

# 12233-12145 SOUTH AVENUE O, CHICAGO, IL 60633



For more information, please contact:

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**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

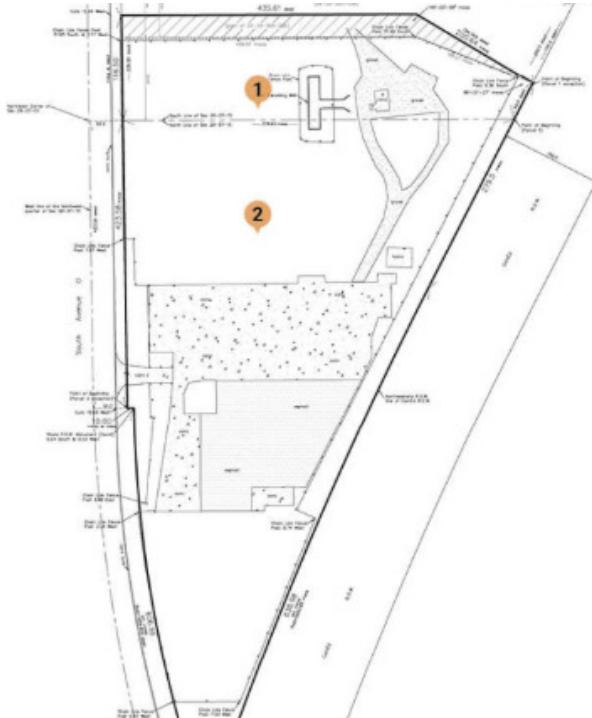
LATITUDECO.COM

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## EXECUTIVE SUMMARY



Lot #	APN	Lot Size
<b>Address</b> 12145 S. Avenue O   Chicago, IL		
1	26-20-300-039-0000	±85,350 SF
<b>Address</b> 12233 S. Avenue O   Chicago, IL 60633		
2	26-29-100-004-0000	±307,949 SF

## OFFERING SUMMARY

**Sale Price:** \$3,250,000

**Price / SF:** -

**Available SF:** 9 Acres

**Lease Rate:** \$25,000.00 SF/yr  
(NNN)

**Lot Size:** 9.0 Acres

**Building Size:** 0 SF

**Zoning:** M-2

## PROPERTY OVERVIEW

Introducing a prime industrial property zoned M-2, strategically located in the heart of Chicago. This property offers a fenced perimeter with gated access, providing security and ease of access. The partially paved area, combined with compacted asphalt millings, offers versatility for a range of potential uses. Whether you're seeking a hub for truck transit or an industrial facility, this property presents a rare opportunity to invest in a prime location.

## PROPERTY HIGHLIGHTS

- Fenced perimeter with gated access
- Partially paved
- Compacted asphalt millings
- Two parcels for a combined 9 acres of IOS

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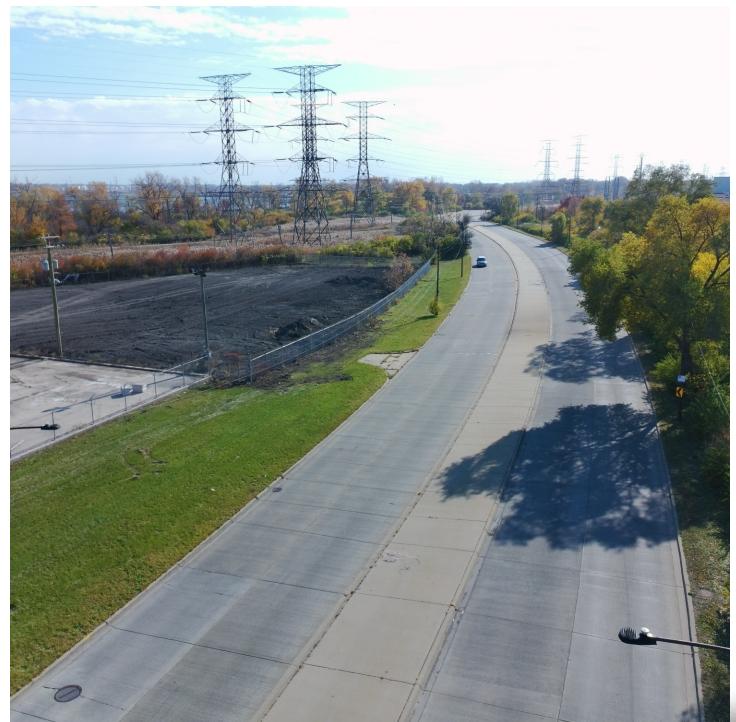
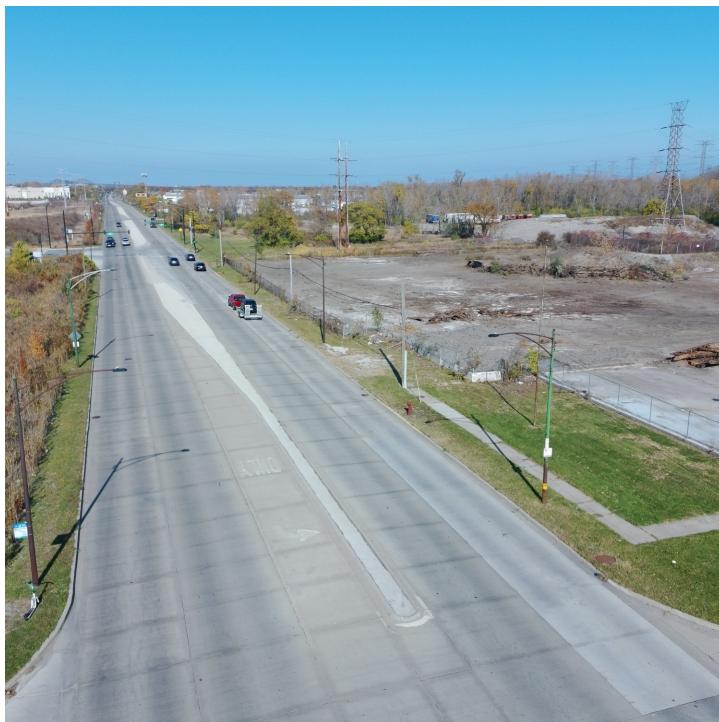
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## ADDITIONAL PHOTOS



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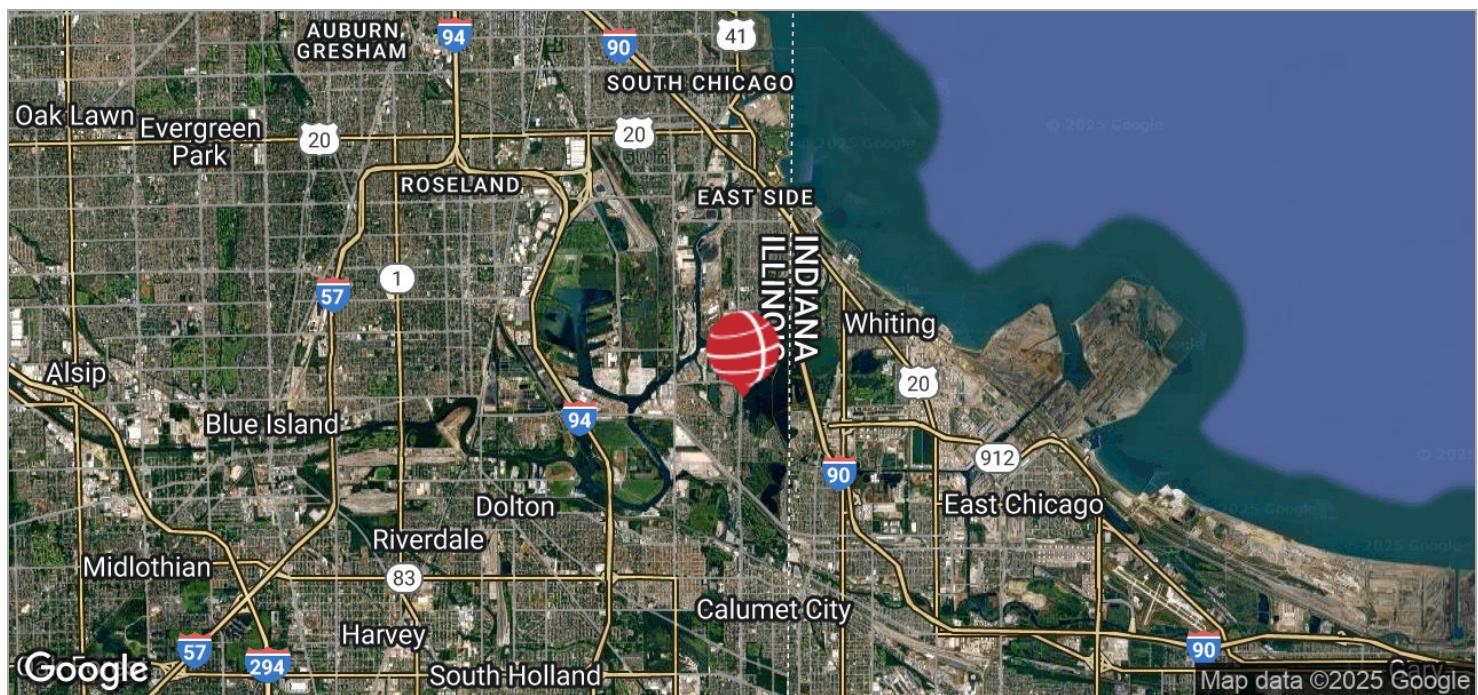
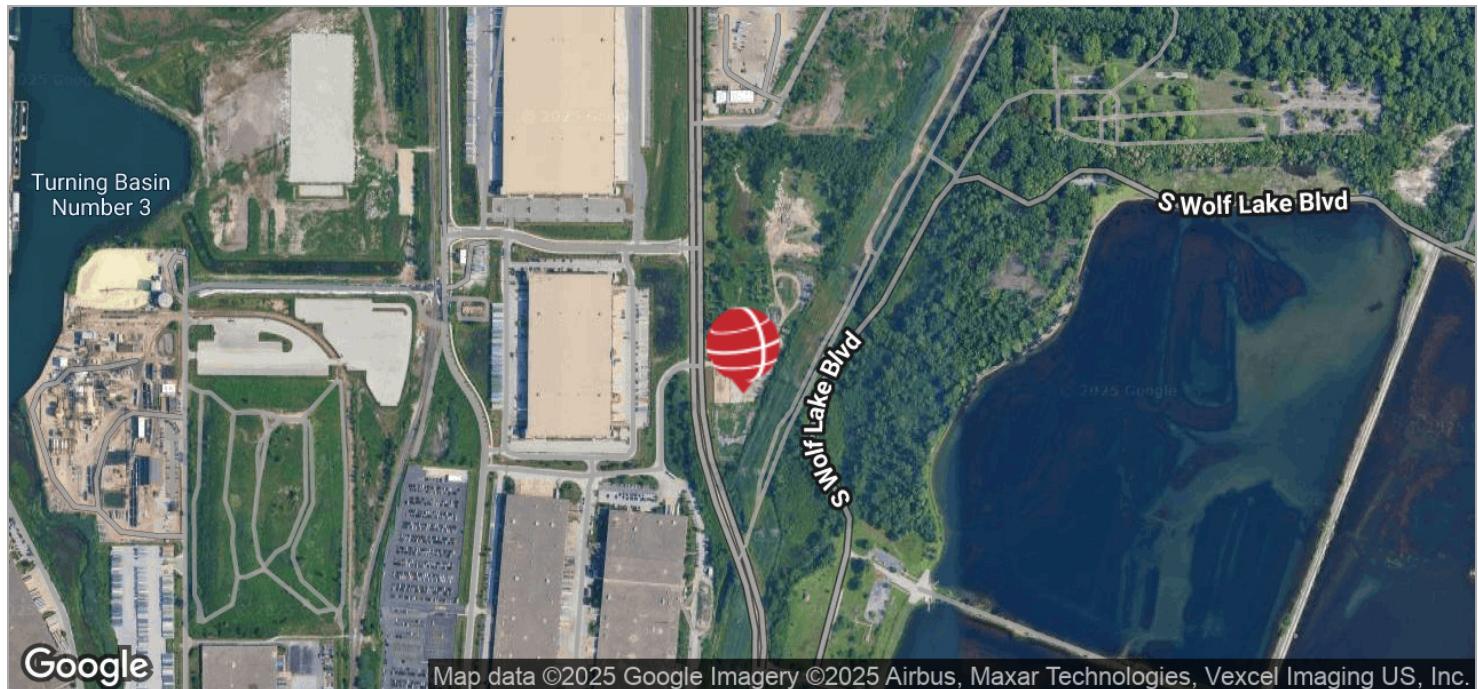
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## LOCATION MAPS



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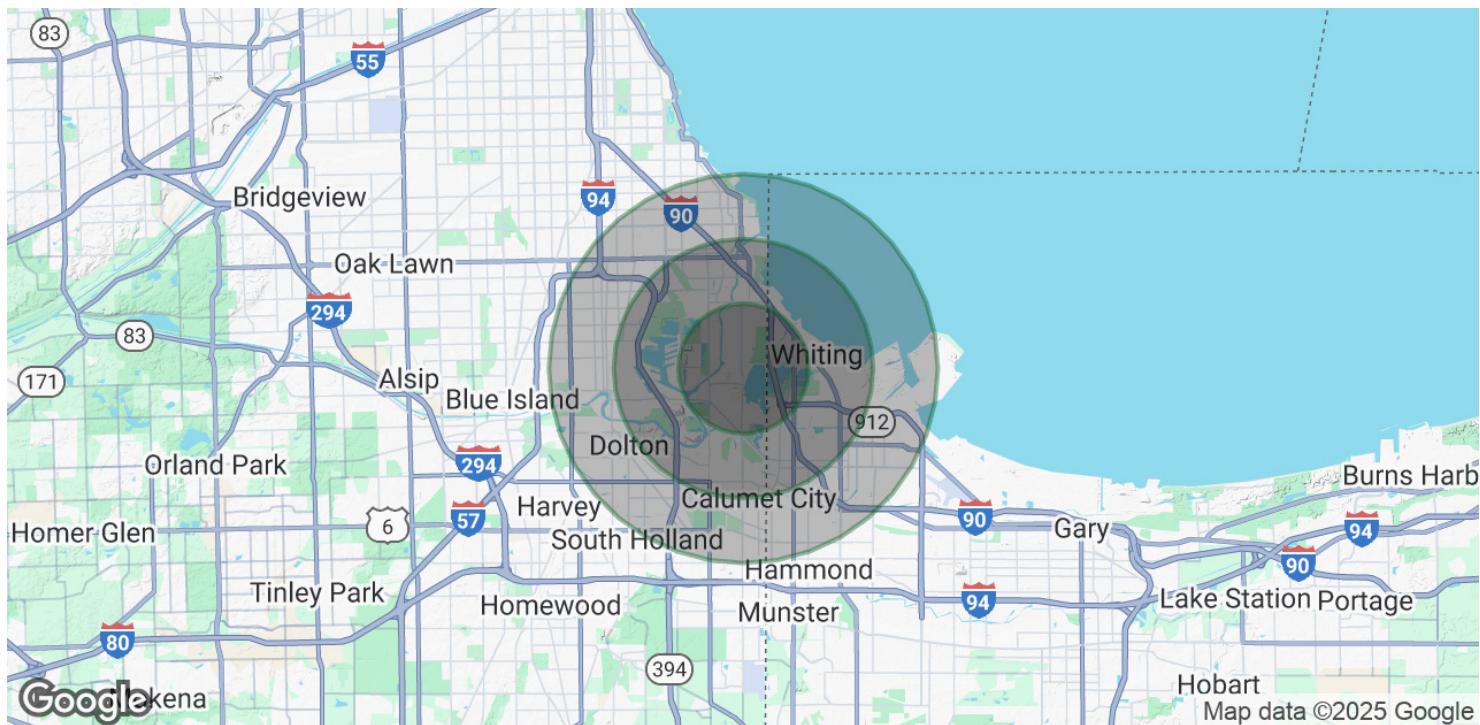
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	2 MILES	4 MILES	6 MILES
Total Population	23,432	119,320	326,662
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	42

### HOUSEHOLDS & INCOME

	2 MILES	4 MILES	6 MILES
Total Households	8,583	44,865	127,631
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$81,668	\$68,092	\$67,019
Average House Value	\$192,792	\$177,600	\$185,633

Demographics data derived from AlphaMap

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