

# SALE

## 4.0 ACRES FOR DEVELOPMENT / MULTIPLE COMMERCIAL USES

19758 Stony Island Ave Lynwood, IL 60411



### PROPERTY DESCRIPTION

Prime Retail Corner just off the Expressway and located in front of Southland Sports Complex and next to Dream Palace Banquet Hall. This site is available as 1 Acre, 3 Acres or 4 Acres. Excellent site for strip mall, gas station w restaurant w mini mart, retail, professional office space, Drive thru restaurants, Dairy Queen, Taco Bell, Subway, Bank, Drug Store, Grocery Store, Day Care Center, Medical Space, Car Dealer, Funeral Home, CHURCH and more. City Water - Sewer all at site. Lynwood is pro-growth and anxious to speak with about your new business location here. Excellent location for multiple businesses to locate under one roof or several buildings. Catch all the Chicago traffic going to and from Northwest Indiana on a daily basis! The possibilities are endless with this investment location! 1 acre \$129k, 3 Acres \$295k all 4 acres \$350k

### PROPERTY HIGHLIGHTS

- City Water & Sewer on site

**Ken Peach**

(708) 764-2890

### OFFERING SUMMARY

Sale Price: 350,000 \$350,000

Lot Size: 1 to 4 Acres

DEMOGRAPHICS	1 MILE	1.5 MILES	3 MILES
Total Households	1,109	3,460	14,698
Total Population	3,032	8,953	38,393
Average HH Income	\$104,705	\$97,597	\$91,270



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## 1 TO 4 ACRES AVAILABLE

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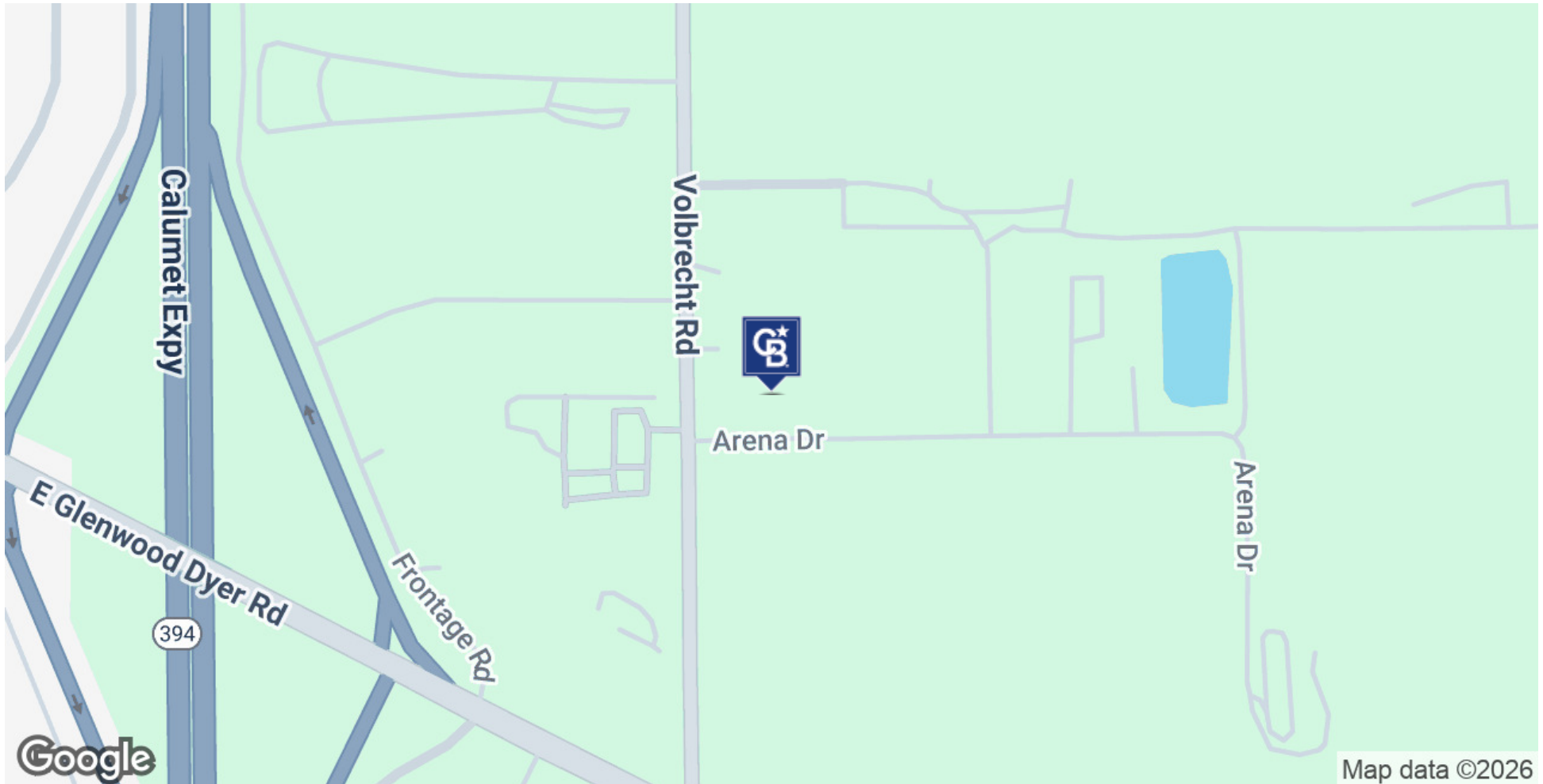
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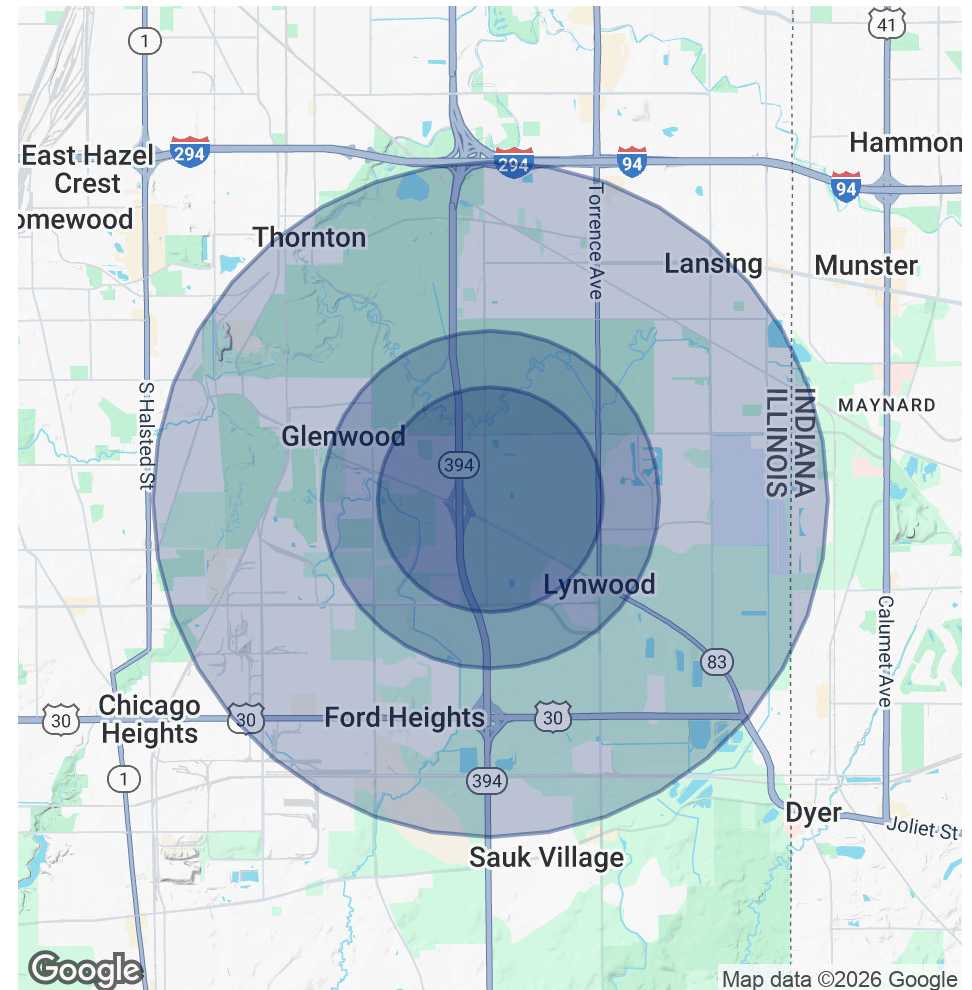
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POPULATION	1 MILE	1.5 MILES	3 MILES
Total Population	3,032	8,953	38,393
Average Age	42	43	41
Average Age (Male)	41	41	40
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	3 MILES
Total Households	1,109	3,460	14,698
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$104,705	\$97,597	\$91,270
Average House Value	\$254,033	\$239,484	\$209,068

Demographics data derived from AlphaMap



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