

5601-5617 S Western, Chicago, IL 60636

# SEC 56th & Western



## OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	0.54 Acres
Zoning:	C2-2
Market:	Chicago
Submarket:	Southwest Side
Traffic Counts:	Western Ave: 29,000 Garfield Blvd 22,000 55th St:13,000 64,000 VPD
Price / SF:	\$32.04

## PROPERTY OVERVIEW

The north lot is 9,375 sf, and the south lot is 14,000 sf. The site is located at the southeast corner of 56th St & Western Ave. The site is currently zoned C2-2, which allows for a variety of uses. Property consists of 2 sites separated by an alley. The site was formerly occupied by a used car dealer. Currently, there are 2 structures on the site that were occupied by a used car dealer. Buildings could be renovated or torn down to accommodate a new development. The immediate area consists of many national and regional retailers, such as Dollar Tree, Dunkin Donuts, KFC, Advance Auto Parts, and a variety of independently owned retail, auto service businesses, and new/used car dealers. The neighborhood to the immediate east & west of Western Ave is densely populated with single and multifamily residences.

## PROPERTY HIGHLIGHTS

- North Lot: 9,375sf South Lot: 14,000sf
- Many National and Regional Retailers in the Immediate Area
- Heavy Traffic Counts
- 2 Lots Included in Sale

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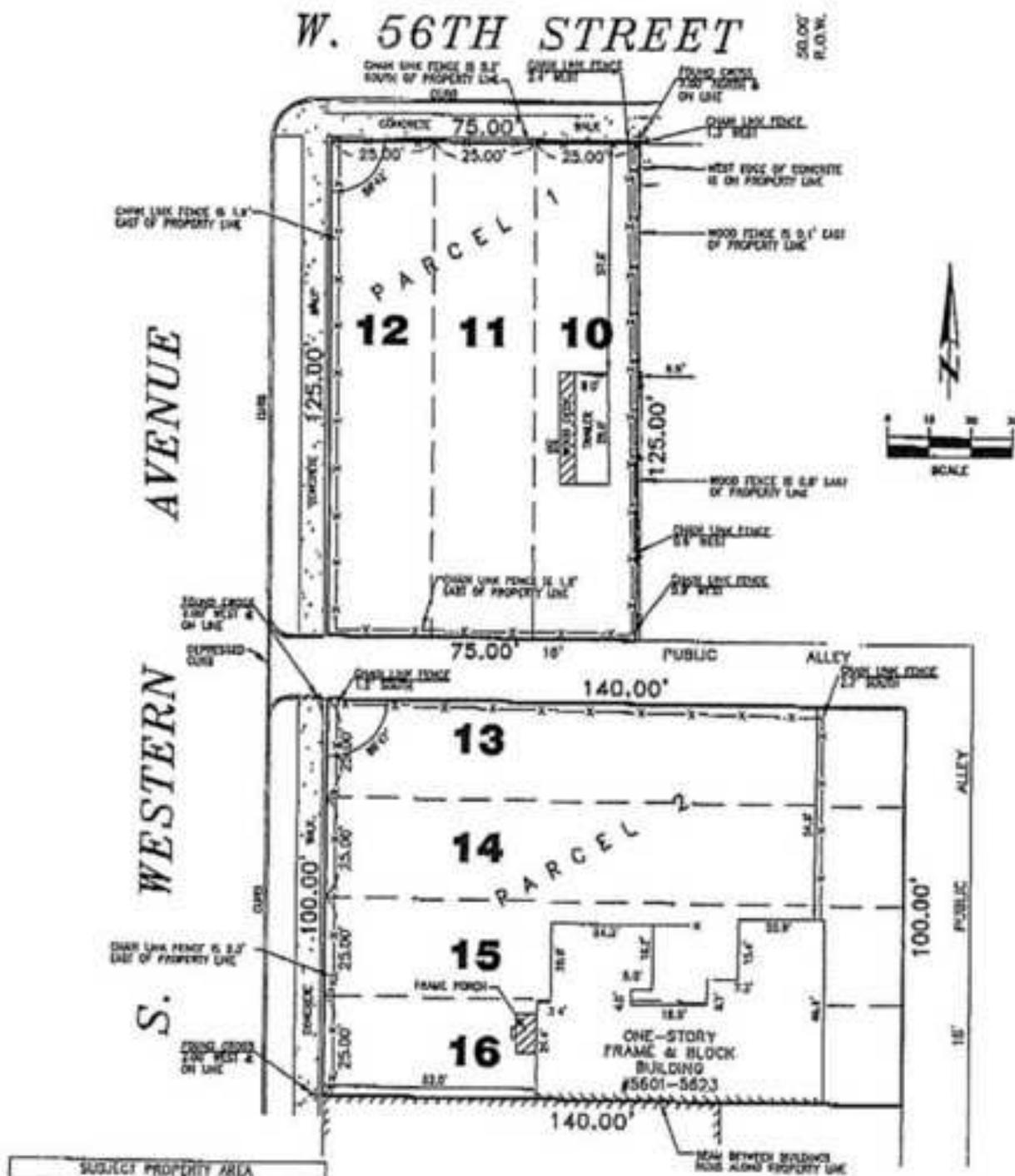
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Land For Sale February 17, 2026

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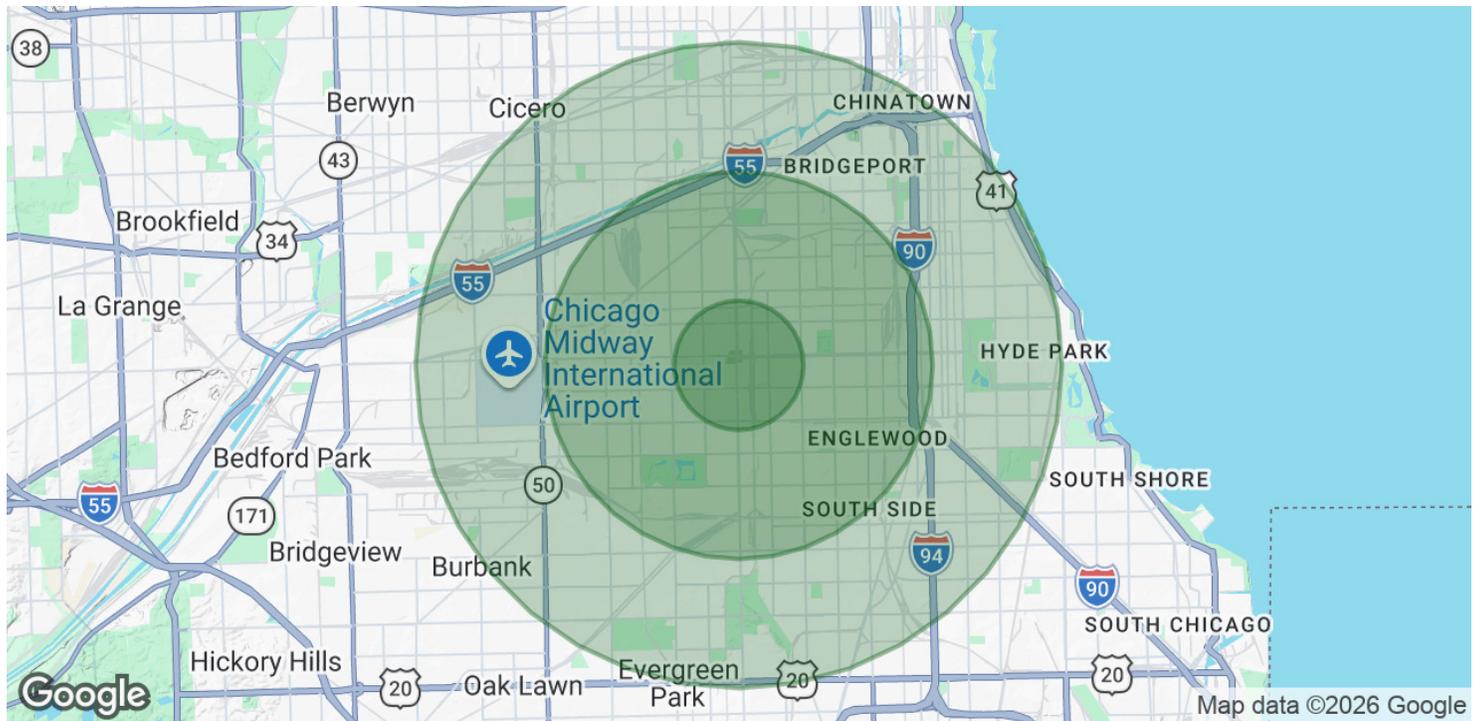
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	49,978	312,560	790,256
Average age	35	36	38
Average age (Male)	35	36	37
Average age (Female)	36	37	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	14,232	97,569	282,170
# of persons per HH	3.5	3.2	2.8
Average HH income	\$59,936	\$66,773	\$73,680
Average house value	\$222,662	\$244,211	\$299,870
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	77.7%	67.2%	47.5%
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>

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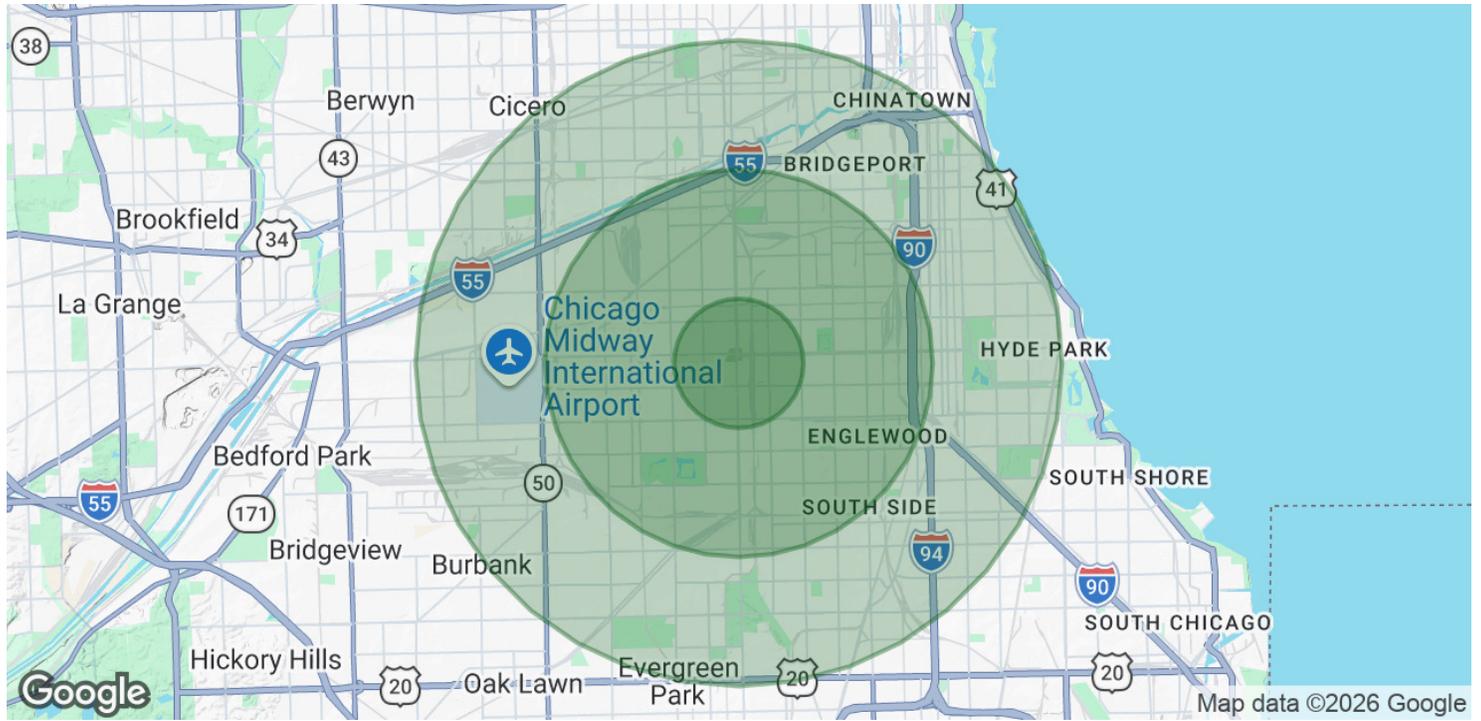
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Total Population - White	5,481	43,387	131,024
% White	11.0%	13.9%	16.6%
Total Population - Black	9,374	74,025	275,318
% Black	18.8%	23.7%	34.8%
Total Population - Asian	252	11,113	47,658
% Asian	0.5%	3.6%	6.0%
Total Population - Hawaiian	32	175	346
% Hawaiian	0.1%	0.1%	0.0%
Total Population - American Indian	1,762	9,597	16,894
% American Indian	3.5%	3.1%	2.1%
Total Population - Other	23,362	117,475	207,797
% Other	46.7%	37.6%	26.3%

\* Demographic data derived from 2020 ACS - US Census

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