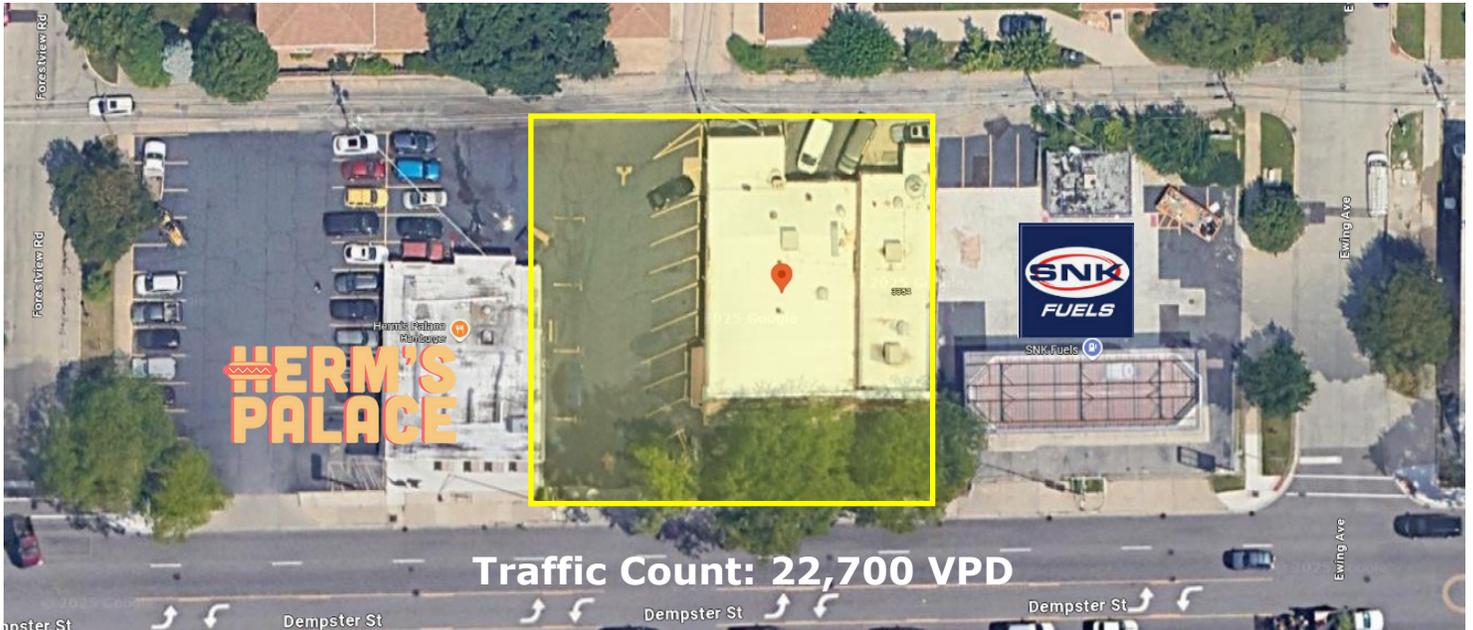
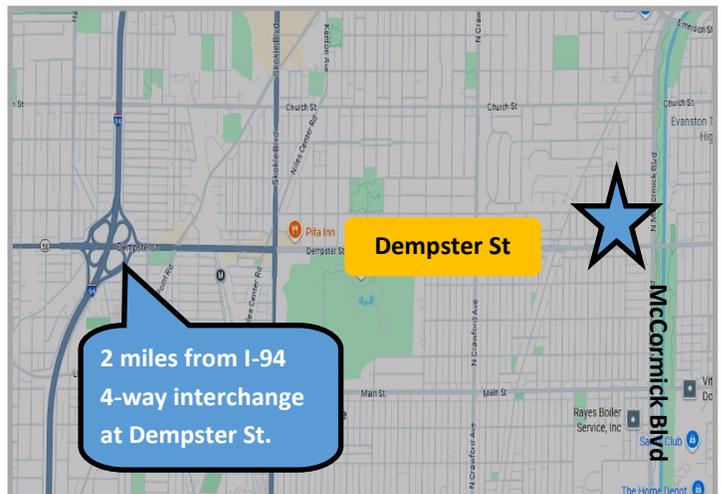


DEVELOPMENT/REDEVELOPMENT OPPORTUNITY 125'X125' COMMERCIAL LOT FOR SALE



15,625 SF commercial lot for sale on busy Dempster Street in Skokie. Great opportunity for development. There is a 5,000 SF building onsite that can be redeveloped or razed. Dempster Street has a great traffic count with over 22,00 vehicles passing by daily. Neighboring businesses are a restaurant and gas station. Skokie has strong incomes and demographics with a population of 229,000 within a 3 mile radius and average household income of \$116,000.

Sale Price:	\$549,000
Lot Size:	15,625 SF
Lot Dimensions:	125'x125'
Building Onsite:	Yes
Building Size:	5,000 SF
Zoning:	B2
Taxes (2024):	\$42,369.17
PINs:	10-14-423-(034-038)-0000 (5 PINS)



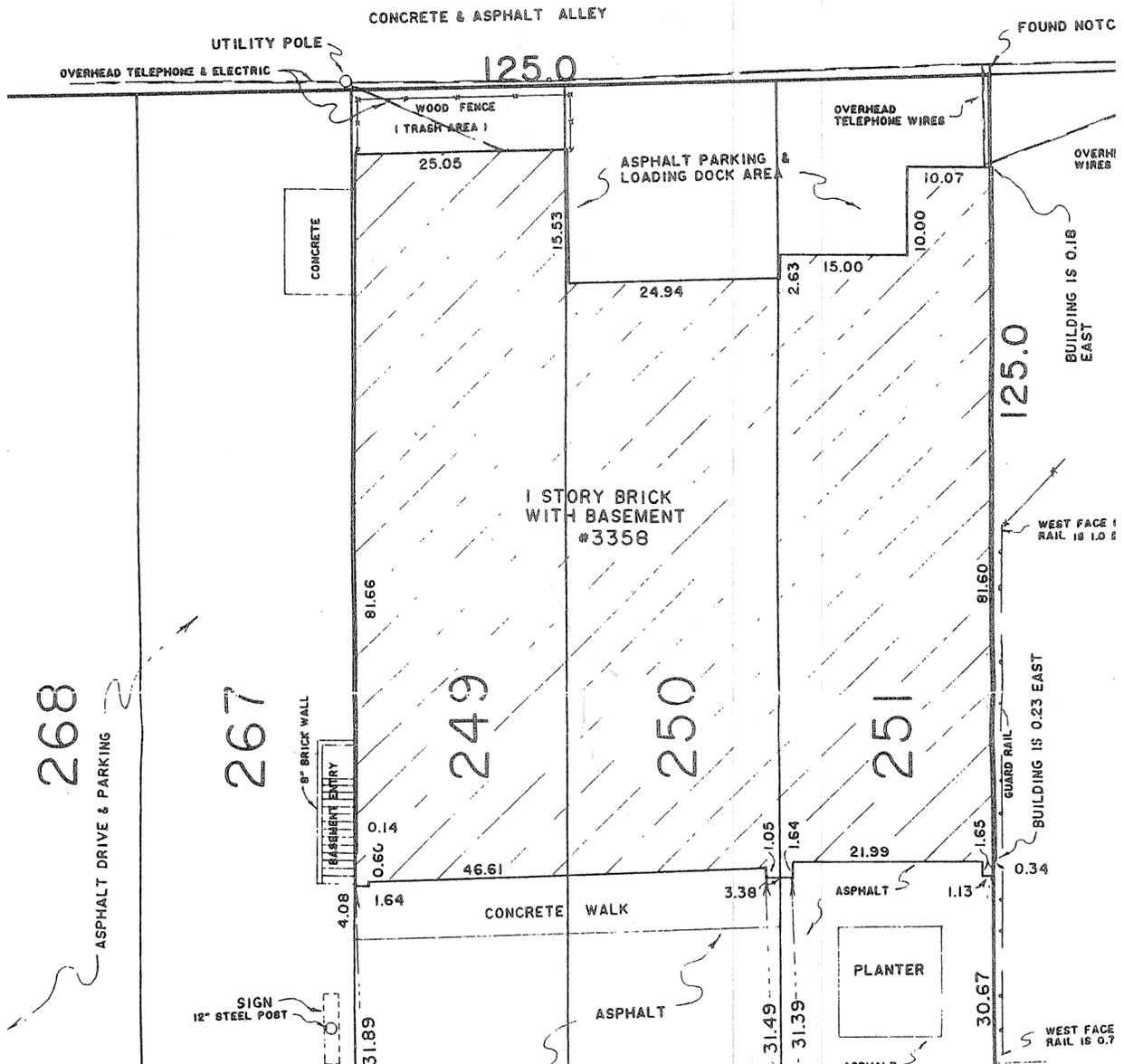
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SURVEY



PINs: 10-14-423-(034-038)-0000 (5 PINS)



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DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,793	97,369	229,326
Median Age	43.2	42.7	40.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,520	35,469	86,362
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$135,004	\$116,359	\$116,783
Median Household Income	\$110,175	\$84,467	\$84,723

**Demographic data derived from 2020 US Census*



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