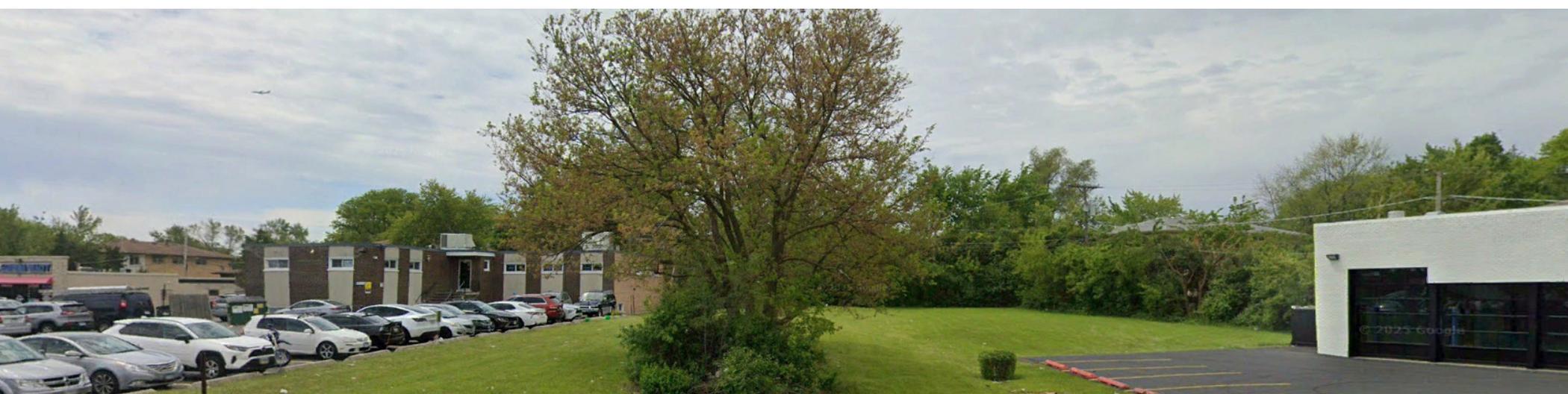


1651 West Irving Park Road

Hanover Park, IL 60133



Property Description

Discover an exceptional investment opportunity in the vibrant Hanover Park area. This prime property offers a coveted location on 1651 West Irving Park Road, presenting an ideal setting for retail ventures and land development. Boasting high visibility and accessibility, the property is perfectly positioned to capture the attention of local and commuter traffic, ensuring maximum exposure for retail businesses.

Property Highlights

- Prime location on 1651 West Irving Park Road
- High visibility and accessibility
- Ideal setting for retail ventures and land development
- Maximum exposure for retail businesses

Offering Summary

Sale Price:	\$199,999
Lot Size:	0.40Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	277	1,168	5,600
Total Population	1,002	4,098	18,732
Average HH Income	\$107,231	\$99,464	\$102,691

BILL GOLD | 773.792.3000 x251 | 847.736.8000 | bill@troyrealtyltd.com
 6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

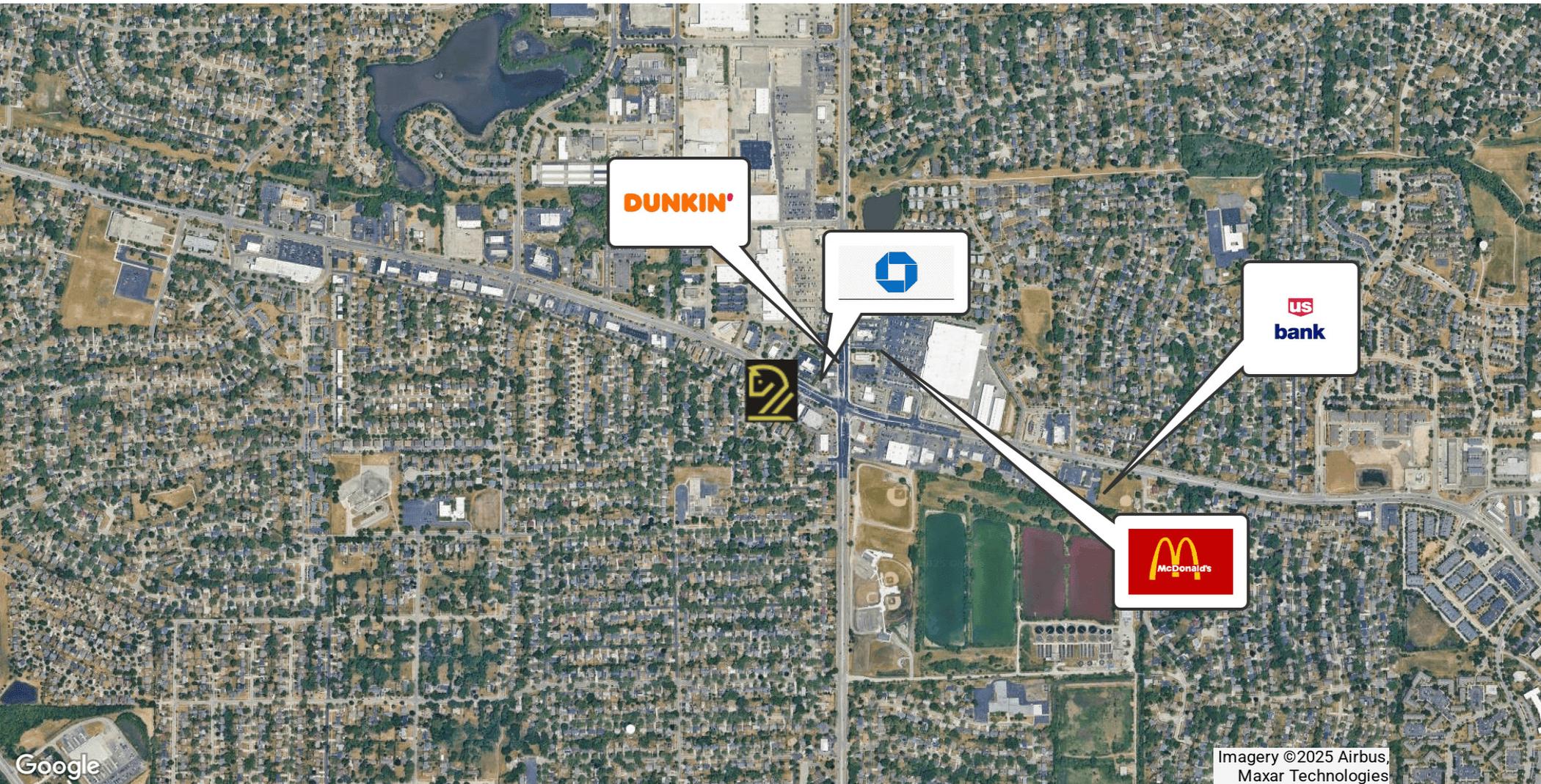
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

1651 West Irving Park Road

Hanover Park, IL 60133



TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960



BILL GOLD | 773.792.3000 x251 | 847.736.8000 | bill@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

1651 West Irving Park Road

Hanover Park, IL 60133



TROY COMPANIES
REAL ESTATE LTD.
SINCE 1960



BILL GOLD | 773.792.3000 x251 | 847.736.8000 | bill@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

1651 West Irving Park Road

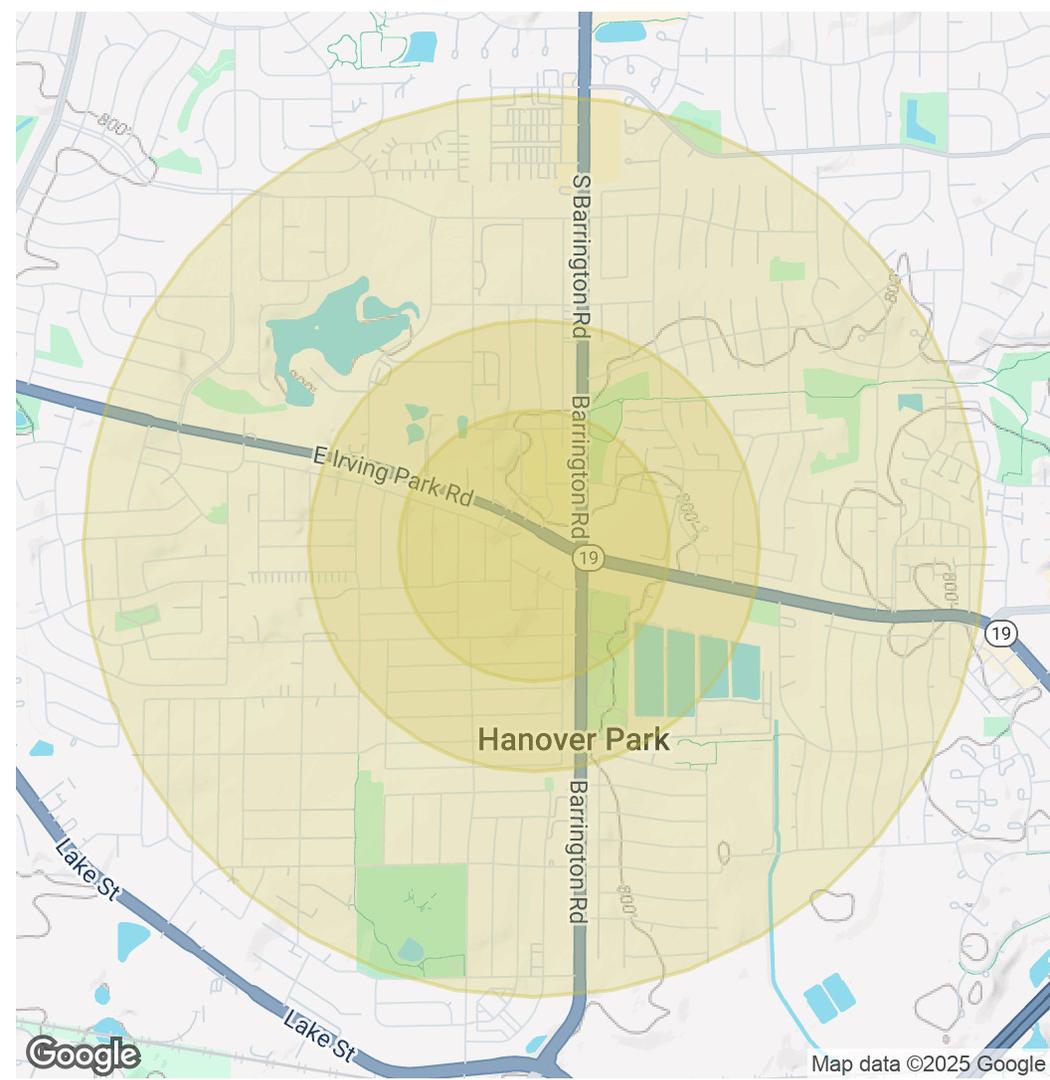
Hanover Park, IL 60133



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,002	4,098	18,732
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	37	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	277	1,168	5,600
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$107,231	\$99,464	\$102,691
Average House Value	\$254,626	\$249,607	\$264,539

Demographics data derived from AlphaMap



BILL GOLD | 773.792.3000 x251 | 847.736.8000 | bill@troyrealtyltd.com
 6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.