

VACANT RETAIL BUILDING

7600 WEST 63RD STREET | SUMMIT, IL



OVERVIEW

We are pleased to offer for sale a 4,759-square-foot building, with adjacent parking lot, situated on .70 acres of land located at 7600 West 63rd Street in Summit Illinois. The property is a former bank branch and is perfect for a user or a value add investor.

The village of Summit is located immediately southwest and adjacent to the city of Chicago. Archer Road and Harlem Avenue running north-south and 63rd Street running east-west, represent the major business thoroughfares in town. The immediate area has many local, regional and national tenants including Family Dollar, BMO Harris Bank, Marquette Bank, Dunkin Donuts and Portillos.

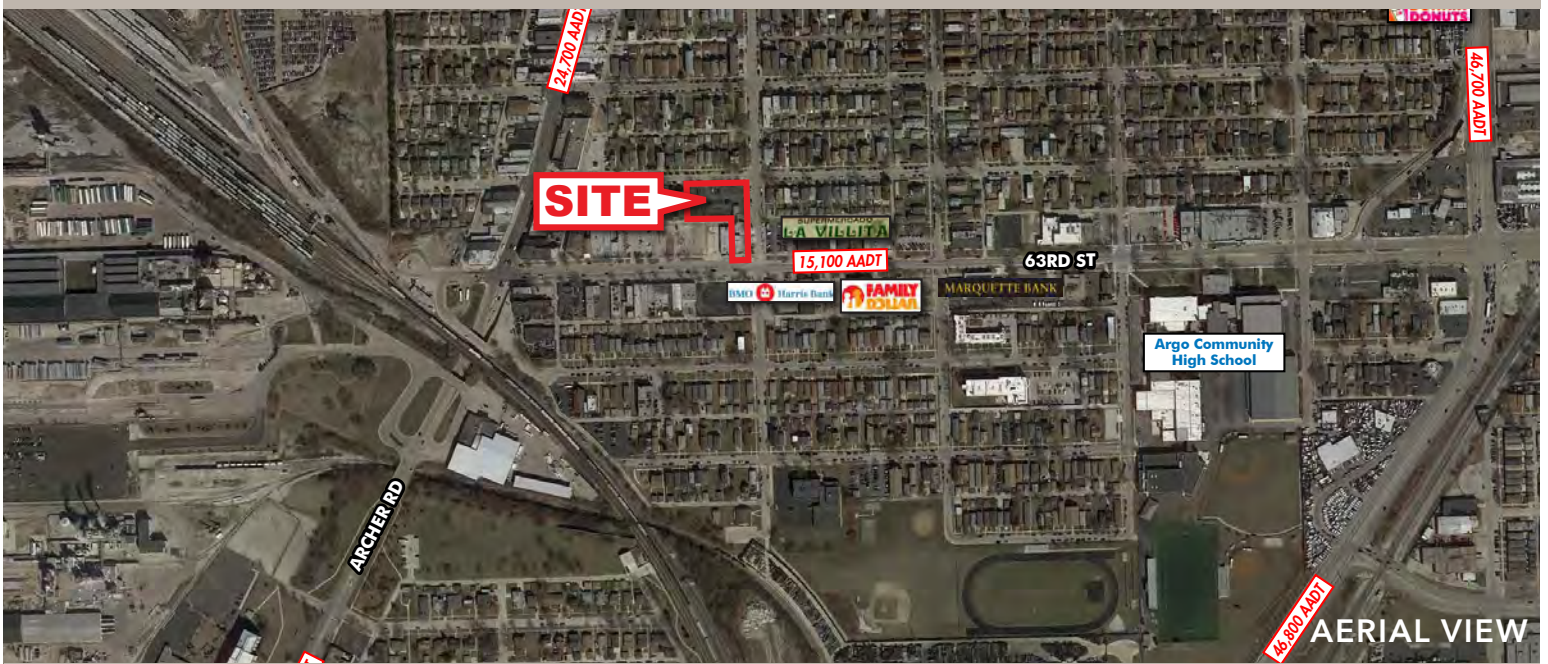
This asset is being offered as-is and free and clear of any debt encumbrances.

INVESTMENT HIGHLIGHTS

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|--------------------------|--|
| BUILDING SIZE | 4,759 SF |
| LAND AREA | .70 Acres |
| YEAR BUILT | 1952 |
| ZONING | B-1 (Limited Business) |
| NUMBER OF STORIES | 1 |
| CONSTRUCTION | Masonry |
| REAL ESTATE TAXES | \$34,260 |
| TRAFFIC COUNTS | 15,100 vpd on West 63 rd Street |
| PARKING | 37 Spaces |

| DEMOGRAPHIC SNAPSHOT | 1 MILE | 2 MILE | 3 MILE |
|----------------------|----------|----------|----------|
| Population | 12,529 | 42,553 | 110,477 |
| Average HH Income | \$69,239 | \$77,772 | \$75,171 |
| Median HH Income | \$55,479 | \$62,447 | \$59,730 |
| Daytime Population | 7,270 | 21,468 | 51,669 |





CONTACT INFORMATION
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