

SALE

Prime Development Lot on Cicero Ave

16224 CICERO AVENUE

Oak Forest, IL 60452

PRESENTED BY:

DEREK GONSCH

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derek.gonsch@svn.com



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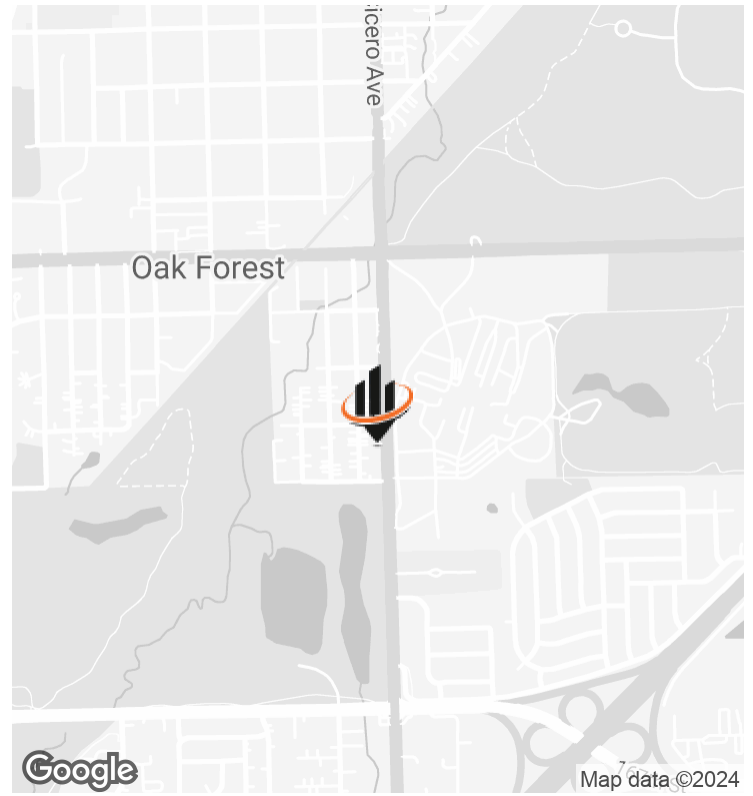
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
LOT SIZE:	40,250 SF
PRICE / SF:	\$12.42
ZONING:	C3
TRAFFIC COUNT:	21,100

PROPERTY OVERVIEW

SVN proudly presents this incredible development opportunity on busy Cicero Ave in Oak Forest. Sitting across from the Oak Forest Health Center and Heritage Forest Preserve, and just north of the Midlothian Reservoir, this prime location boasts high traffic counts, great street visibility, and easy access via the 3 curb cuts.

This location already has renderings for potential development, (in brochure) which the village approved in the past, however, it could also be a great location for a car wash, tire/oil change facility, gas station, and a wide variety of other business uses. The flexible zoning and motivated sellers make this an amazing development site. This excellent opportunity will not last long, bring your ideas and watch them flower into success!

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PROPERTY DETAILS & HIGHLIGHTS



BUILDING NAME	Prime Development Lot on Cicero Ave
PROPERTY TYPE	Land
LOT SIZE	40,250 SF
NUMBER OF LOTS	1
FREE STANDING	Yes

- 0.92 acres/40,250 SF stie
- Grass/gravel
- Chain link fence on site currently
- All utilities to site
- Residential neighborhood behind lot
- Next to mechanics
- Recent price reduction
- 350' frontage on Cicero Ave
- Close proximity to highways and train stations

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LOCATION MAP



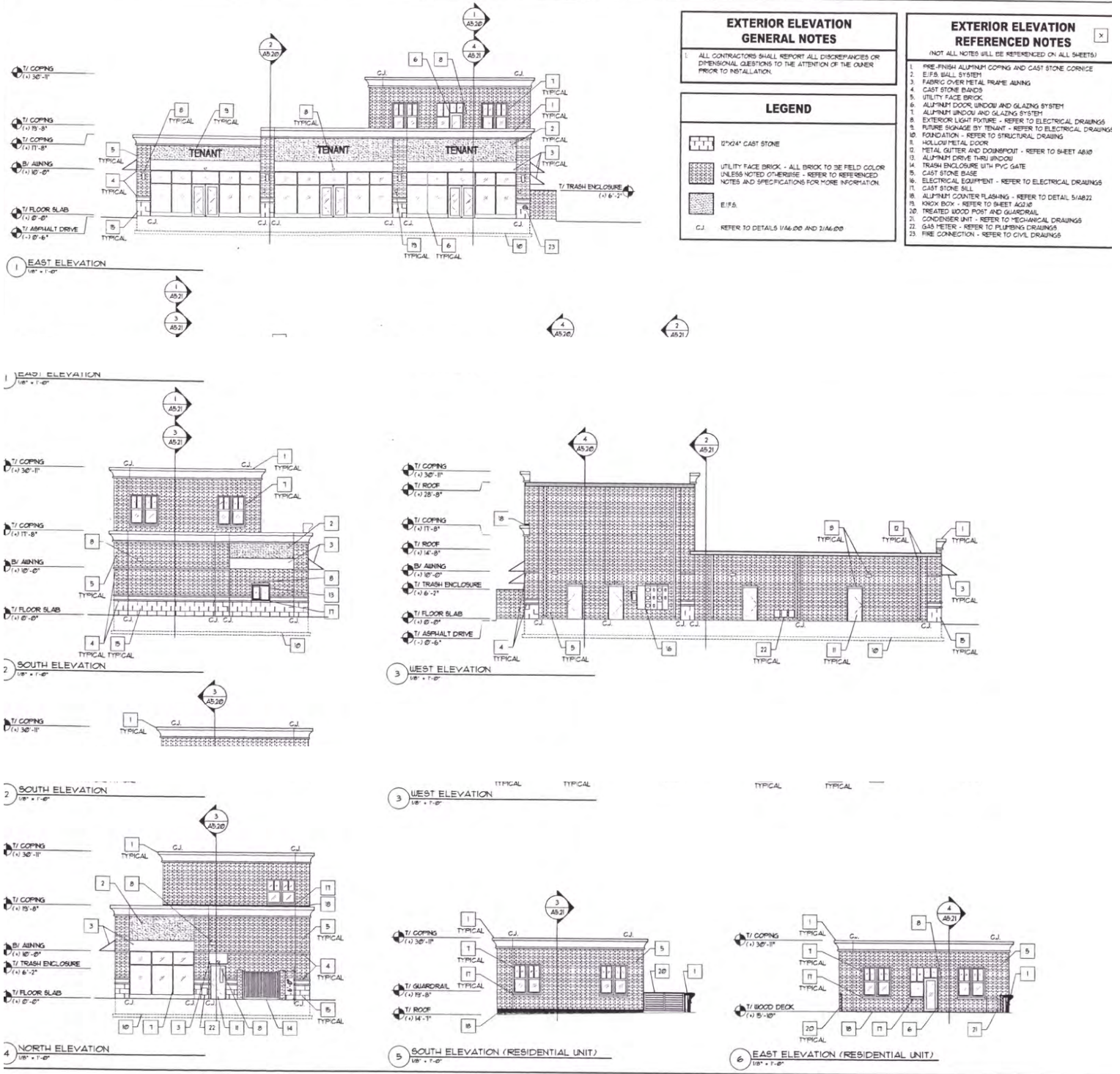
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RETAILER MAP



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POTENTIAL DEVELOPMENT PLANS



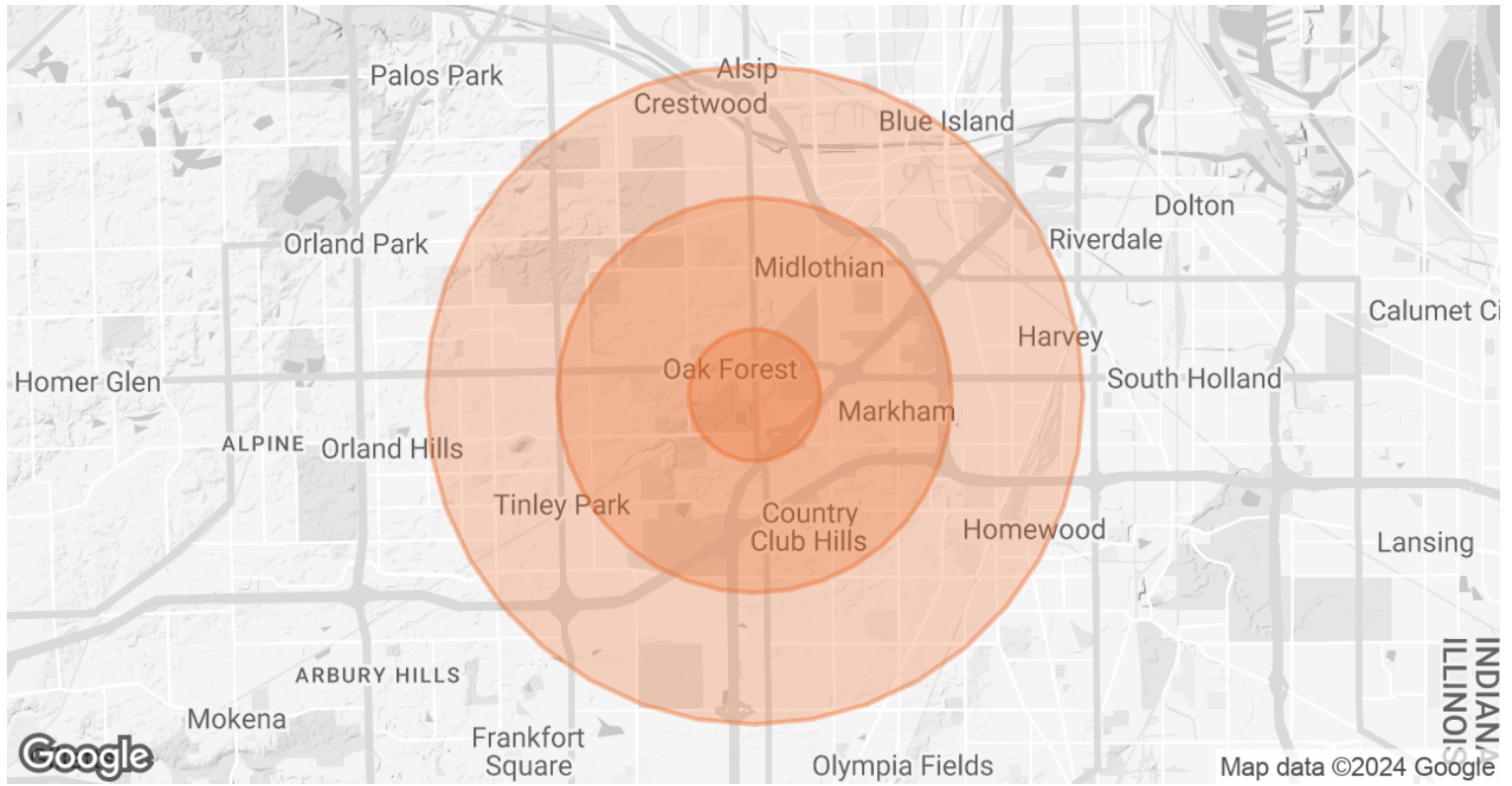
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,682	80,286	218,970
AVERAGE AGE	41.9	39.9	39.6
AVERAGE AGE (MALE)	40.9	37.9	36.5
AVERAGE AGE (FEMALE)	43.4	42.5	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,557	31,704	89,789
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$86,038	\$74,438	\$74,645
AVERAGE HOUSE VALUE	\$180,504	\$177,439	\$175,999

* Demographic data derived from 2020 ACS - US Census

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57M+

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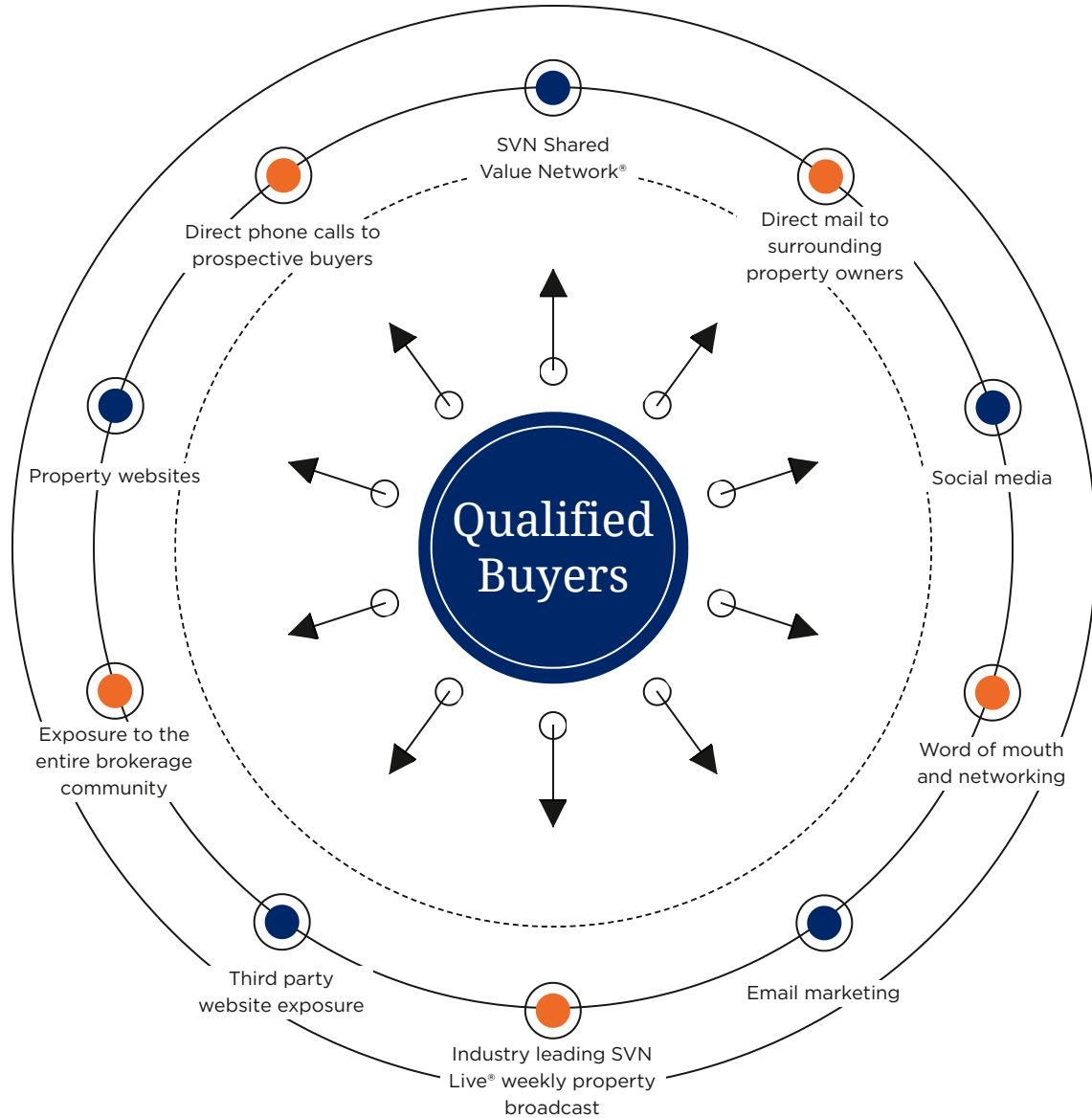


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SVN[®] marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property



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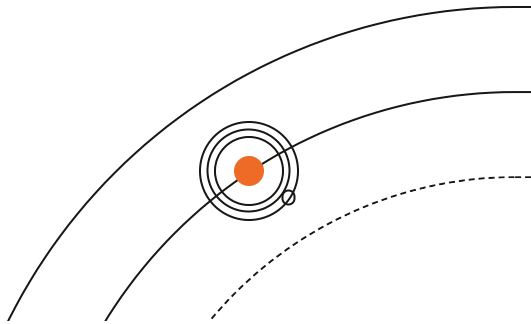


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THE 9.6% REPORT

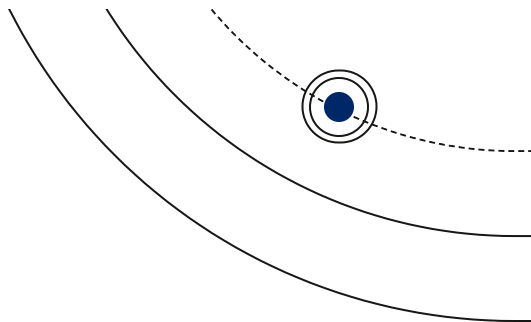
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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