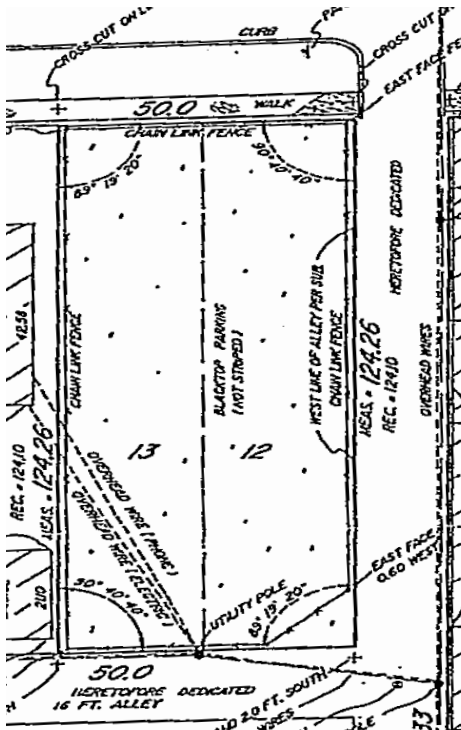


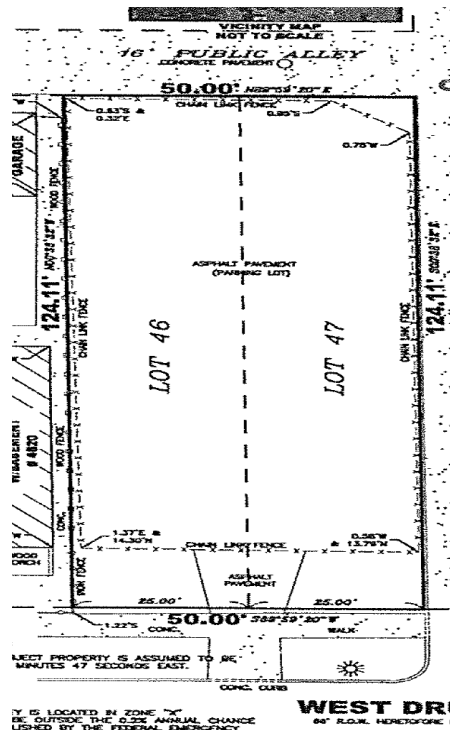
# MILLENNIUM PROPERTIES R/E For Sale: 13,000 SF of Land in Belmont Cragin

4814 W. Drummond Pl., Chicago, IL  
4817 W. Parker Ave., Chicago, IL

4814 W. Drummond Pl.: \$369,000  
4817 W. Parker Ave.: \$369,000



Parker



Drummond

## Property Highlights

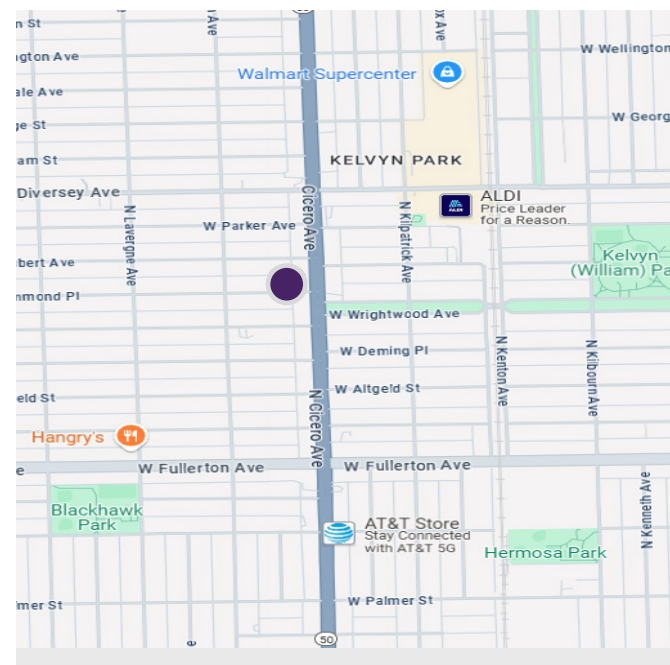
- 4 lots totaling 13,000 SF
  - 4814 W. Drummond: 6,500 SF
  - 4817 W. Parker: 6,500 SF
- Excellent opportunity for auto or multiple retail and residential uses
- Clean environment
- Buy one or all
- One block west of Cicero Avenue
- Opportunity for user or developer
- Businesses in the area include: Walmart, Aldi, AutoZone, Menards and more
- Land Area: 52' x 125'
- Traffic count: 31,139 vehicles daily
- Zoning: B1-1
- Taxes (2023): (Drummond) \$6,086.69  
(Parker) \$6,010.45

## Property Overview

Just off of the corner of Cicero and Diversy Avenues, four lots, totaling 13,000 SF, are available for sale. Each parcel is 6,500 SF, but could be developed for a wide variety of retail uses. The site has low taxes for the area with substantial frontage on Cicero Avenue with easy access to bustling Six Corners. Great opportunity for a user or developer.

The Belmont Cragin community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	51,381	403,146	998,242
Households	16,301	146,137	395,730
Median Income	\$63,711	\$69,553	\$79,557



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