



REAL ESTATE OR BUISNESS FOR SALE
+/- 4,829 SF BUILDING | +/- 13,695 SF LAND
348 W 14th St , Chicago Heights, IL



FIRST IN
REALTY
— INCORPORATED —



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FOR SALE | FORMER CLEANERS

+/- 4,829 SF BUILDING | +/- 13,695 SF LAND

348 W 14th St , Chicago Heights, IL 60411

CHICAGO HEIGHTS OVERVIEW:

Located about 30 miles south of downtown Chicago, Chicago Heights, IL, is a vibrant city with a rich industrial history and a strong sense of community. Often referred to as the “Crossroads of the Nation” due to its strategic location near major highways and rail lines, the city offers excellent connectivity for both businesses and residents. Known for its affordable real estate, Chicago Heights provides competitive options for residential and commercial properties, making it attractive for families and entrepreneurs alike. The city is well-served by key transportation routes, including I-57, I-80, and the Metra Electric Line, ensuring easy access to the broader Chicago area. In addition to its convenient location, Chicago Heights boasts excellent schools, healthcare facilities, and ample recreational opportunities, such as the scenic Sauk Trail Woods. With ongoing revitalization and a supportive business environment, Chicago Heights offers the perfect blend of suburban charm and urban convenience, making it an appealing choice for those seeking affordability and community-focused living.



2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | www.firstinrealty.com

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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Highlights:

- **Building Size:** 4,829 sq. ft.
 - **Lot Size:** 13,695 sq. ft.
 - **Parking:** Expansive parking lot
 - **Zoning:** Ideal for retail, office, or service-based businesses
 - **Potential:** Blank canvas for new or existing businesses
 - **Nearby Brands:** Walmart, Aldi, Starbucks, and more
 - **Visibility:** High-traffic commercial corridor
- Investment Opportunity:** Strong retail synergy and customer exposure

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McDonald's | BankFinancial | CARPLANET | SMOOTHIE KING

MOOD Cannabis | Wendy's

PEP'S Mexican Restaurants

PANOZZO FUNERAL HOME

GRAND PRAIRIE SERVICES INTEGRATED HEALTHCARE

NICK'S OYSTER & PHILLY

SOUTH SUBURBAN PADS

Chicago Pit Stop BBQ

DOLLAR GENERAL

TONY'S LIQUOR

SITE

14th Ave: +/- 24,629 VPD

Starbucks

Walmart

FOOD4LESS | White Castle | SUBWAY

T-Mobile authorized dealer

DOLLAR TREE

AutoZone | CD ONE PRICE CLEANERS

ALDI

Mobil

cricket wireless | Gloria Services residential & commercial cleaning

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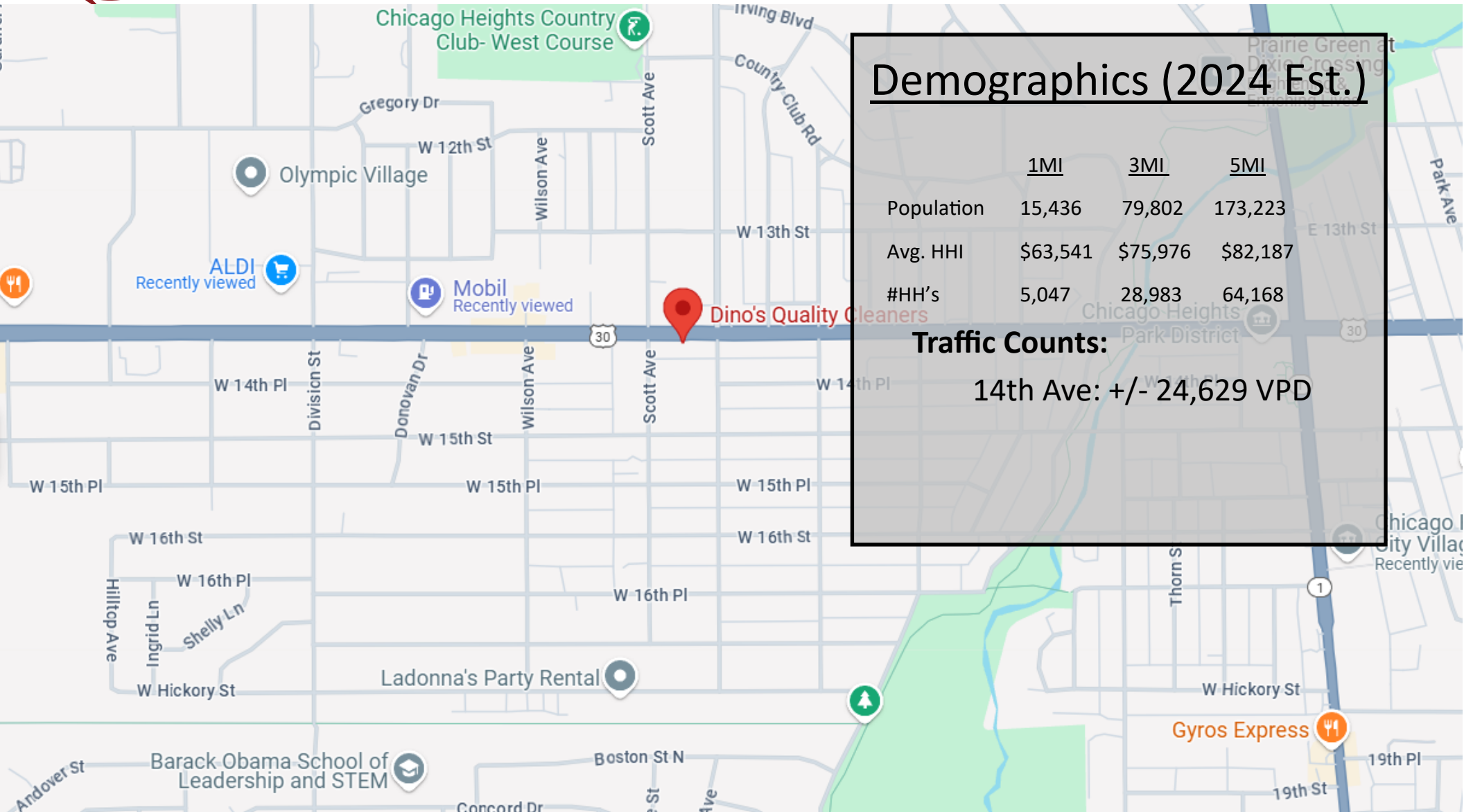
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Demographics (2024 Est.)

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	15,436	79,802	173,223
Avg. HHI	\$63,541	\$75,976	\$82,187
#HH's	5,047	28,983	64,168

Traffic Counts:
14th Ave: +/- 24,629 VPD

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