



PROPERTY DESCRIPTION

This property is located in the most central part of the Brookfield, within the city's only commercial zone. With this strategic location that ensures high visibility and accessibility, this property perfectly suits the needs of discerning investors seeking a prominent position for their commercial venture.

The area includes a bank, CVS, dental clinic, grocery store, a renowned breakfast spot, and various restaurants. It is the busiest and most vibrant location in the city. Additionally, it is only 0.6 miles, or a 5-minute drive, from the largest zoo in the Chicago area, attracting a large number of zoo visitors who also contribute to the local economy. Ideal tenants for this space include but are not limited to bubble tea shops, cafes, educational centers, beauty stores, and real estate brokerage offices. The property is currently in a state ready for renovation, allowing new tenants to customize the space to their preference. A rare and valuable feature of this property is it also has two exclusive parking spaces.

OFFERING SUMMARY

Sale Price:	\$180,000
Number of Units:	1
Lot Size:	3,123 SF
Building Size:	1,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	819	2,321	7,405
Total Population	2,179	6,065	19,399
Average HH Income	\$150,965	\$147,425	\$132,430



YOU MU VENTURES LLC

312.888.5486
 236 S. Racine Ave, Chicago, IL 60607
 yomuventures.com

TONY LIU

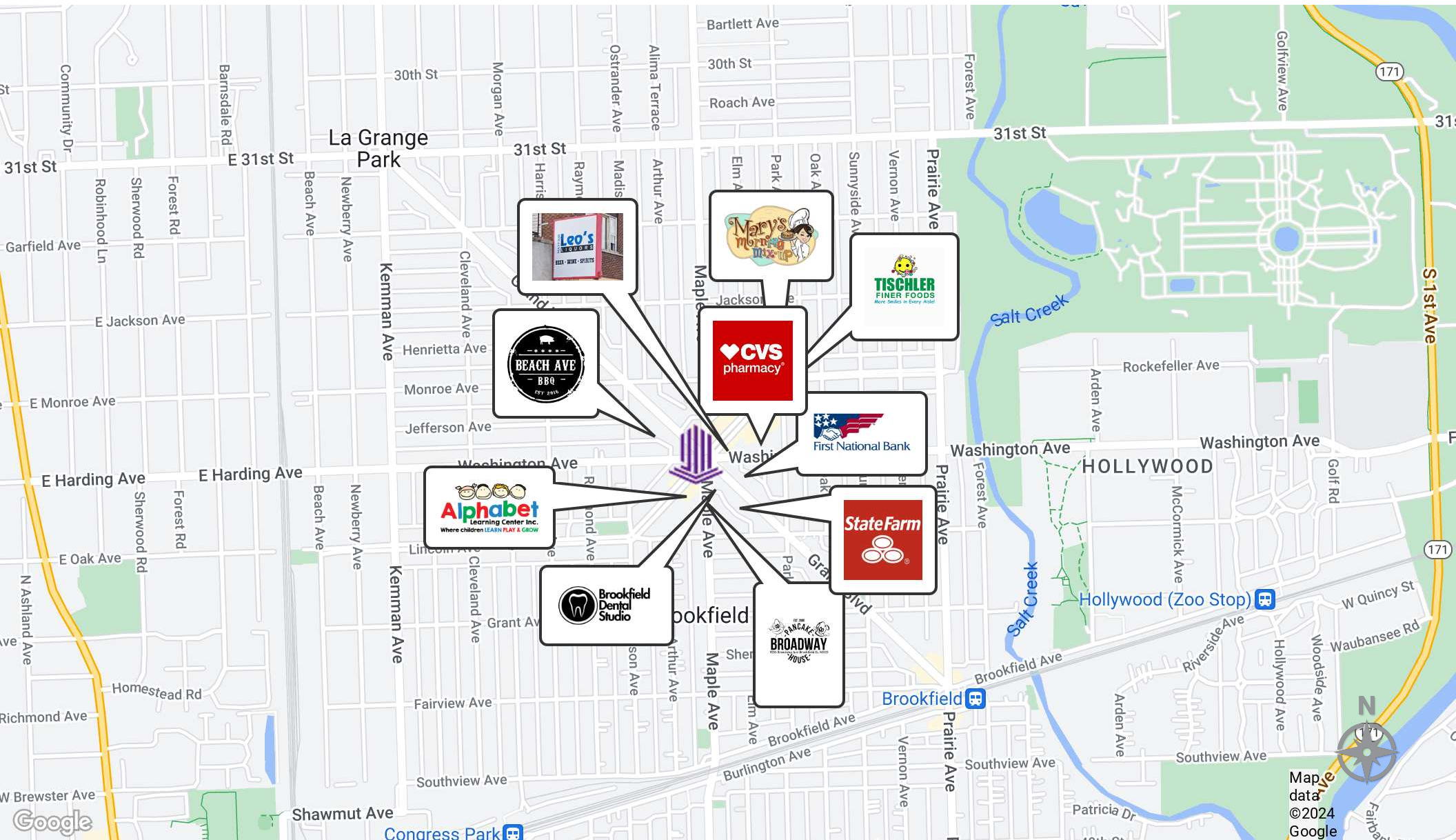
tony@yomuventures.com
 312.888.5486

EFFY YU

effy@yomuventures.com
 608.886.2089

LOCATION MAP

9211 BROADWAY AVE, BROOKFIELD



YOU MU VENTURES LLC

312.888.5486
236 S. Racine Ave, Chicago, IL 60607
yomuventures.com

TONY LIU

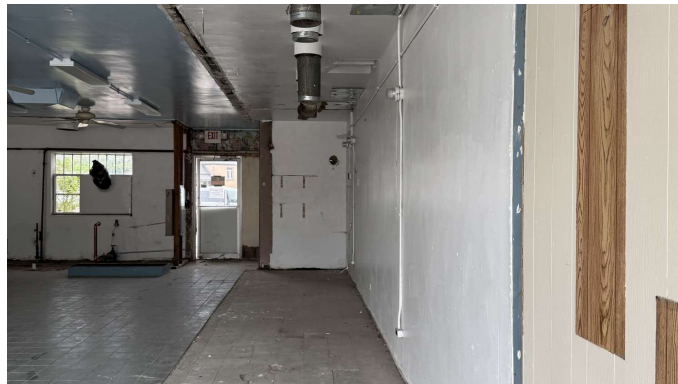
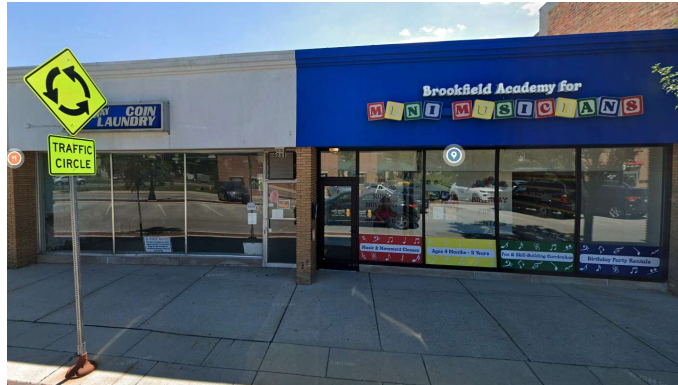
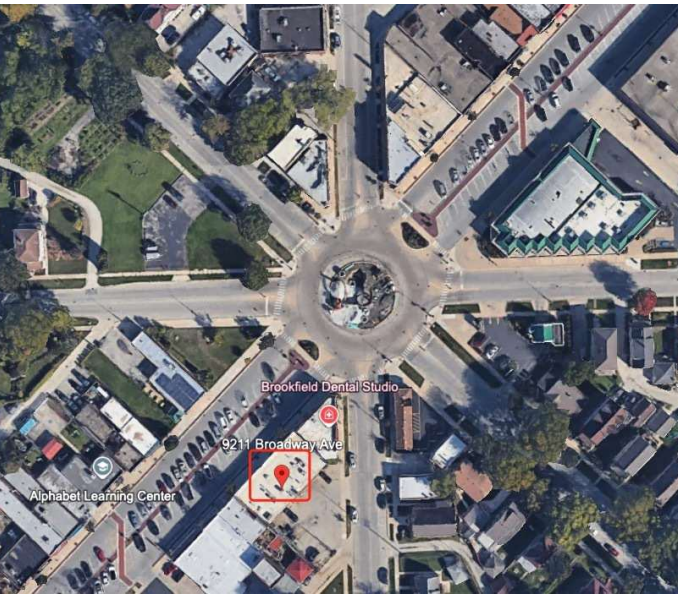
tony@yomuventures.com
312.888.5486

EFFY YU

effy@yomuventures.com
608.886.2089

ADDITIONAL PHOTOS

9211 BROADWAY AVE, BROOKFIELD



YOU MU VENTURES LLC

312.888.5486

236 S. Racine Ave, Chicago, IL 60607

yomuventures.com

TONY LIU

tony@yomuventures.com

312.888.5486

EFFY YU

effy@yomuventures.com

608.886.2089

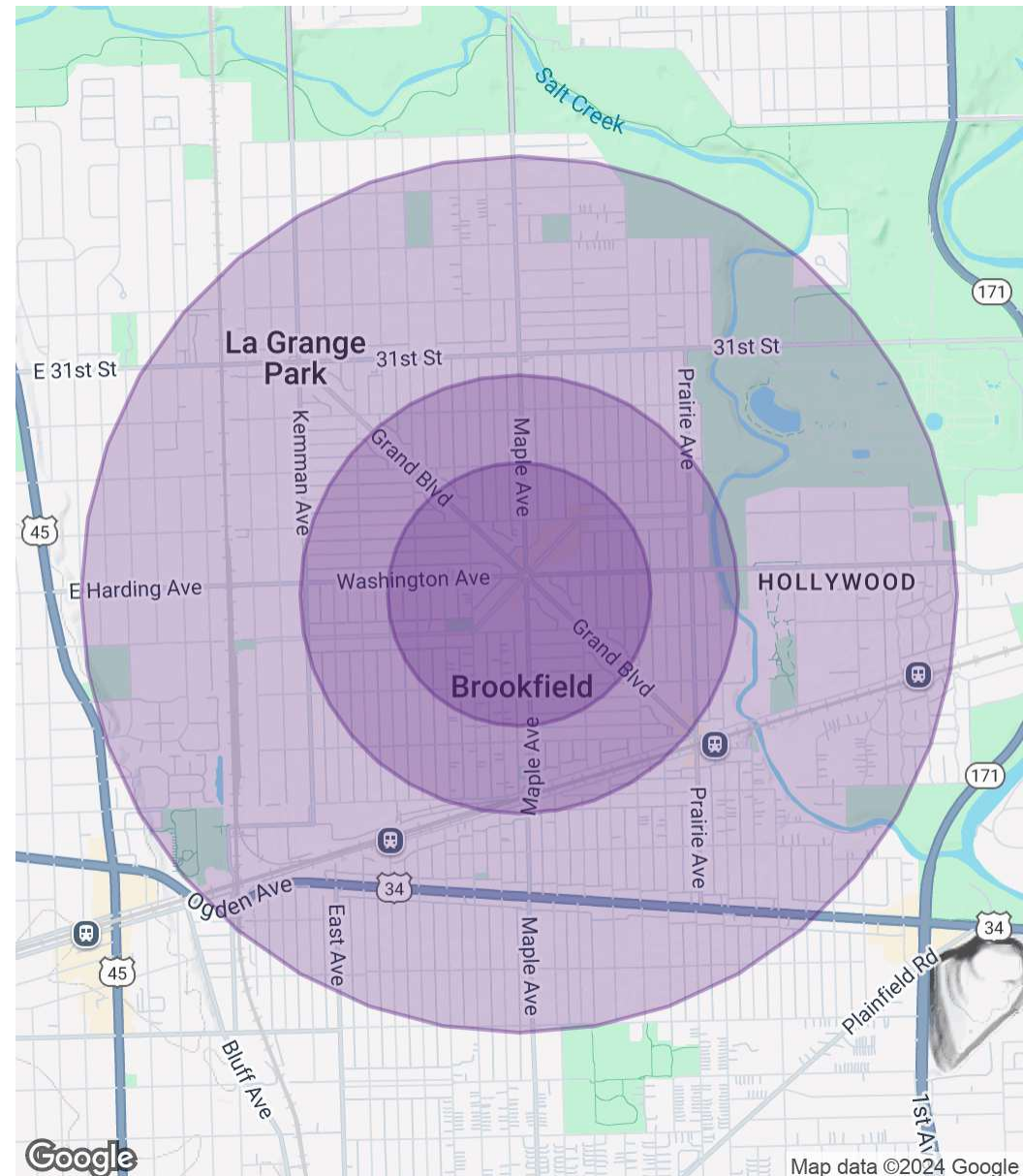
DEMOGRAPHICS MAP & REPORT

9211 BROADWAY AVE, BROOKFIELD

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,179	6,065	19,399
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	819	2,321	7,405
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$150,965	\$147,425	\$132,430
Average House Value	\$372,786	\$364,776	\$378,560

Demographics data derived from AlphaMap



Map data ©2024 Google



YOU MU VENTURES LLC

312.888.5486
 236 S. Racine Ave, Chicago, IL 60607
 yomuventures.com

TONY LIU

tony@yomuventures.com
 312.888.5486

EFFY YU

effy@yomuventures.com
 608.886.2089