

8148 S Cicero Ave, Burbank, IL 60459

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OFFERING SUMMARY

Available SF:	39,398 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Taxes:	\$4.26psf
Lot Size:	2.7 Acres
Year Built:	2007
Building Size:	39,398
Traffic Counts:	44,300VPD on Cicero Ave

PROPERTY OVERVIEW

39,398 square foot free-standing building occupies a prominent 2.70-acre site on Cicero Avenue. Constructed from durable masonry, the building has undergone recent exterior renovations, enhancing its aesthetic appeal. The property features ample parking and boasts significant visibility along Cicero Avenue, making it an attractive option. The surrounding area is home to several major national retailers, including Lowe's Home Improvement, Jewel-Osco, Dollar Tree, Party City, AutoZone, and Five Below, among others. This site presents an exceptional opportunity for diverse retail or adaptable business applications.

PROPERTY HIGHLIGHTS

- 39,398sf Freestanding Building
- 191ft of Frontage on Cicero Ave
- Highly Visible Site
- Heavy Traffic Counts
- Many Big Box Stores Nearby
- 2 Exterior Loading Docks

for more information

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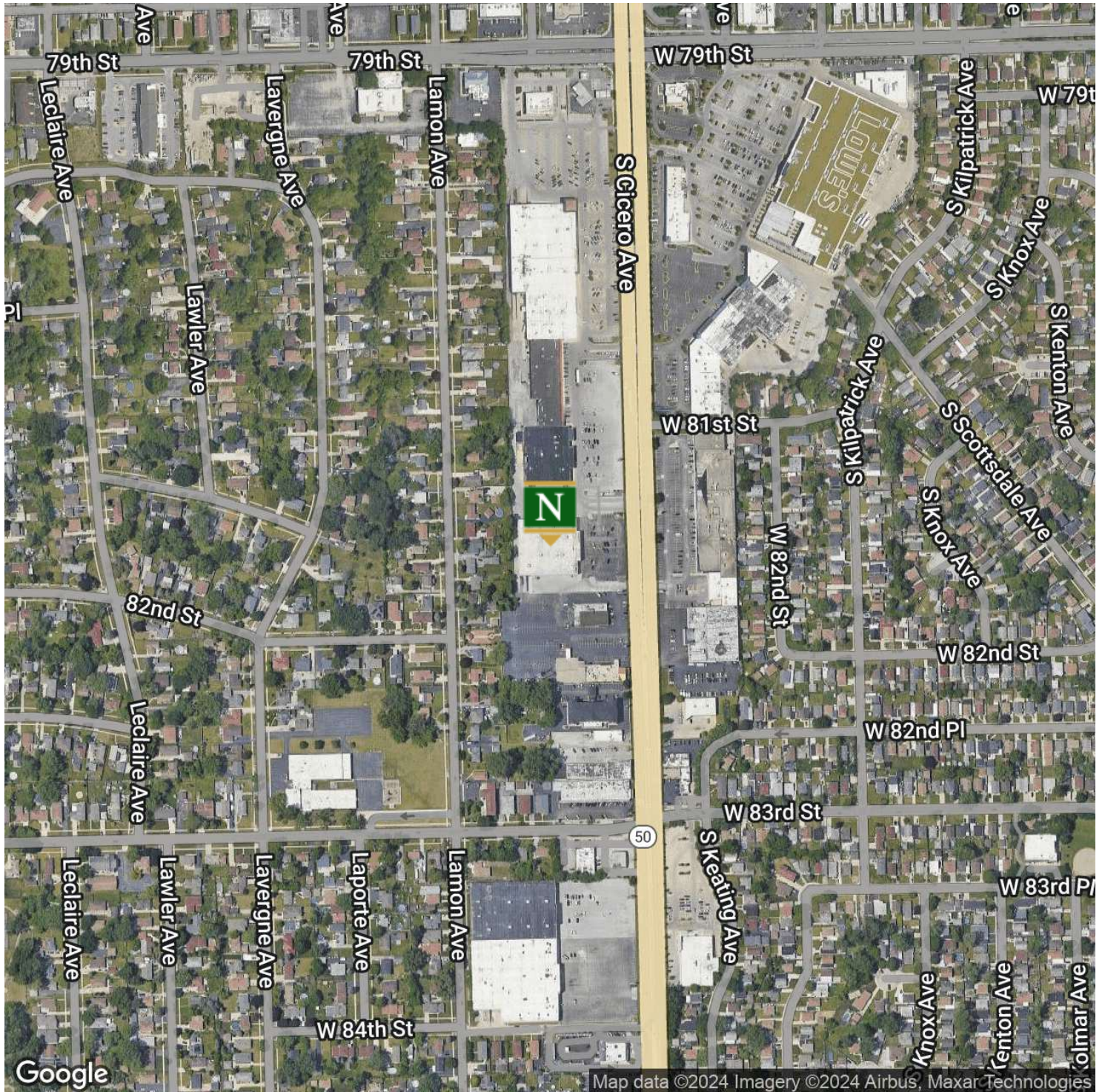
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Office Building For Lease September 25, 2024

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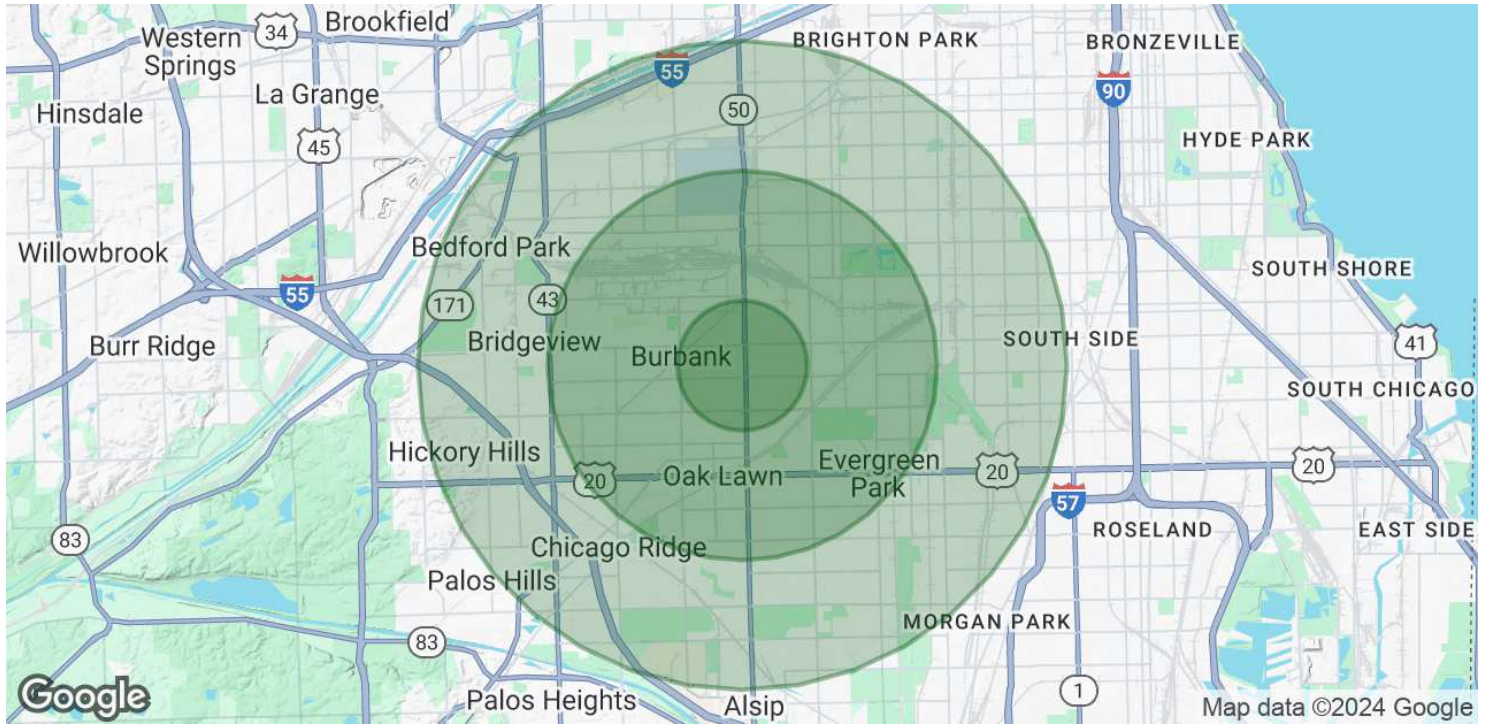
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,716	184,792	531,613
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,596	61,528	182,672
# of Persons per HH	3.1	3	2.9
Average HH Income	\$95,571	\$94,767	\$89,407
Average House Value	\$265,318	\$273,129	\$265,492
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	62.1%	50.7%	44.9%
RACE	1 MILE	3 MILES	5 MILES

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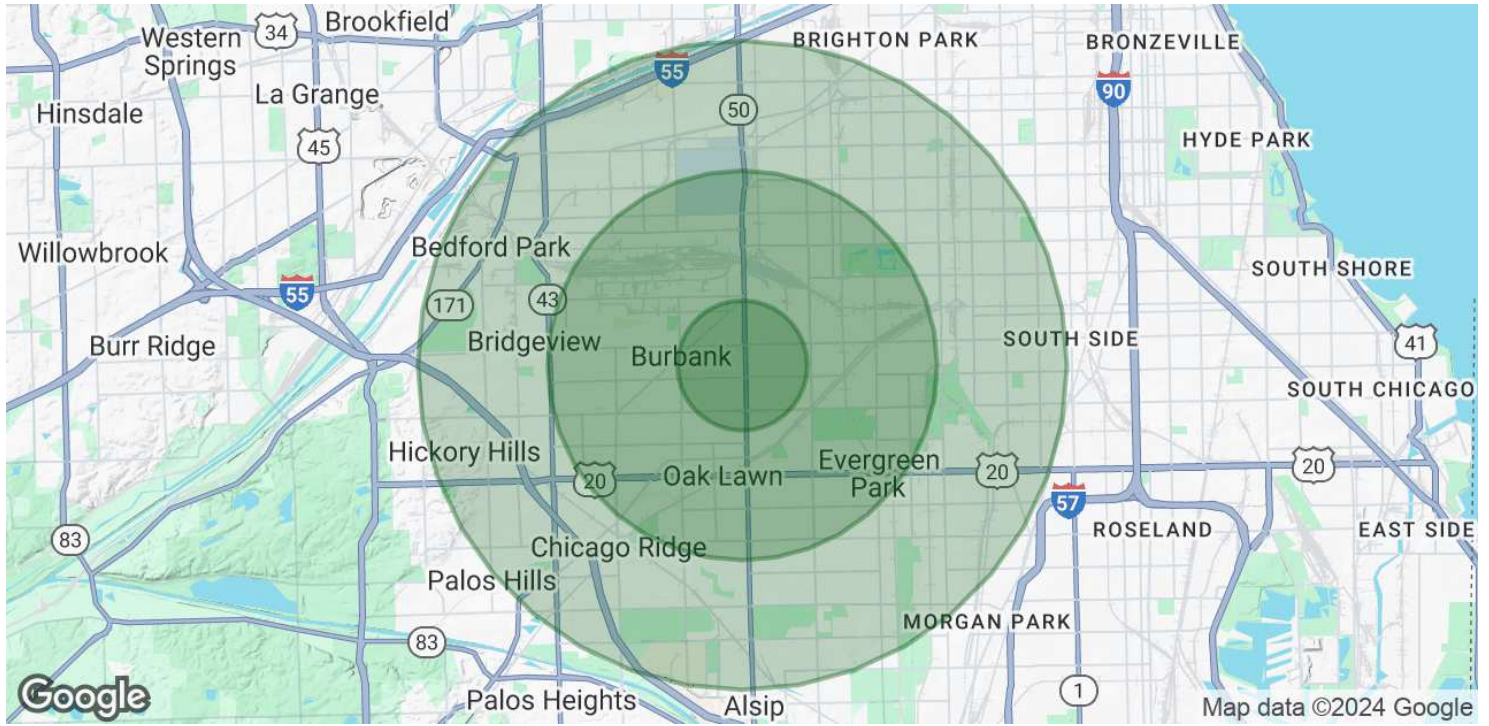
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Total Population - White	8,542	71,168	197,540
% White	36.0%	38.5%	37.2%
Total Population - Black	1,669	28,038	113,742
% Black	7.0%	15.2%	21.4%
Total Population - Asian	464	2,936	8,257
% Asian	2.0%	1.6%	1.6%
Total Population - Hawaiian	7	49	181
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	613	4,091	10,093
% American Indian	2.6%	2.2%	1.9%
Total Population - Other	7,209	46,128	122,018
% Other	30.4%	25.0%	23.0%

Demographics data derived from AlphaMap

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