



**+/- 2,400 SF | FOR SALE | RETAIL STOREFRONT**

**Family-Owned Silk Screening & Embroidery Business**

**3136 W 111th St, Chicago, IL 60655**



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***First In Realty, Inc. is pleased to offer for sale a profitable family-owned silk screening and embroidery business with terrific real estate located on the Southwest side of Chicago. Business has been in operation for over 35+ years operating out of their existing location for 15+ years.***

## **Highlights:**

- ◇ **Real Estate:** consists of a one story 2400 SF retail storefront in dominant real corridor in well maintained condition.
- ◇ Offered at a competitive market price!
- ◇ **Business:** Well established business and clientele with tremendous upside offering proprietors a terrific value add opportunity with a little sweat equity and marketing.
- ◇ Approved CPS vendor and contracts with local schools.
- ◇ Sale includes a FF&E: extensive equipment list including: 6-head embroidery machine, screen printers, textile dryers, cutters, digital printers and over 275 screens for repeat clients.
- ◇ Profitable business, great real estate, and upside potential can make this a very lucrative business for new owners.

2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | [www.firstinrealty.com](http://www.firstinrealty.com)

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## **MOUNT GREENWOOD OVERVIEW:**

Mount Greenwood is a neighborhood located on the southwest side of Chicago, Illinois. It is primarily a residential area known for its strong sense of community and family-friendly atmosphere. The neighborhood is characterized by its tree-lined streets, well-maintained homes, and spacious yards.

Mount Greenwood has predominantly Irish-American population, and it celebrates its Irish heritage with events like the South Side Irish Parade, which is held annually in March. The neighborhood offers a range of amenities, including parks, schools, and local businesses. Residents can enjoy recreational activities at the Mount Greenwood Park, which features sports fields, playgrounds, and a swimming pool.

This area is also known for its strong ties to law enforcement and the fire department, as many residents are current or retired police officers and firefighters. This contributes to the neighborhood's reputation for safety and security.

Overall, Mount Greenwood is a close-knit community that values its traditions and takes pride in its residential character, making it an attractive place to live for those seeking a suburban feel within the city of Chicago.



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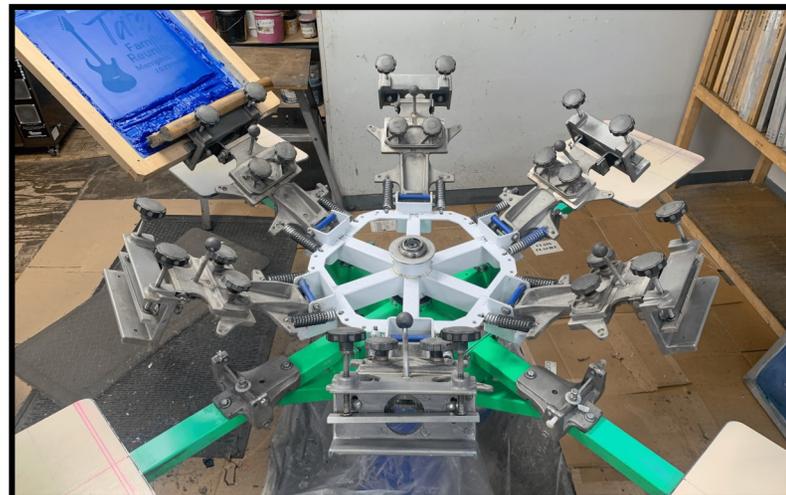
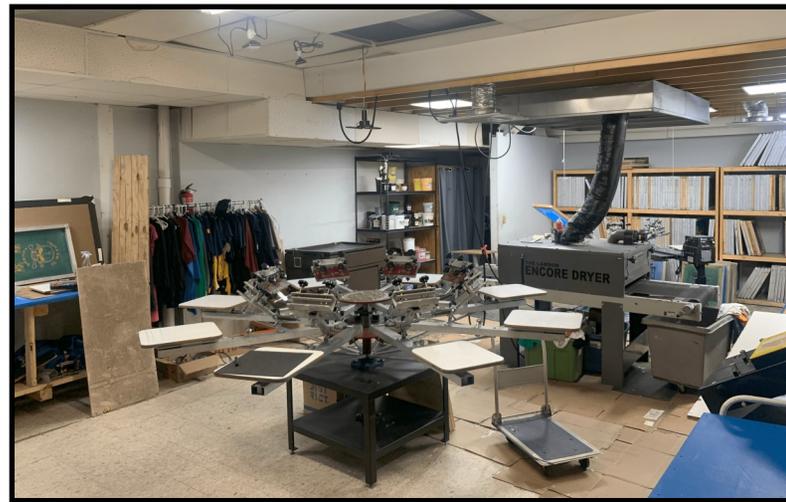
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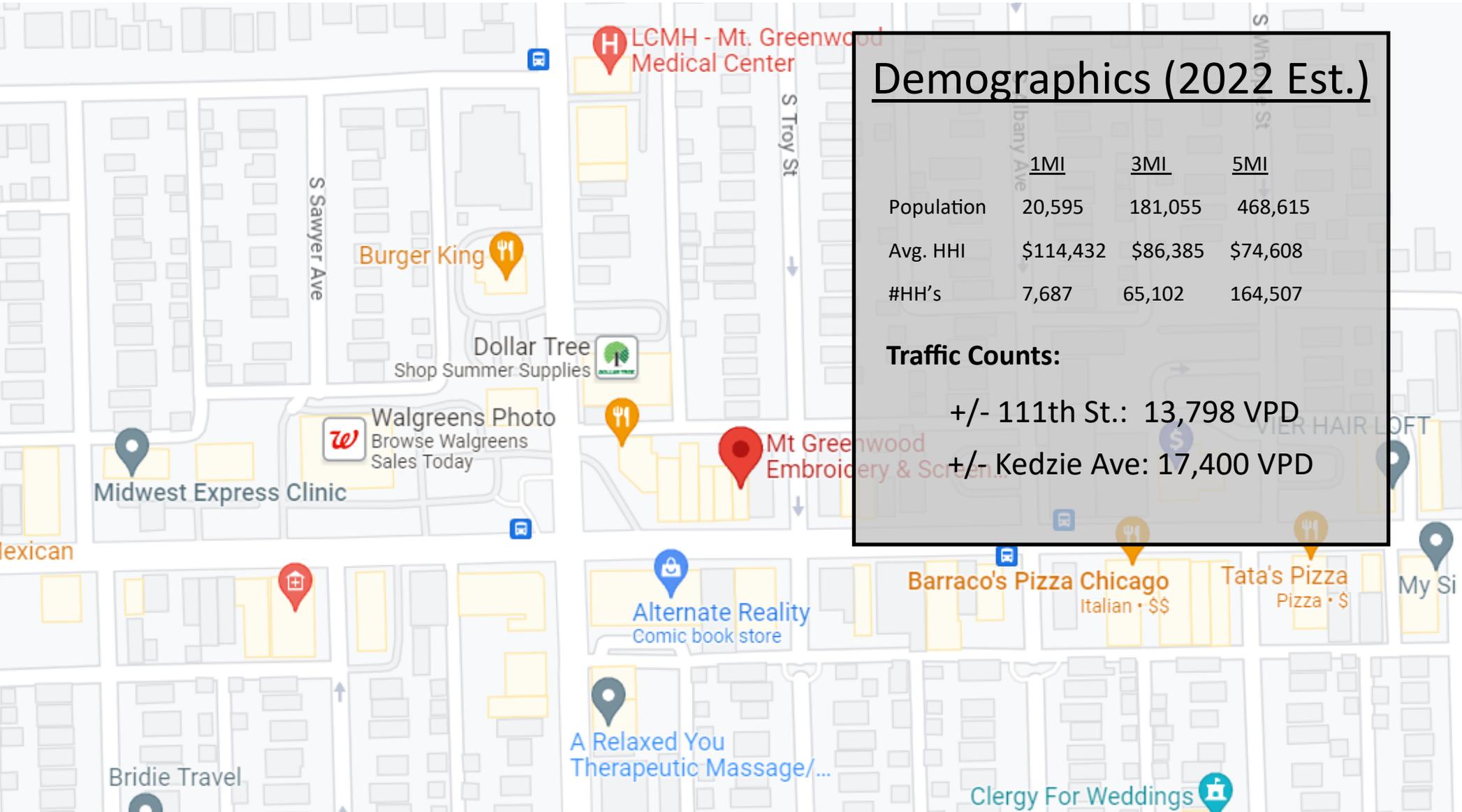


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**Demographics (2022 Est.)**

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	20,595	181,055	468,615
Avg. HHI	\$114,432	\$86,385	\$74,608
#HH's	7,687	65,102	164,507

**Traffic Counts:**

+/- 111th St.: 13,798 VPD

+/- Kedzie Ave: 17,400 VPD

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**Exclusively Listed By:**

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