

8911 BURLINGTON AVE

BROOKFIELD, IL 60513

LM
Lagestee-Mulder
Commercial Real Estate

MULTI-FAMILY LOT FOR SALE



BROOKFIELD MULTIFAMILY BUILDING
8911 BURLINGTON AVE - NORTH STREET SIDE (FRONT) ELEVATION
Scale: 1/8" = 1'-0"
2 APRIL 2024

PROPERTY HIGHLIGHTS

- Plans available upon request
- H2O service installed
- Permit could be ready in a matter of days
- All prior structures fully demolished - proposed 6,900 SF multi-family building with 6 units.

LOCATION OVERVIEW

An exceptional investment opportunity in the heart of Brookfield's vibrant downtown—8911 Burlington Avenue is a fully entitled, shovel-ready development site located directly across from the Brookfield Metra station. This high-visibility property is surrounded by shops, dining, and daily foot traffic, making it the ideal site for a premier or multifamily residential development.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,335	44,597	131,989
Total Population	19,061	118,630	367,319
Average HH Income	\$126,823	\$132,274	\$122,015

SALE PRICE

\$349,000

OFFERING SUMMARY

Lot Size: 0.12 Acres

County: Cook

Zoning: SA-5

Price / SF: \$50.58

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

8911 BURLINGTON AVE

BROOKFIELD, IL 60513

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR SALE



MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

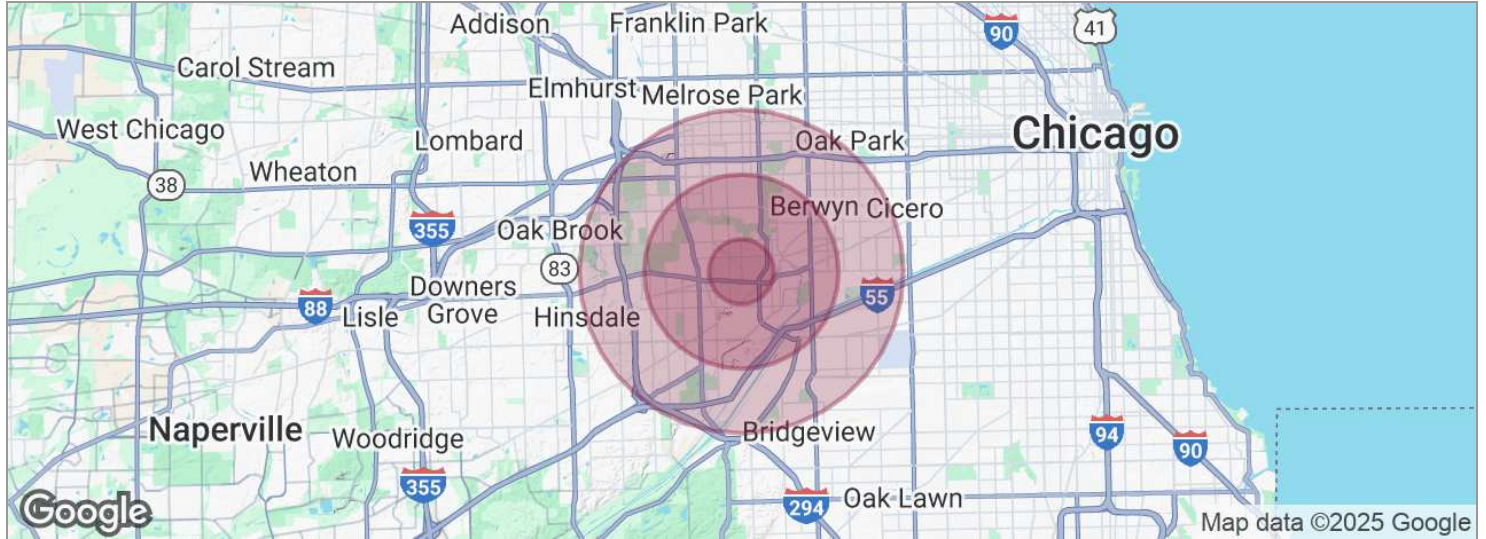
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

8911 BURLINGTON AVE

BROOKFIELD, IL 60513

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,061	118,630	367,319
Median age	40	41	40
Median age (male)	39	40	39
Median age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,335	44,597	131,989
# of persons per HH	2.6	2.7	2.8
Average HH income	\$126,823	\$132,274	\$122,015
Average house value	\$358,522	\$431,750	\$397,741

* Demographic data derived from 2020 ACS - US Census

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.

8911 BURLINGTON AVE

BROOKFIELD, IL 60513

LM
Lagestee-Mulder
Commercial Real Estate

RETAIL PROPERTY FOR SALE



MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Seller only, and not the Buyer.