

JAMESON.

FOR SALE

LAND FOR DEVELOPMENT

4755 W Grand Ave | Chicago, IL 60639

\$725,000



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JAMESONCOMMERCIAL.COM

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SALE OVERVIEW

SALE PRICE:	\$725,000
LOT SIZE:	0.4 AC
BUILDING SIZE:	1,600 SF
YEAR BUILT:	1950
PIN:	13-34-312-058-0000
RE TAXES:	\$12,296

AREA TENANTS

- Home Depot
- Walmart
- Dunkin
- Chase

PROPERTY DESCRIPTION

Jameson Commercial is pleased to present this excellent retail development opportunity.

The property consists of approximately 17,500 sq ft on a highly visible corner, 150' of frontage on West Grand Ave and 110' of frontage on Cicero Ave. The property is zoned C2-1 and is close to multiple big box stores.

PROPERTY HIGHLIGHTS

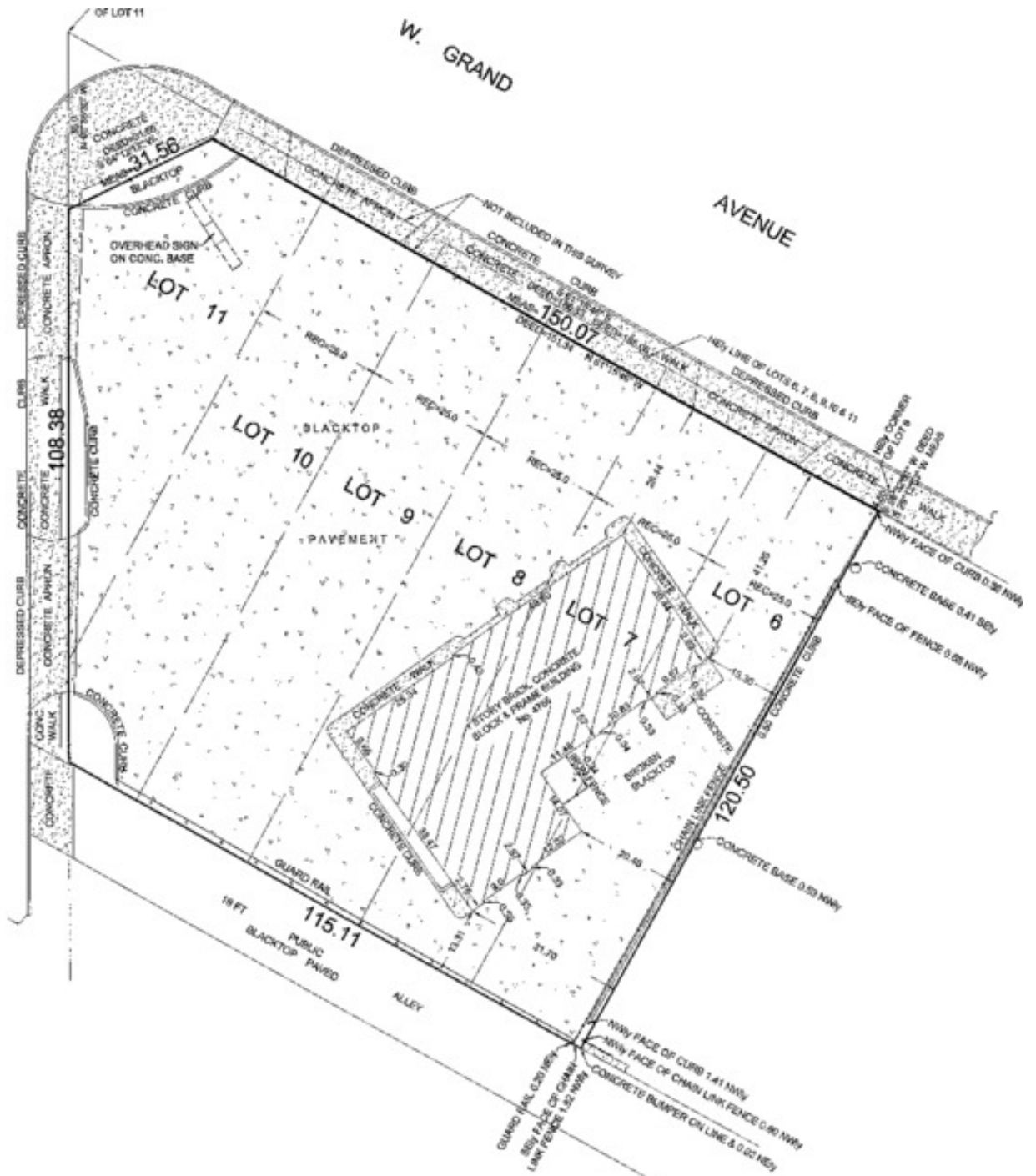
- Land Area: Approximately 17,500 sq. ft.
- Zoned; C2-1
- Hermosa neighborhood just West of Logan Square and Humbolt Park
- Metra Grand-Cicero Station across the street
- VPD Cicero Ave 32,000
- VPD Grand Ave 17,000
- Large retailers in area: Planet Fitness, Menards, Home Depot, Walmart, Life Storage

SURVEY

4755 W Grand Ave, Chicago, IL 60639

\$725,000

N. CICERO AVENUE



BE NOT TO BE ASSUMED FROM SCALING

BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS TO 32ND OF AN INCH

.01=1/32"	.02=1/16"	.03=3/32"
.04=1/8"	.06=3/16"	.07=1/8"
.08=1/4"	.12=3/8"	.15=3/8"
.16=1/2"	.25=1/2"	.31=5/8"
.32=1"	.39=3/4"	.47=11/16"
.56=1 1/4"	.63=5/8"	.71=7/8"
.79=1 1/8"	.87=7/8"	.95=1 7/16"
1.00=1"	1.00=1"	1.00=1"

R No. 150544

DECEMBER 3, 2015

DRAWN BY: JOHN FAUST



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MEASUREMENTS NOT SET PER REQUEST OF CLIENT.

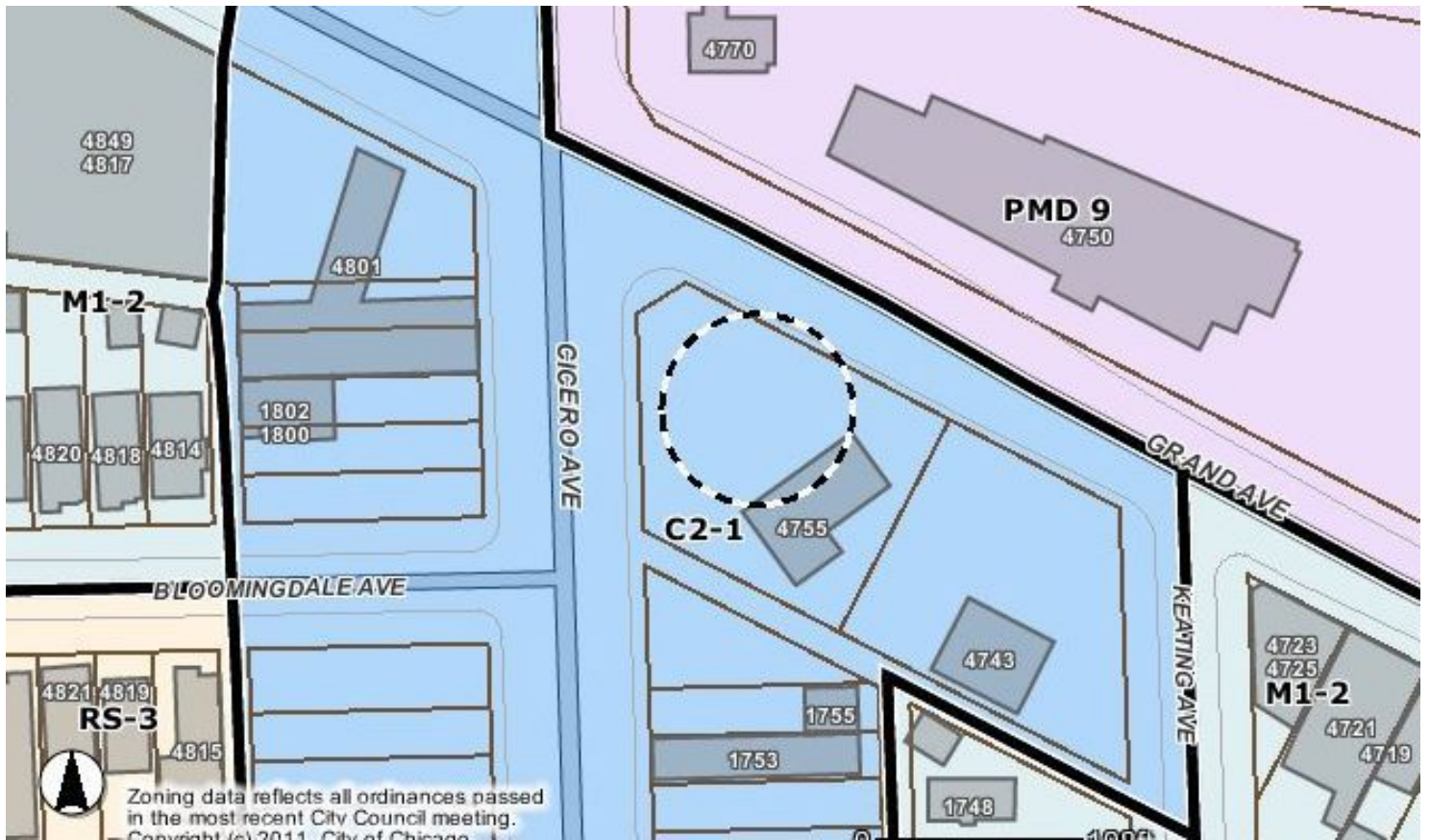
WE CERTIFY SURVEY, INC DOES HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

John R. Mistupak
PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2016

ZONING MAP

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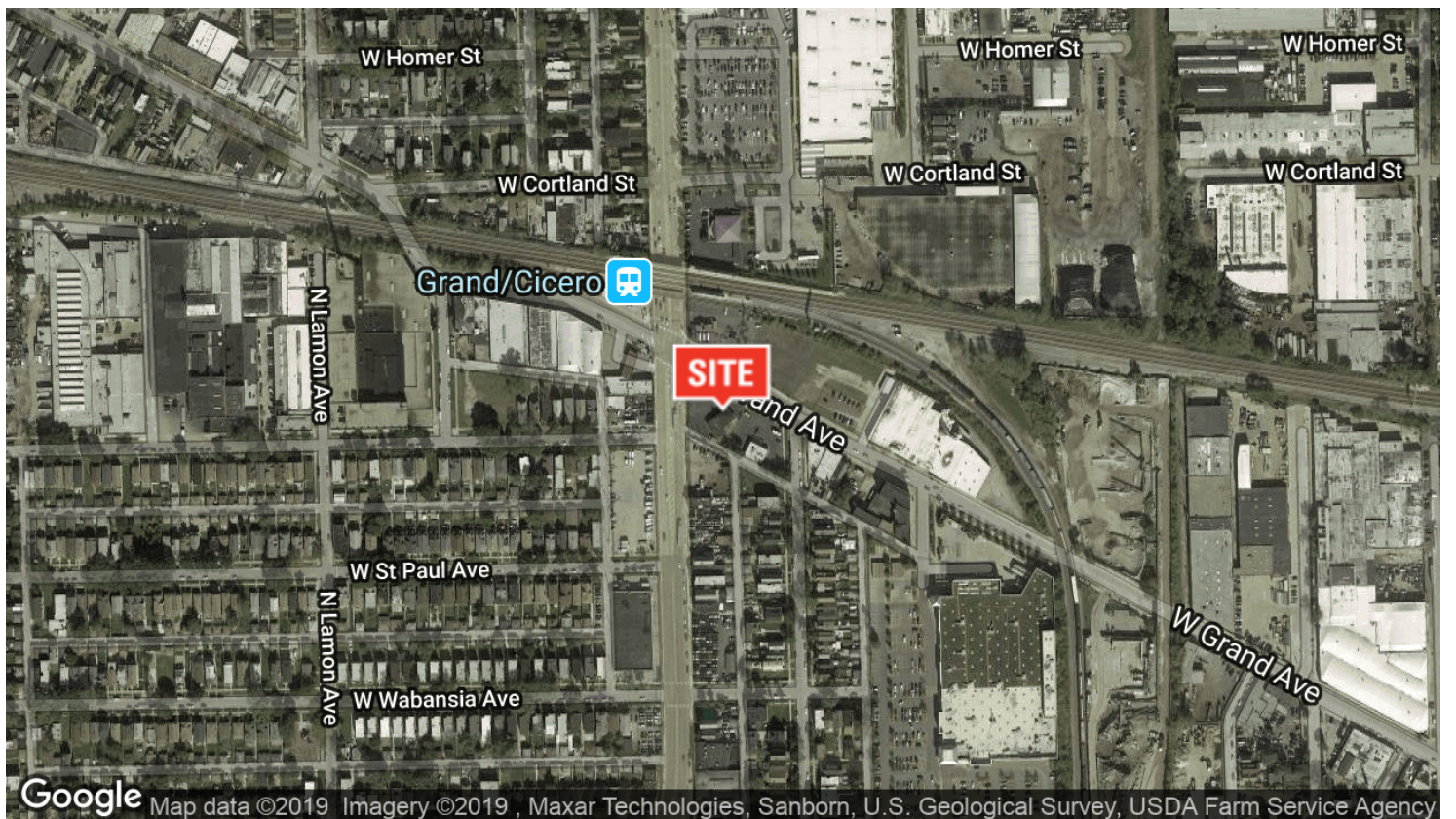
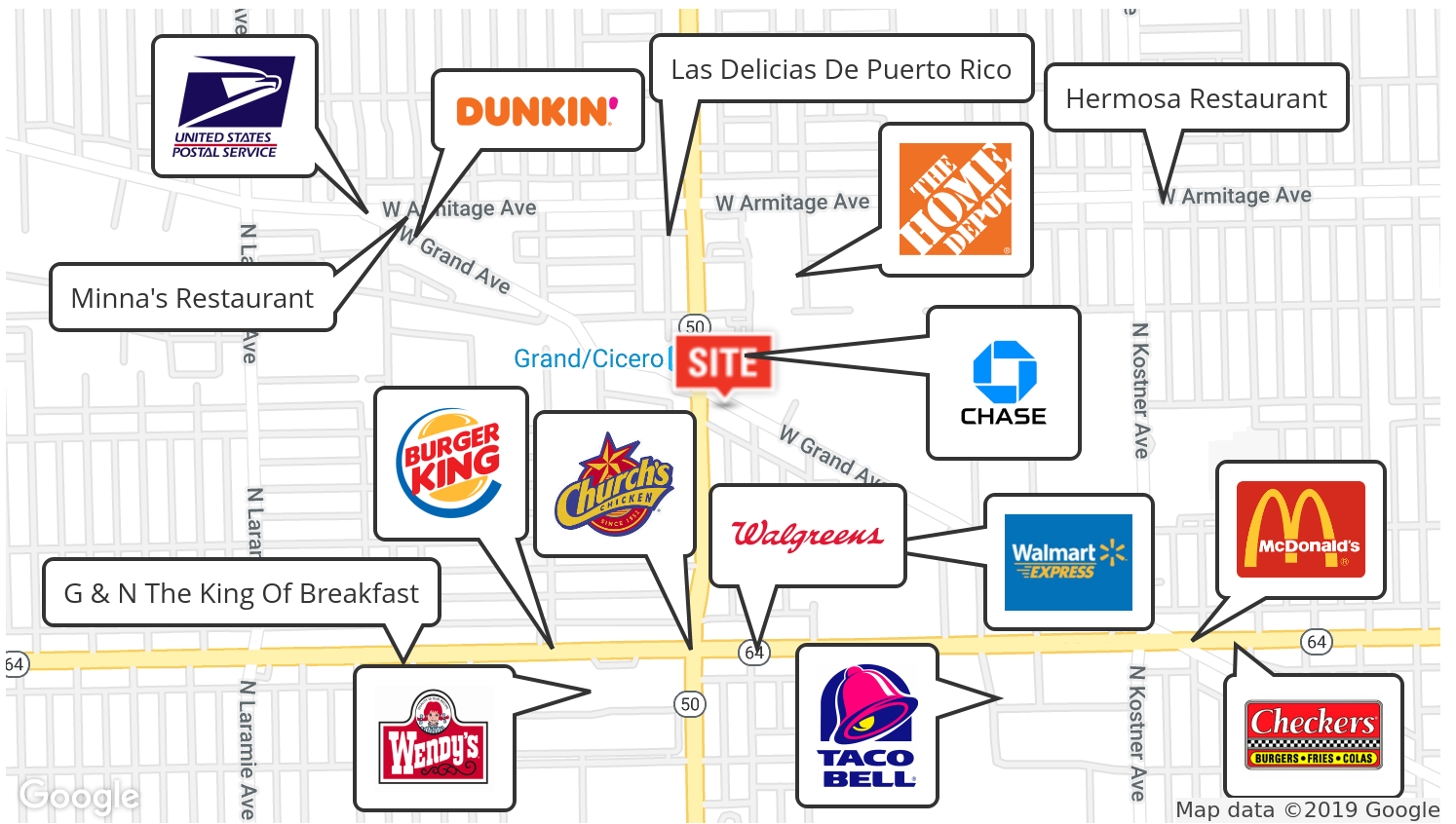


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AERIAL & STREET DETAIL

4755 W Grand Ave, Chicago, IL 60639

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DEMOGRAPHICS MAP

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2010 STATISTICS

POPULATION (total)

1 MILE
54,157

3 MILES
504,353

5 MILES
1,214,451

HOUSEHOLDS (total)

1 MILE
15,311

3 MILES
161,264

5 MILES
417,105

AVG. INCOME (per household)

1 MILE
\$47,426

3 MILES
\$50,922

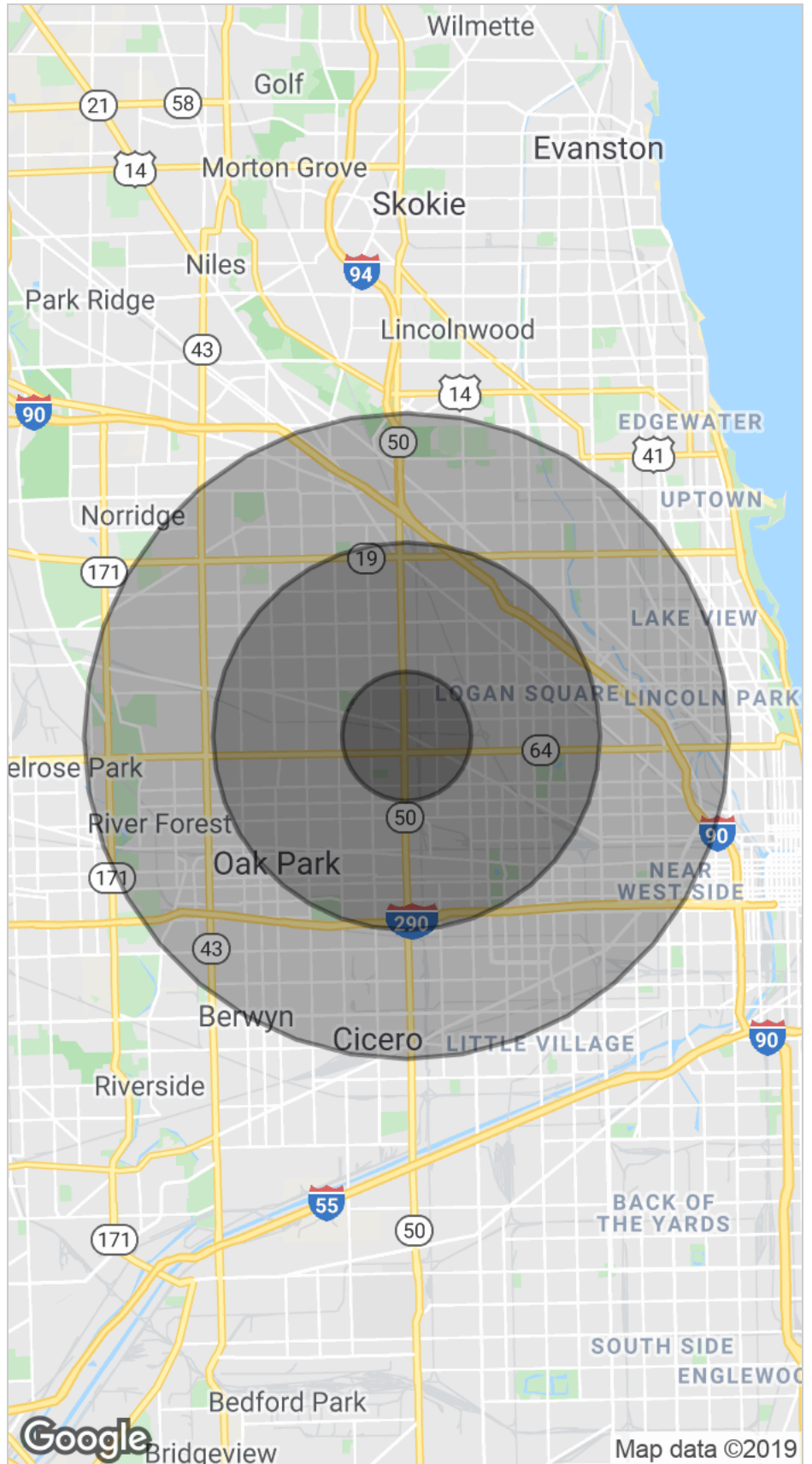
5 MILES
\$62,873

MEDIAN AGE

1 MILE
28.8

3 MILES
31.4

5 MILES
32.4



DEMOGRAPHICS REPORT

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AGE	1 MILE	3 MILES	5 MILES
MEDIAN AGE (male)	28.4	30.0	31.3
MEDIAN AGE (female)	29.8	32.8	33.5
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
PERSONS PER HH	3.5	3.1	2.9
AVG. HOUSE VALUE	\$263,821	\$323,938	\$356,152
POPULATION	1 MILE	3 MILES	5 MILES
WHITE (total)	12,766	159,371	534,537
BLACK (total)	15,569	177,559	298,056
HISPANIC (total)	35,406	233,756	492,099
ASIAN (total)	660	9,252	45,259
HAWAIIAN (total)	0	26	241
INDIAN (total)	104	1,353	2,842
OTHER (total)	24,268	149,558	310,945