more information

Neil Haleem

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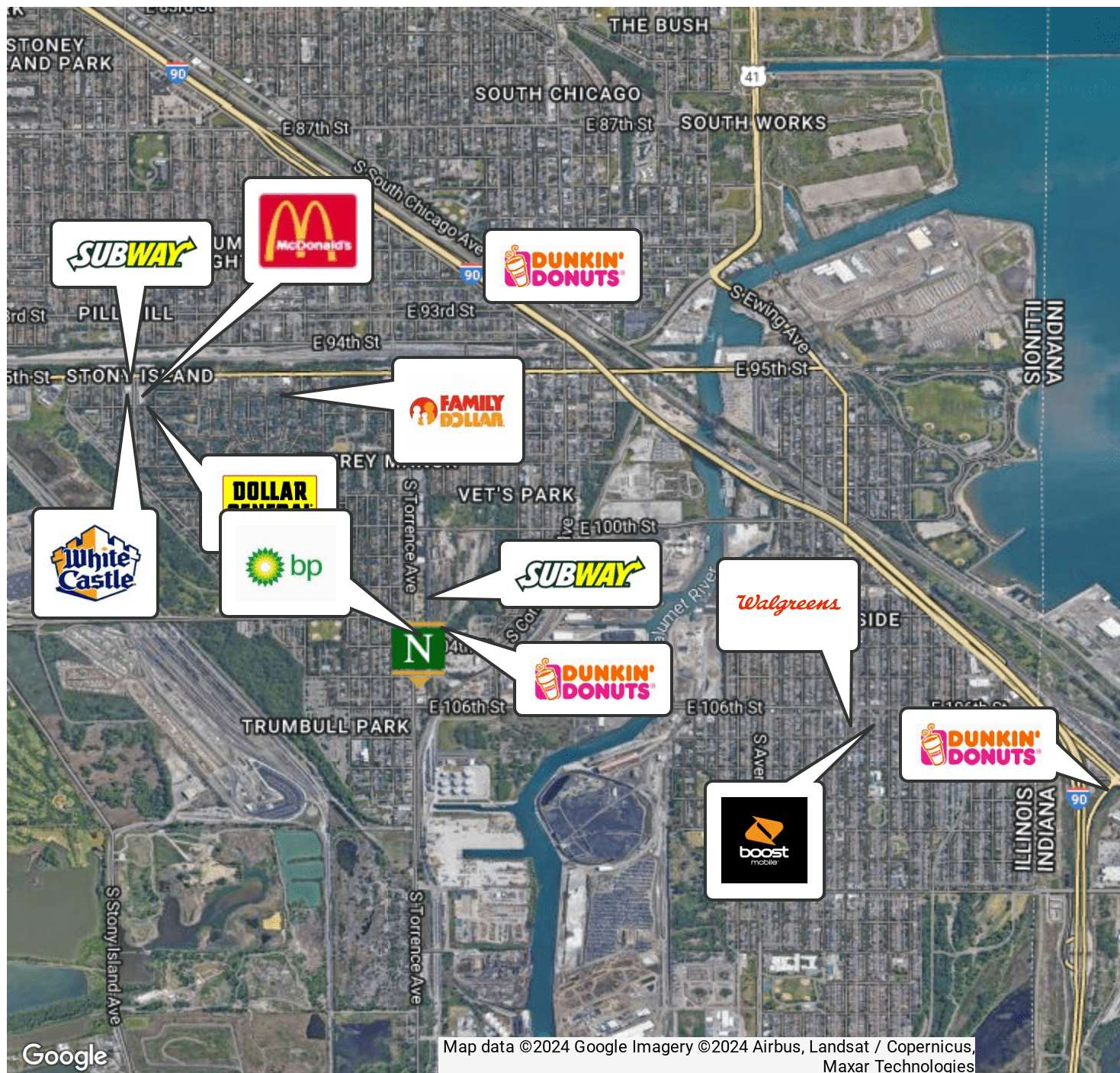
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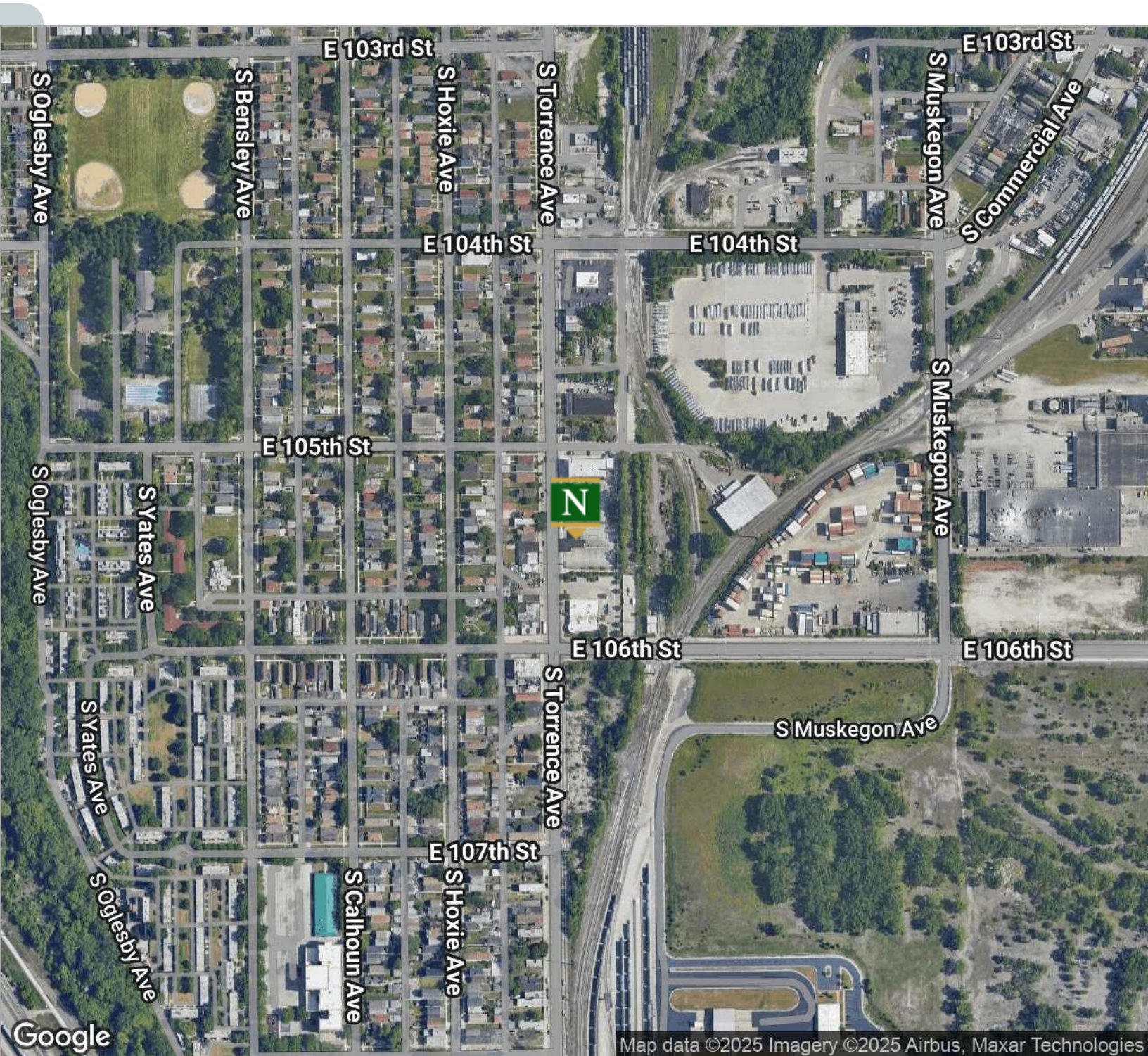
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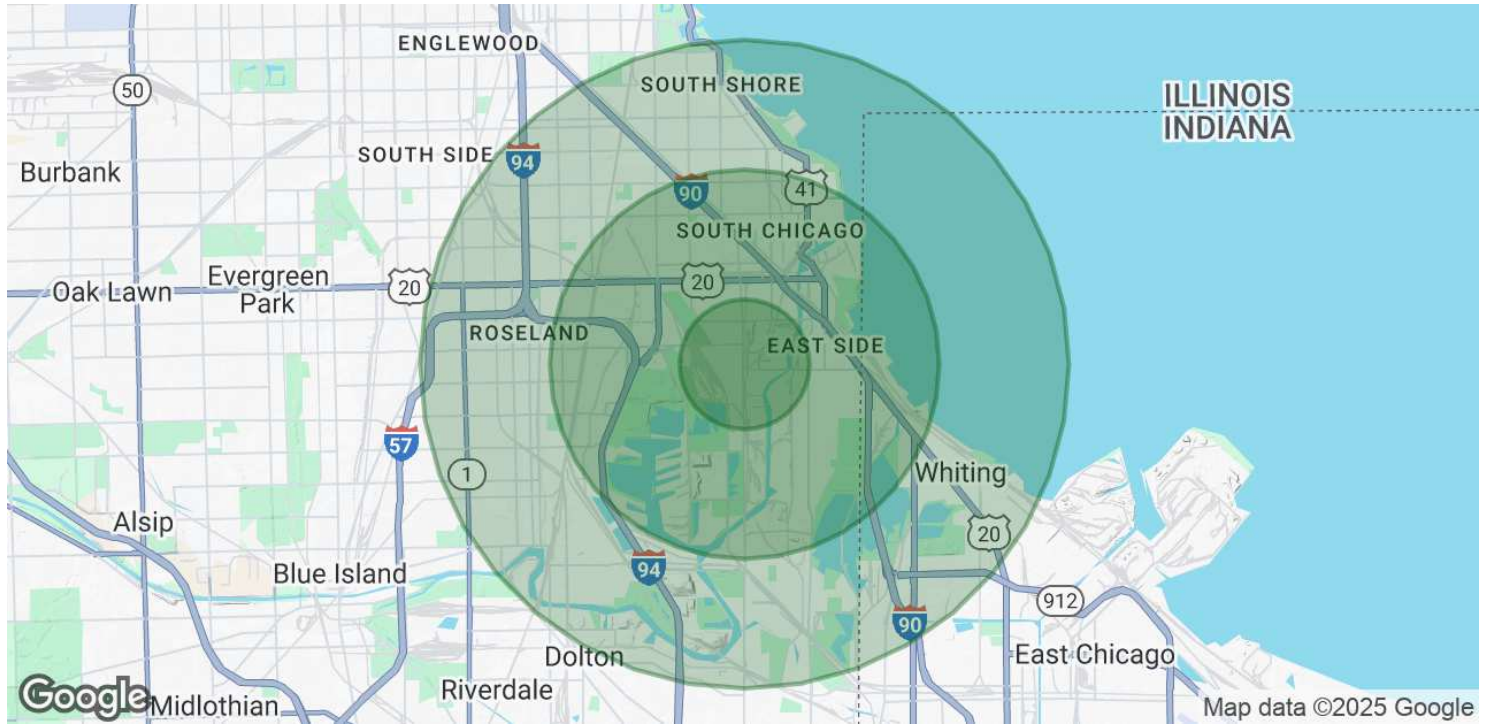
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,385	83,479	322,191
Average Age	40	42	41
Average Age (Male)	38	40	39
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,434	32,378	133,538
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$58,407	\$71,783	\$66,861
Average House Value	\$161,104	\$200,527	\$220,807
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	45.5%	35.9%	15.8%
RACE	1 MILE	3 MILES	5 MILES

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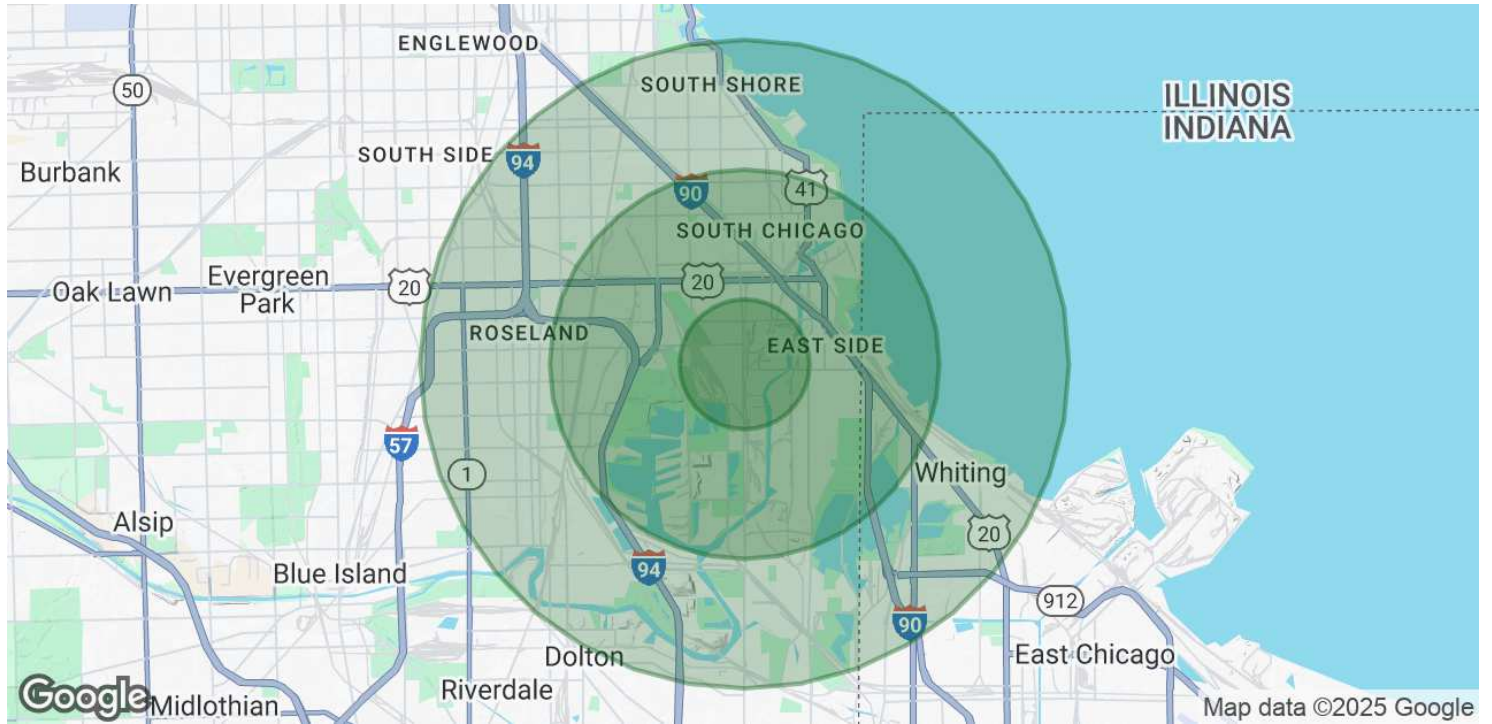
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Total Population - White	1,007	9,346	23,855
% White	10.7%	11.2%	7.4%
Total Population - Black	4,664	47,493	249,145
% Black	49.7%	56.9%	77.3%
Total Population - Asian	16	206	810
% Asian	0.2%	0.2%	0.3%
Total Population - Hawaiian	2	20	84
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	181	1,235	2,027
% American Indian	1.9%	1.5%	0.6%
Total Population - Other	2,167	14,981	24,506
% Other	23.1%	17.9%	7.6%

* Demographic data derived from 2020 ACS - US Census

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