



Truck Parking/Gas Station Site Available

For Sale Offering Memorandum

16710-16900 S. Cicero Avenue
Oak Forest, IL 60452

Anne Dempsey
Executive Vice President
+1 847 989 8359
anne.dempsey@colliers.com

Kate Dempsey
Associate
+1 847 989 4404
kate.dempsey@colliers.com



Property Specs

Address	16710-16900 S. Cicero Avenue	
City	Oak Forest	
County	Cook	
Zoning	C2 (General Service Commercial District)	
Acres	6.60	
APNs	28-28-202-033	28-28-202-025
	28-28-202-011	28-28-202-026
	28-28-202-012	28-28-202-027
	28-28-202-013	
Sale/Lease Price	\$2,500,000	

- Highlights**
- Great sized parcel for commercial development with lots of frontage on Cicero Avenue
 - Strong population demographics
 - 1 block off I-57 full interchange

- Property Uses**
- Truck Parking
 - Gas Station/C-Store/Car Wash
 - Self Storage
 - Retail
 - Industrial
 - Multifamily
 - Townhomes

[Click for Market Overview](#)

[Click to view Survey](#)

[Oak Forest Website](#)



Demographics

1 Miles

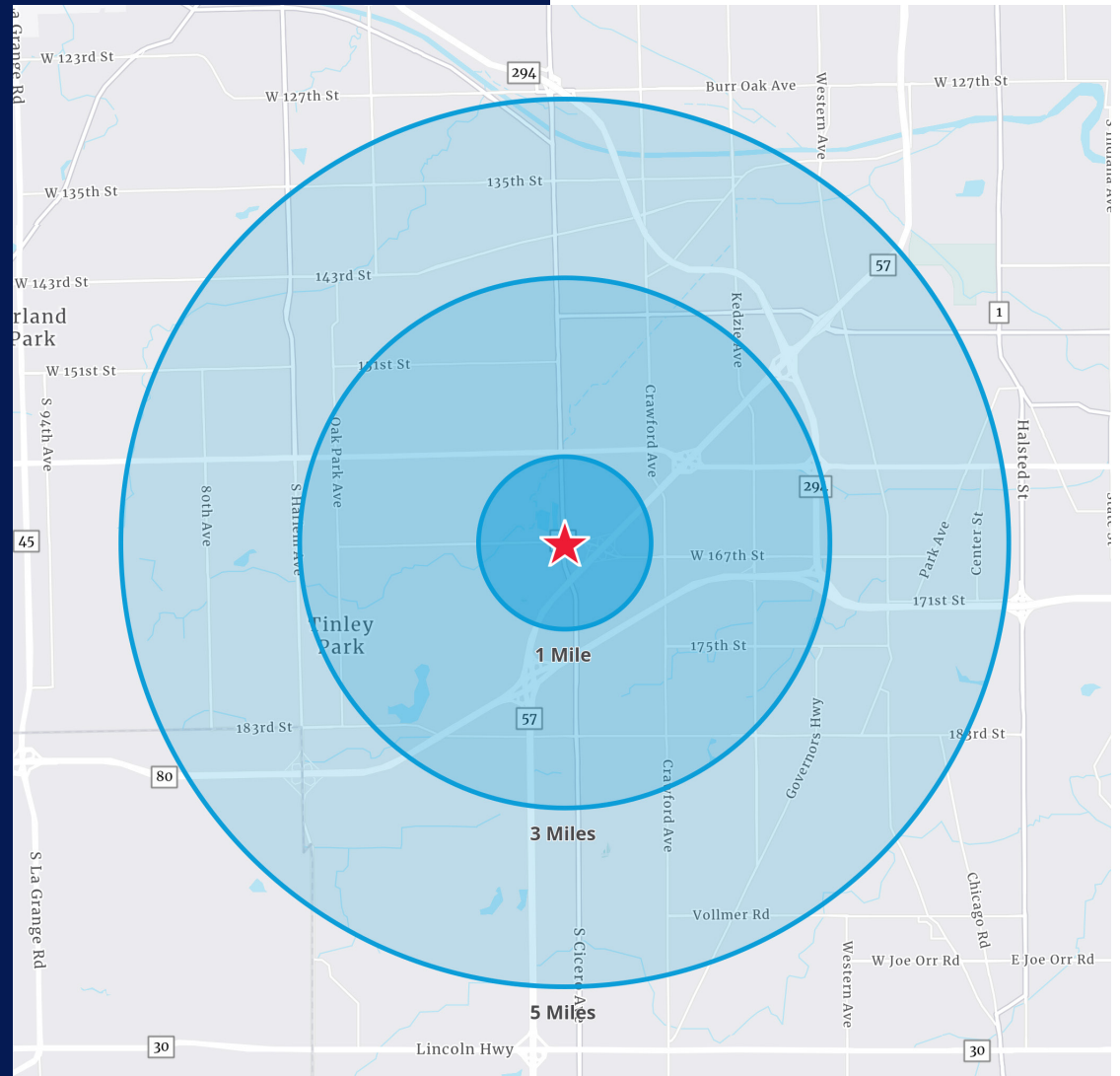
Population	5,626
Median Age	39.4
Avg. Income	\$89,318
Median Home Value	\$249,847

3 Miles

Population	80,487
Median Age	39.8
Avg. Income	\$79,153
Median Home Value	\$230,530

5 Miles

Population	200,786
Median Age	41.3
Avg. Income	\$78,413
Median Home Value	\$244,096



[Click for Details](#)

Traffic Counts



19,146 VPD

21,171 VPD

27,808 VPD

122,500 VPD

INTERSTATE 57

Retail Map



DTLR   

  **CHASE** 

Foot Locker  **Pizza Hut** 

SUBWAY **DUNKIN'**  

FOR SALE

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