

SALE

1030 W TOUHY AVE

1030 West Touhy Avenue Park Ridge, IL 60068



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Chicago - 1030 West Touhy Avenue. This 1,350 SF building, built in 1963, is situated on .29 acres with 125 feet of frontage on Touhy Avenue. Boasting a high-traffic location with over 28,700 VPD and B-1 zoning, this property presents an ideal prospect for retail or street retail investors. With two curb cuts, the potential for redevelopment or utilization as an existing auto care facility is evident, making it a lucrative proposition for those looking to capitalize on the dynamic Chicago market.

PROPERTY HIGHLIGHTS

- For Sale | Redevelopment
- .29 Acres on Touhy Ave
- Over 28,700 VPD
- Zoning B-1
- 125' Frontage on Touhy with 2 curb cuts
- PIN: 09-26-321-025-0000
- Taxes (Cook): \$11,390.30

OFFERING SUMMARY

Sale Price:	\$1,475,000
Lot Size:	0.29 Acres
Building Size:	1,350 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	545	1,842	7,085
Total Population	1,563	4,979	18,199
Average HH Income	\$201,970	\$213,686	\$201,773

Lisa Perry-Gagliano
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John Forsythe
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COLDWELL BANKER
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LOCATION & MARKET DESCRIPTION

Park Ridge is one of Chicago's most desirable northwest suburbs and features a strong employment base, affluent demographics, upscale housing stock, and award-winning public schools and amenities. There are over 63,100 households within a 3-mile radius comprised of mainly single-family homes and mid-rise condos. The median sale price for the family homes is \$657,000. Park Ridge offers exceptional local and regional connectivity that has made it a highly desirable community. It also offers convenient access to Downtown Chicago via Metra commuter trains. Park Ridge is well supported by the interstate highway system. Interstate 94 (Eden's Expressway) and Interstate 90 (Jane Addam's Memorial Tollway). Ten minutes from Chicago's International airport (O'Hare) which serves approximately 80 million passengers annually. Known for its excellent regional connectivity, Park Ridge seamlessly blends convenience with a vibrant, community-oriented lifestyle. Prominent national retailers such as Whole Foods Market, Jewel-Osco, Starbucks, Chipotle, Jersey Mike's, Panera Bread, AT&T, and Massage Envy, Park Ridge offers a dynamic retail landscape complemented by a strong local business community. Together, these businesses create steady customer traffic and valuable synergies that benefit the entire marketplace.

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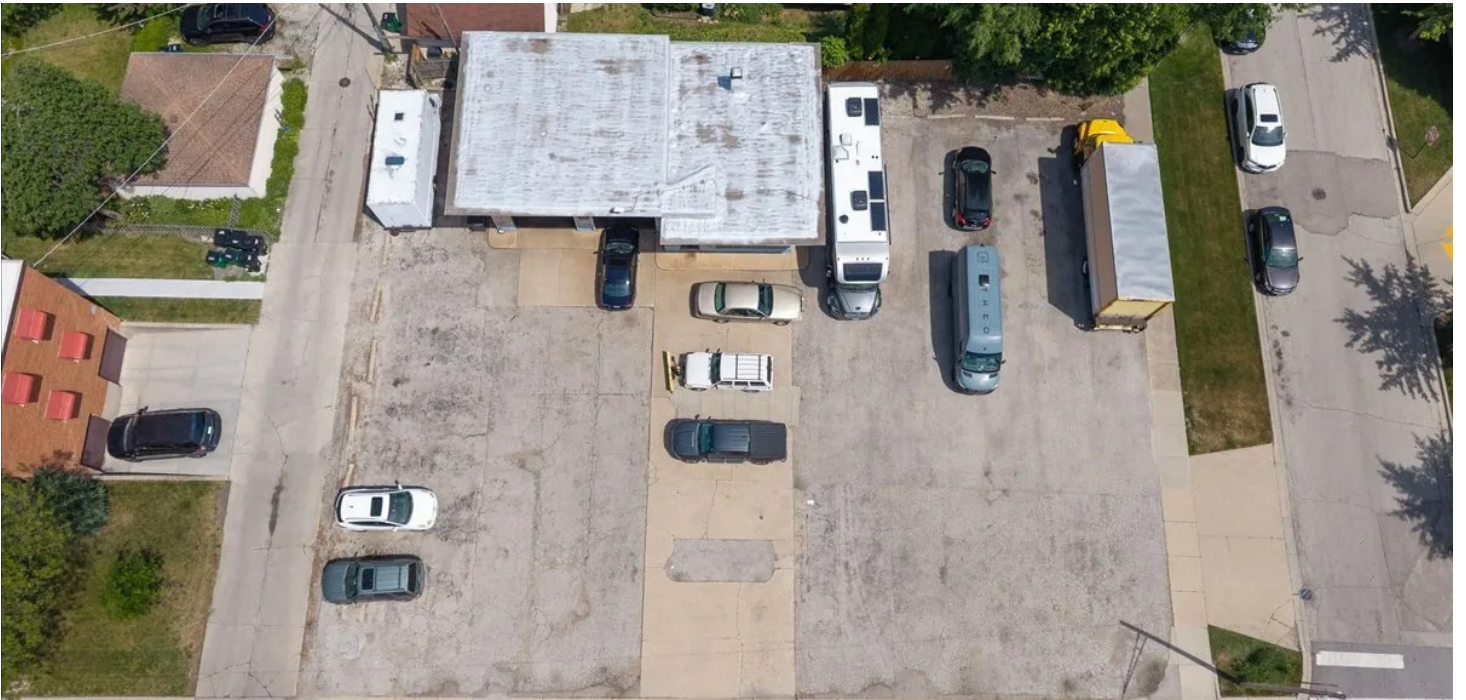


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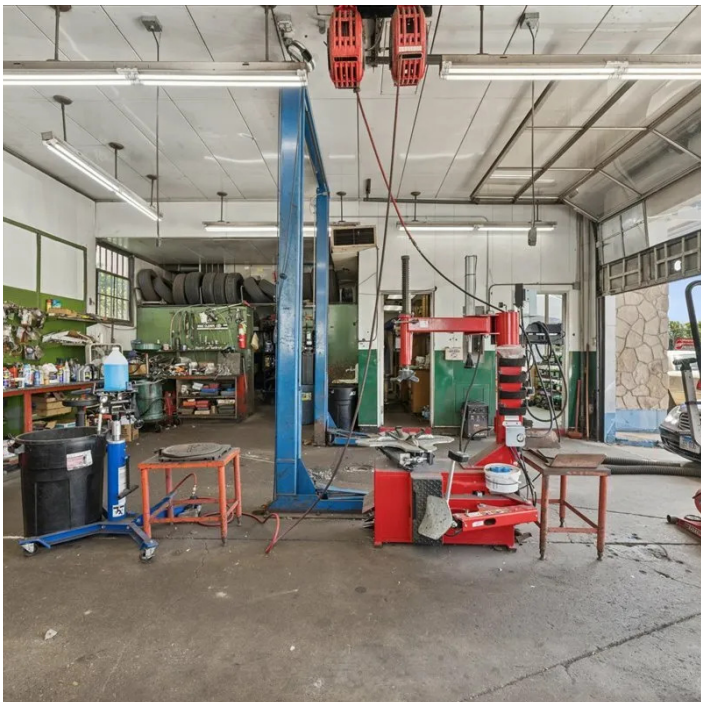


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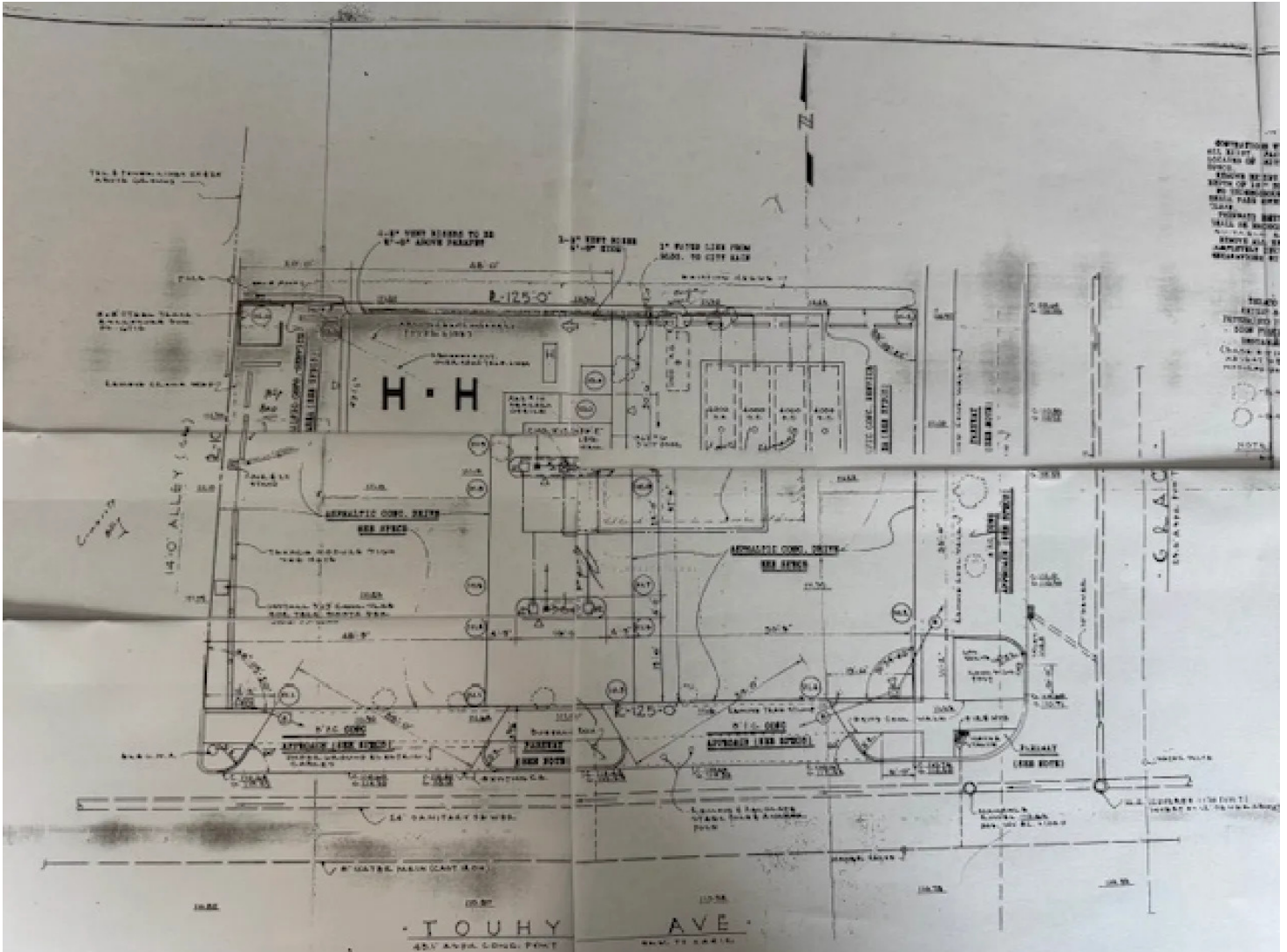


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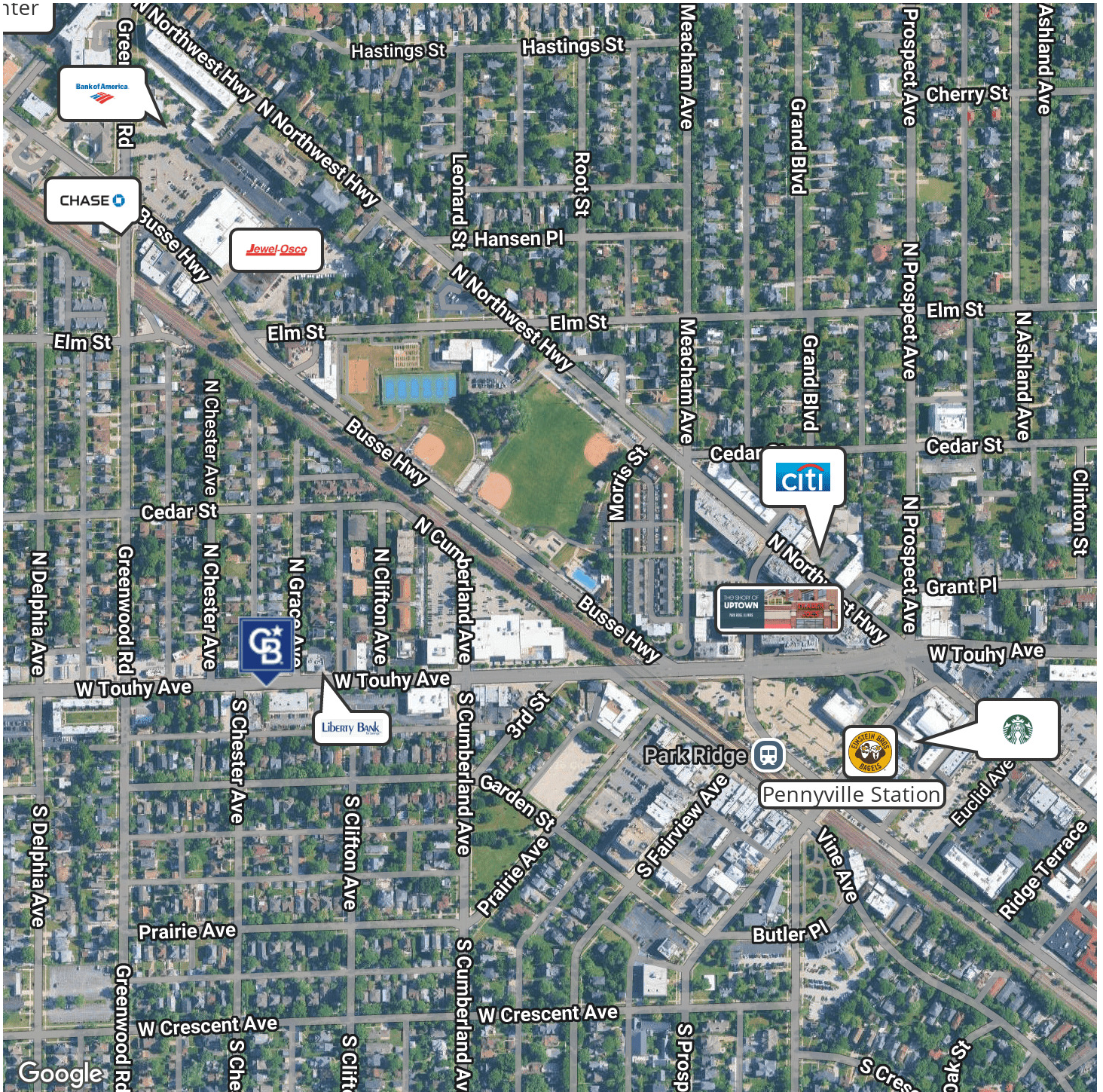


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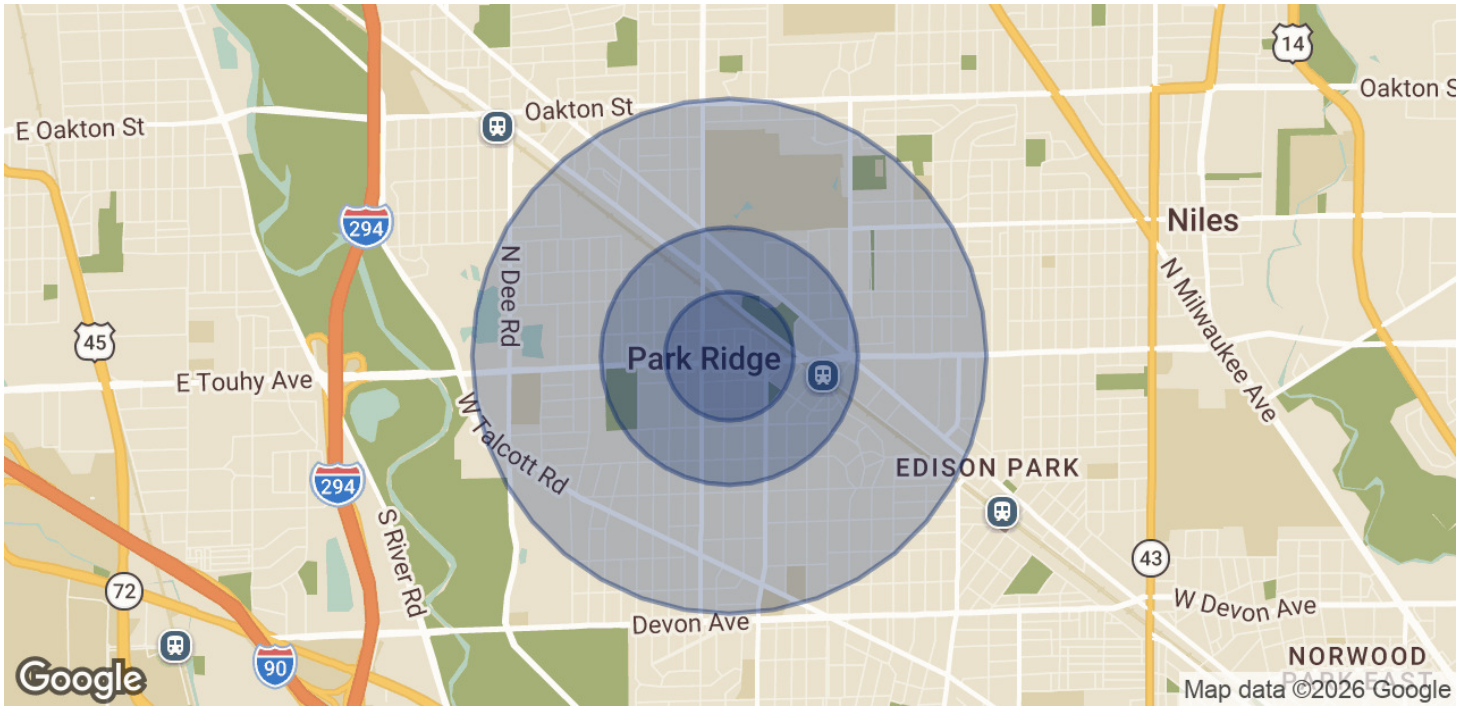


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,563	4,979	18,199
Average Age	44.5	46	44.8
Average Age (Male)	37.3	40.2	41.7
Average Age (Female)	45.3	47.5	46.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	545	1,842	7,085
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$201,970	\$213,686	\$201,773
Average House Value	\$531,739	\$580,588	\$609,786

2023 American Community Survey (ACS)

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