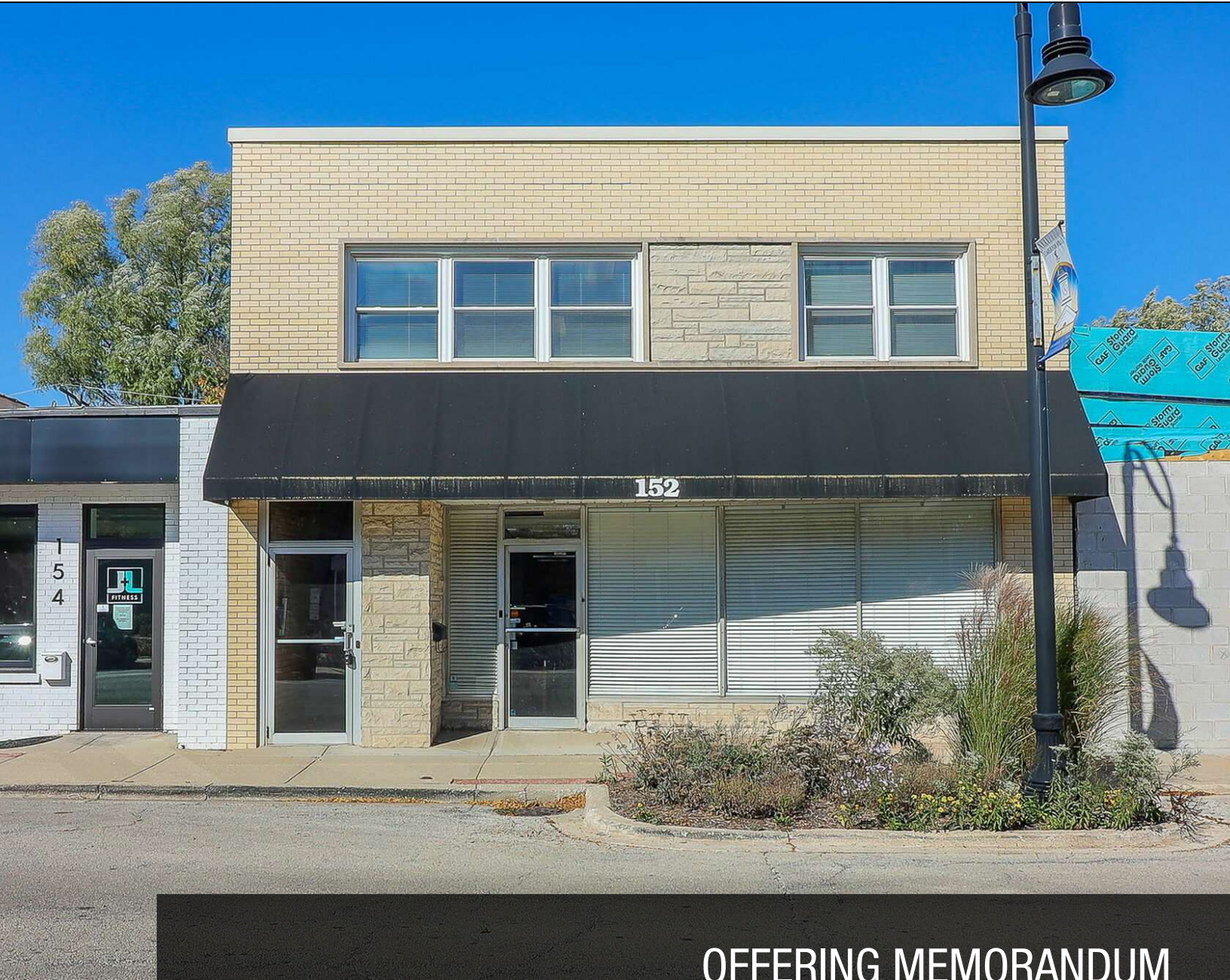


152 Burlington Ave

CLARENDON HILLS, IL



OFFERING MEMORANDUM

KW COMMERCIAL
45 S. Park, Suite 300
Glen Ellyn, IL 60137

PRESENTED BY:

CJ MCCANN
Broker
O: 630.984.4701
C: 630.532.9392
cj.mccann@kw.com

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152 BURLINGTON AVE

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

PHOTOS

ADDITIONAL PHOTOS

FLOORPLANS

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 152 Burlington Ave in Clarendon Hills, IL. This 3,840 SF building, constructed in 1959, consists of potentially 3 units and is zoned B-2, offering an ideal space for a retail or street retail investor. The 2nd floor is easily converted back to 2 apartments. The property's favorable location in the heart of Clarendon Hills provides excellent visibility and accessibility for potential businesses. With its ample space and versatile layout, this property presents an exciting prospect for those seeking a strategic investment in the thriving retail sector.

PROPERTY HIGHLIGHTS

- Built in 1959, offering a classic yet versatile space
- Zoned B-2, ideal for retail or street retail use
- Prime location in the Clarendon Hills area
- Excellent visibility and accessibility for potential businesses
- 2nd floor is easily converted back to 2 apartments.

OFFERING SUMMARY

Sale Price:	\$799,900
Number of Units:	3
Lot Size:	2,318 SF
Building Size:	3,840 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,324	5,557
Total Population	1,553	3,985	15,891
Average HH Income	\$249,778	\$256,186	\$225,257



Property Details

Sale Price

\$799,900

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	B-2
Lot Size	2,318 SF
APN #	0911113015
Lot Depth	800 ft

LOCATION INFORMATION

Street Address	152 Burlington Ave
City, State, Zip	Clarendon Hills, IL 60514
County	Du Page
Market	Chicago

BUILDING INFORMATION

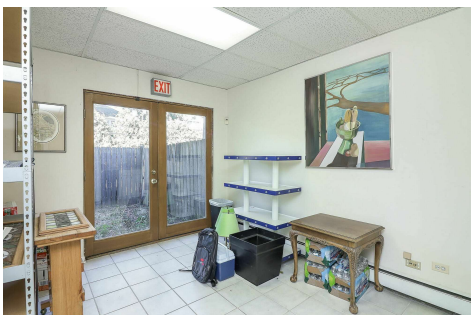
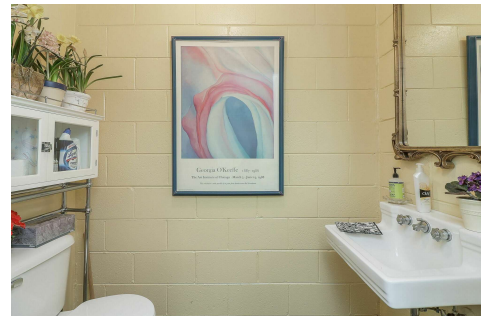
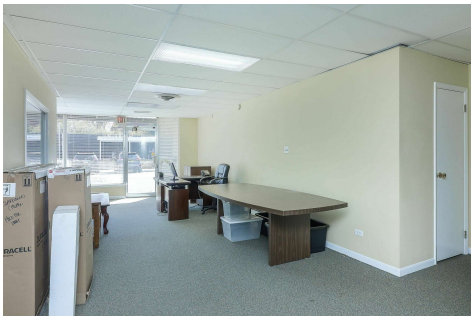
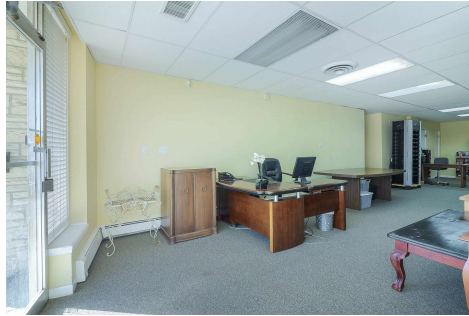
Building Size	3,840 SF
Number of Floors	2
Year Built	1959
Number of Buildings	1

PARKING & TRANSPORTATION

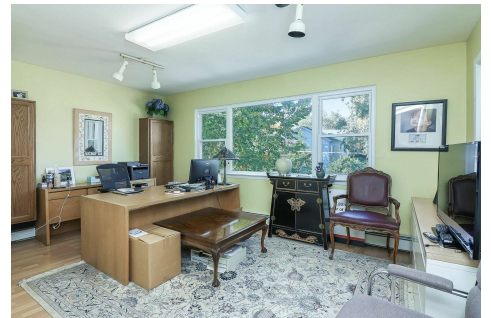
Parking Type	Street Parking
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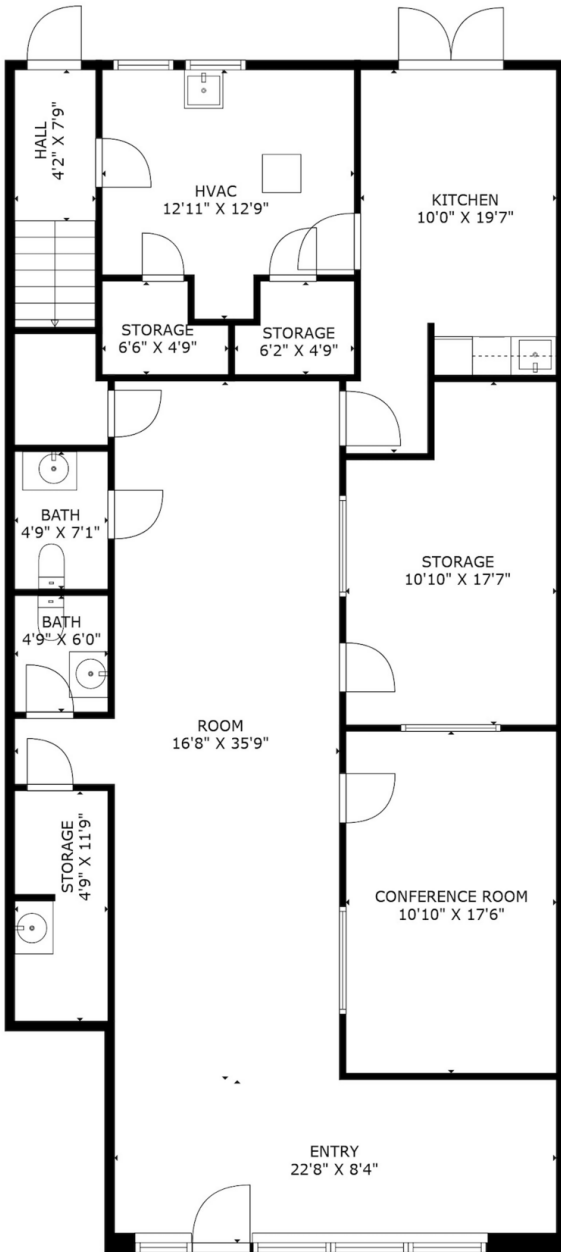
Photos



Additional Photos



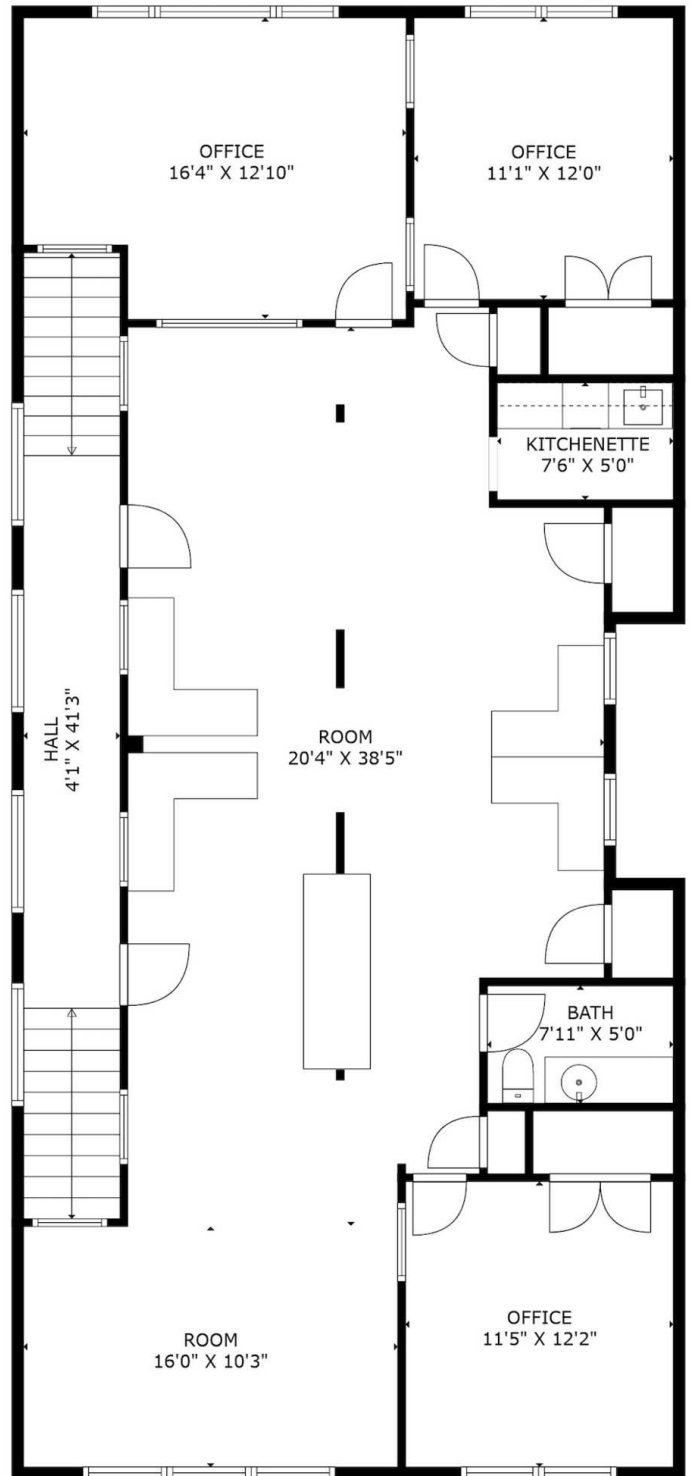
Floorplans



ESTIMATED AREAS

GLA FLOOR 1: 1373 sq. ft EXCLUDED AREAS 327 sq. ft
 GLA FLOOR 2: 1780 sq. ft EXCLUDED AREAS 0 sq. ft
 Total GLA 3153 sq. ft, total area 3480 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



152 BURLINGTON AVE

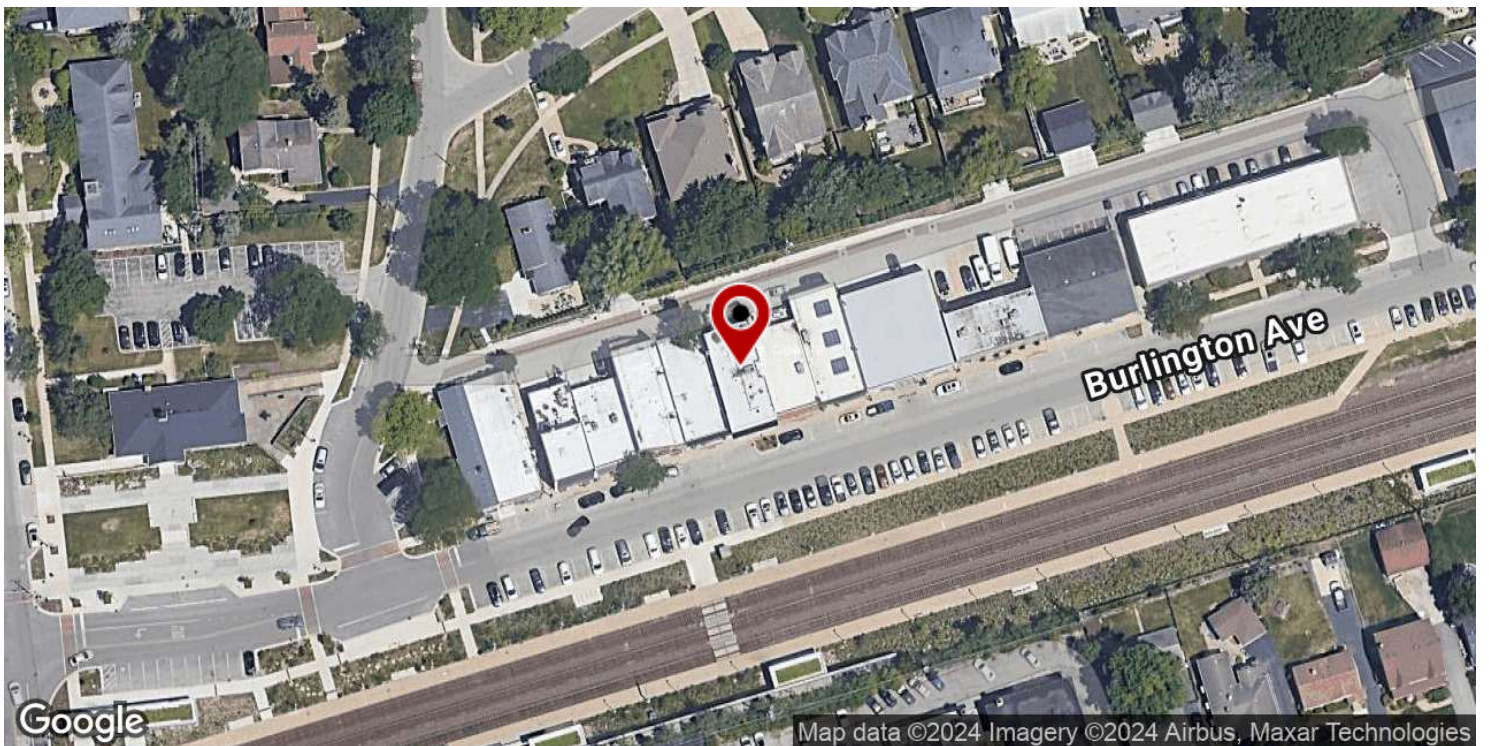
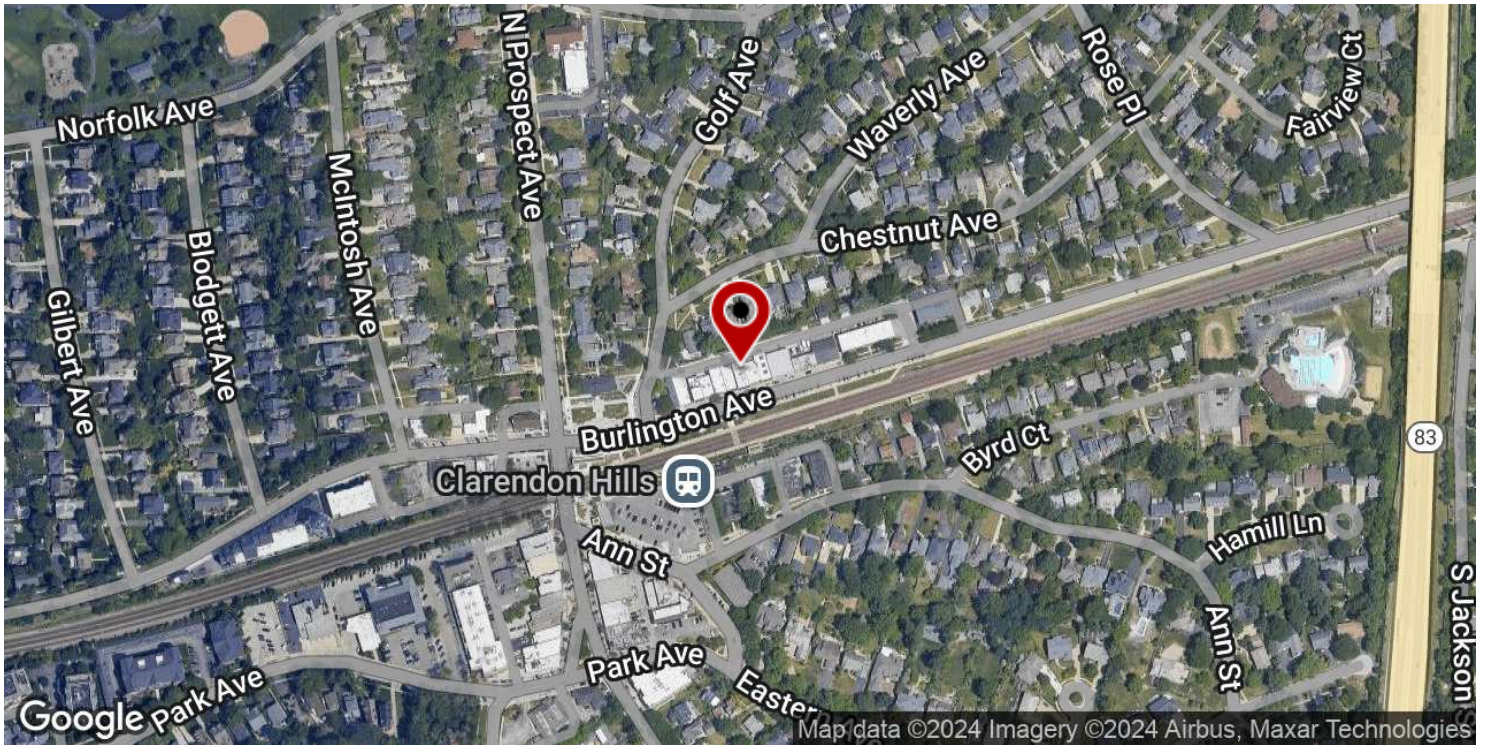
LOCATION INFORMATION

2

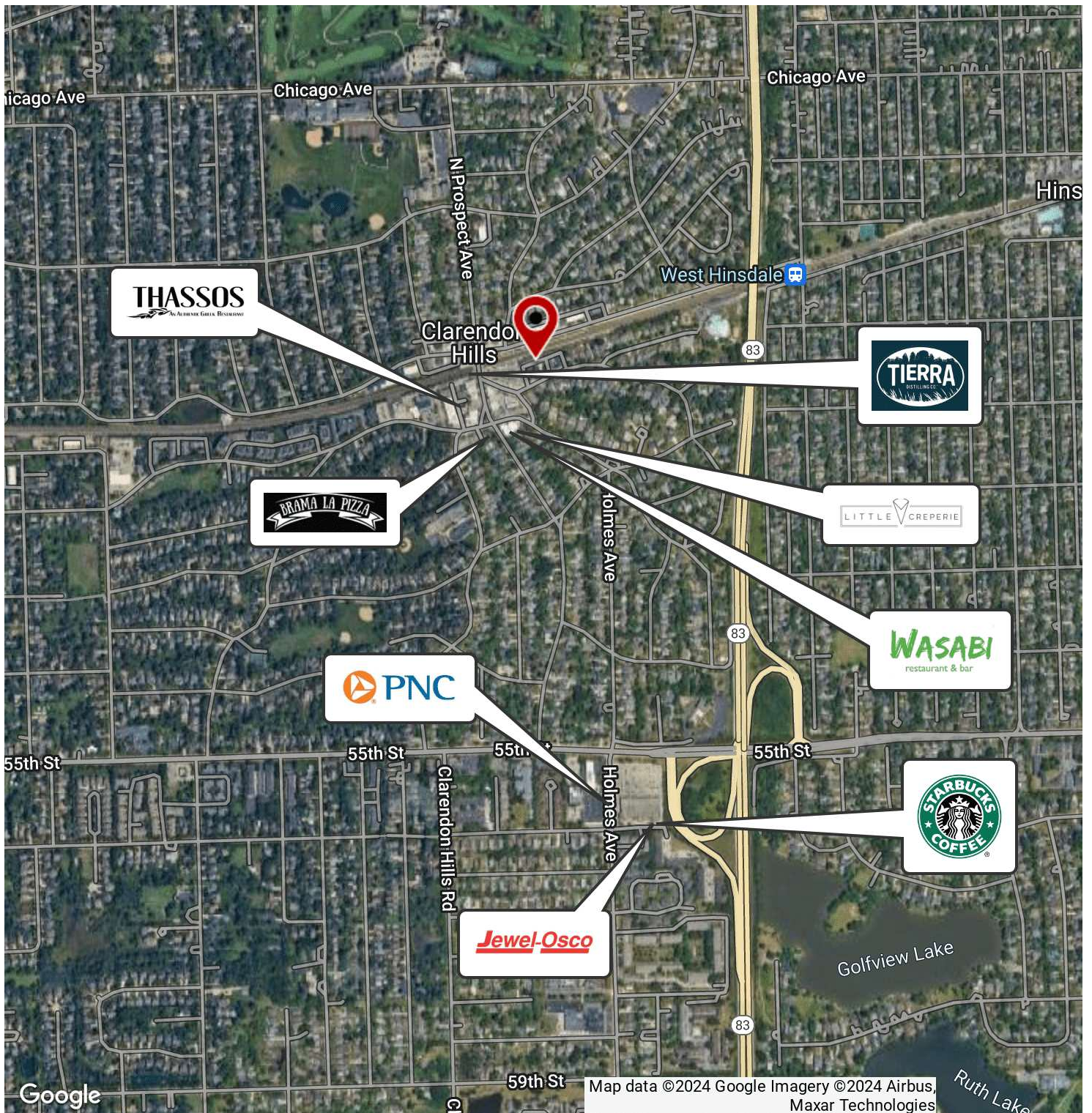
LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



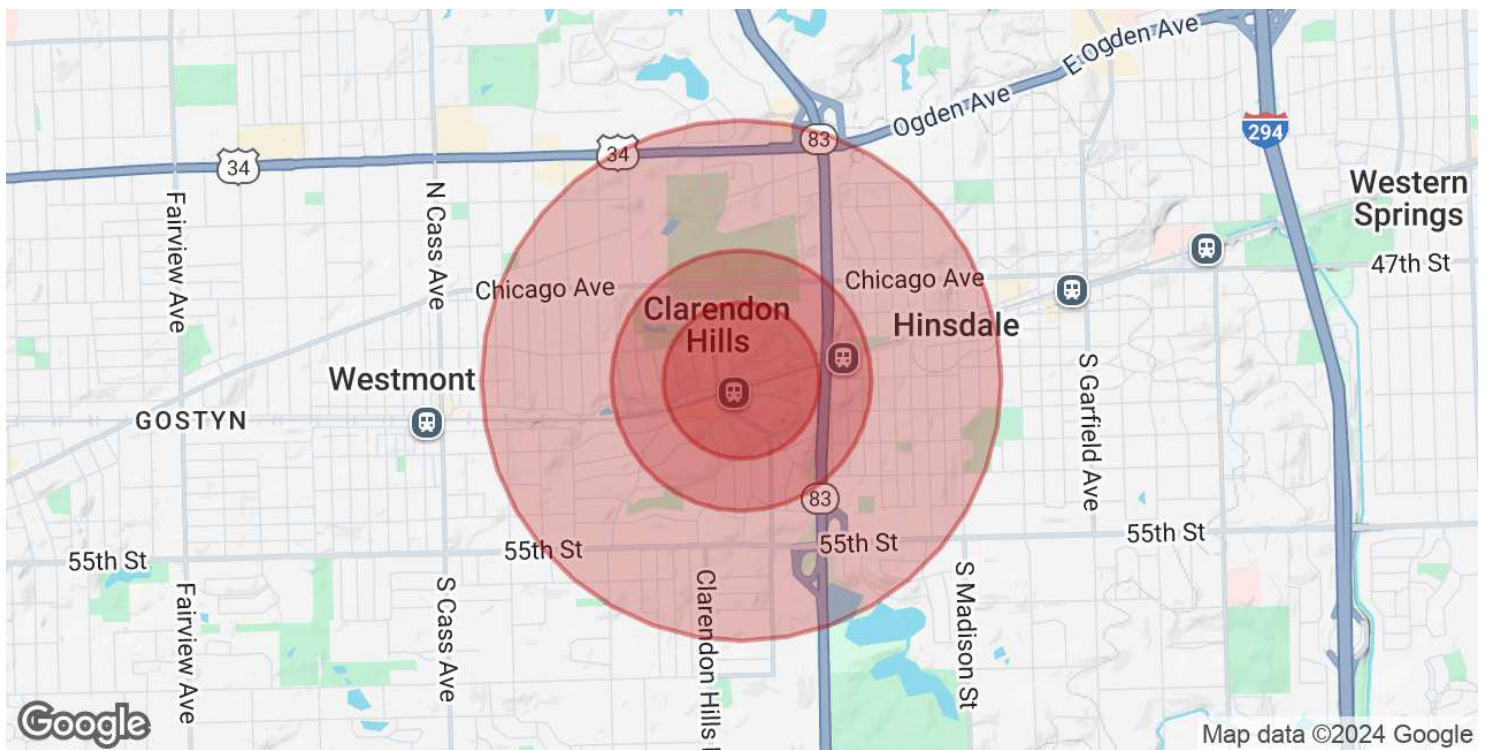
152 BURLINGTON AVE

DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,553	3,985	15,891
Average Age	38	37	39
Average Age (Male)	37	37	38
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,324	5,557
# of Persons per HH	3	3	2.9
Average HH Income	\$249,778	\$256,186	\$225,257
Average House Value	\$917,339	\$932,099	\$817,606

Demographics data derived from AlphaMap

