

11906 S Cicero, Alsip, IL 60803

11906 S Cicero Ave



OFFERING SUMMARY

Sale Price:	\$224,900
Lot Size:	0.3 Acres
Price / SF:	\$17.14

PROPERTY OVERVIEW

13,125sf vacant land site located on the northwest corner of 119th St & Cicero. The site is located in a booming business district that extends from the immediate South and north of the site. The site is ideal for development of small retail center, office or a quick serv restaurant. Over 43,000 cars per day along Cicero Ave.

LOCATION OVERVIEW

Large retail development south of the property completed in 2008 at the intersection of 120th St & Cicero Ave Includes Home Depot, LA Fitness, ATI Physical Therapy, and Jimmy Johns. Another large upscale development completed in 2015 at the intersection of 111th & Cicero Ave, includes Mariano's, Cooperhawk's, Chipolte Starbucks, Meatheads, Dunkin Donuts and many more national brands.

for more information

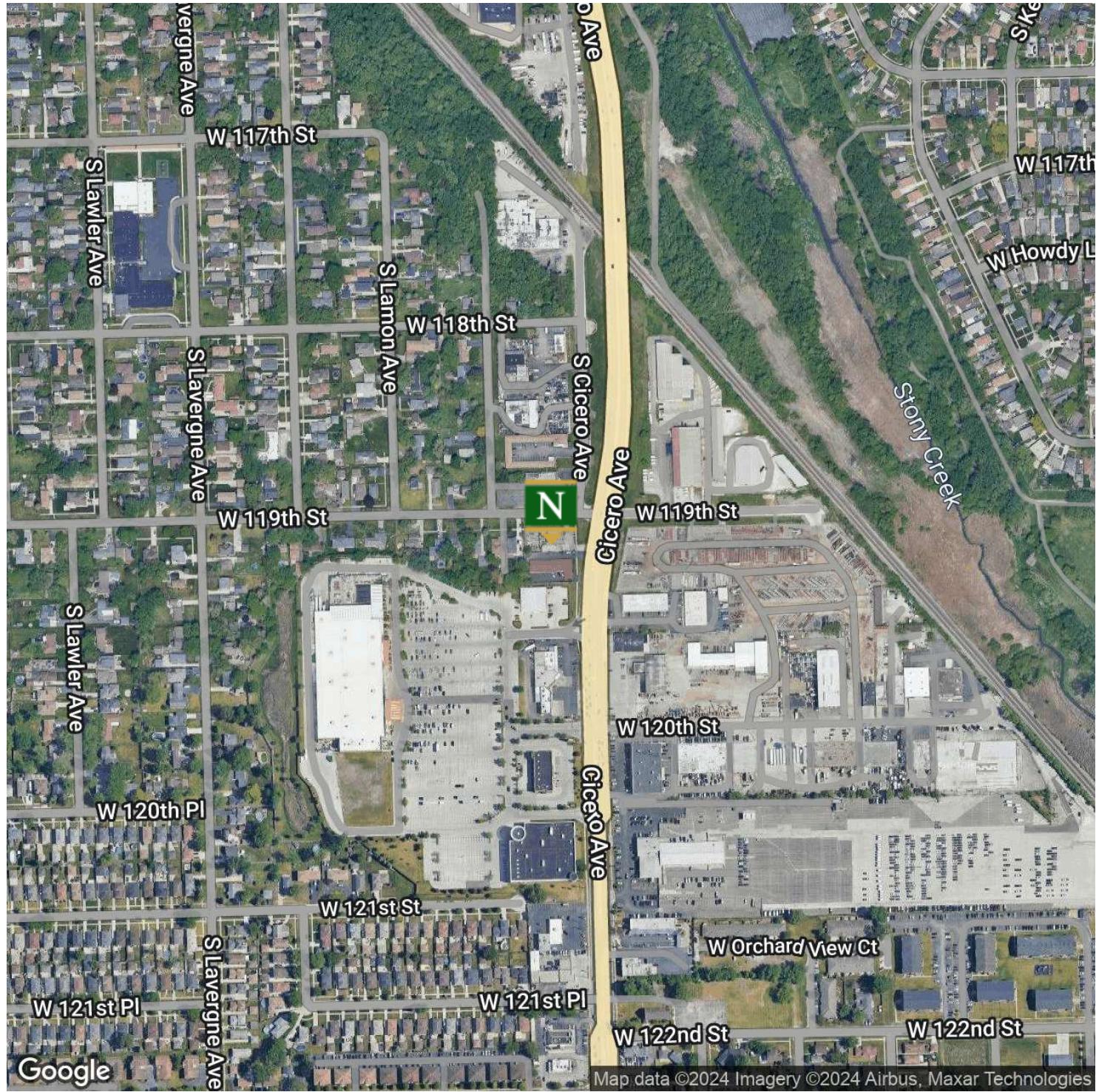
Neil Haleem

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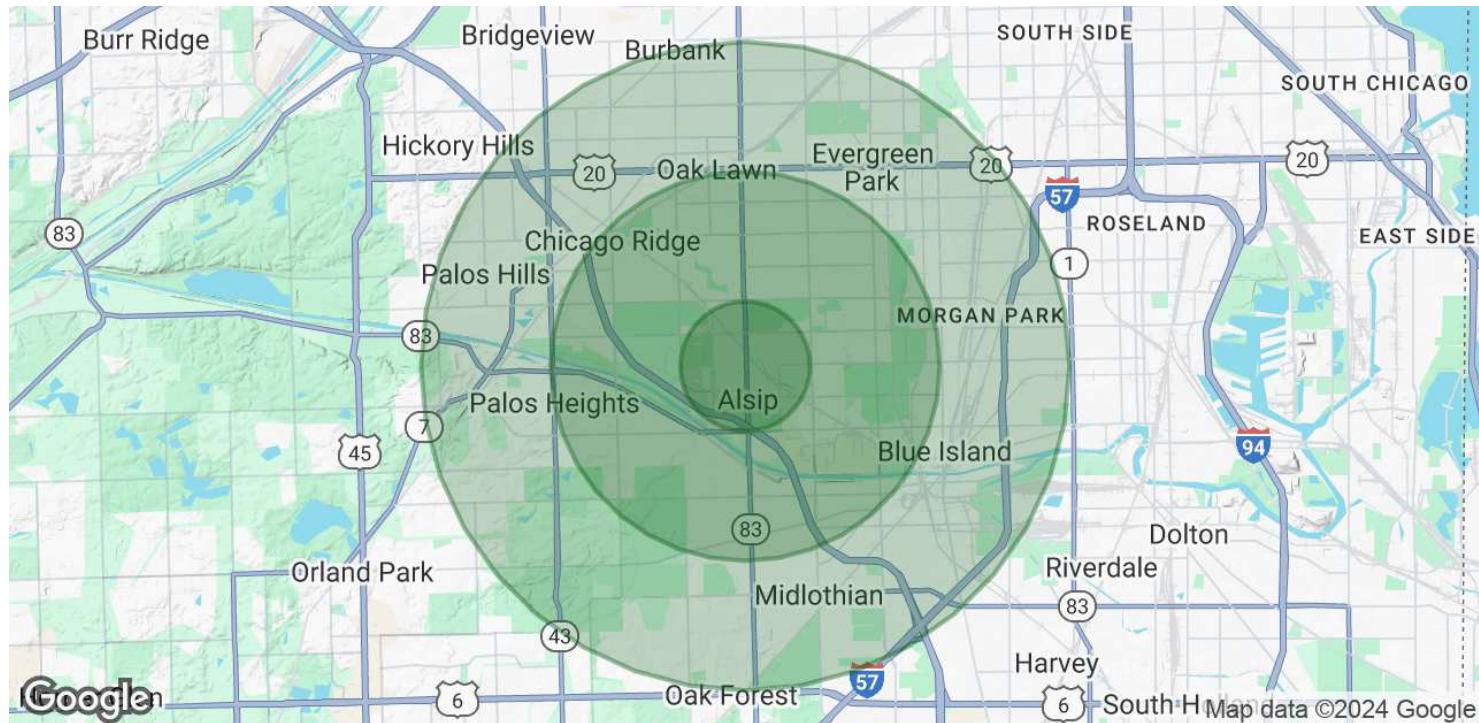
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,262	116,685	359,128
Average Age	37.2	40.2	38.6
Average Age (Male)	35.3	37.9	36.8
Average Age (Female)	38.4	42.9	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,492	45,743	133,302
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$65,108	\$69,985	\$70,775
Average House Value	\$261,443	\$257,305	\$247,814

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.9%	13.6%	16.6%

RACE	1 MILE	3 MILES	5 MILES
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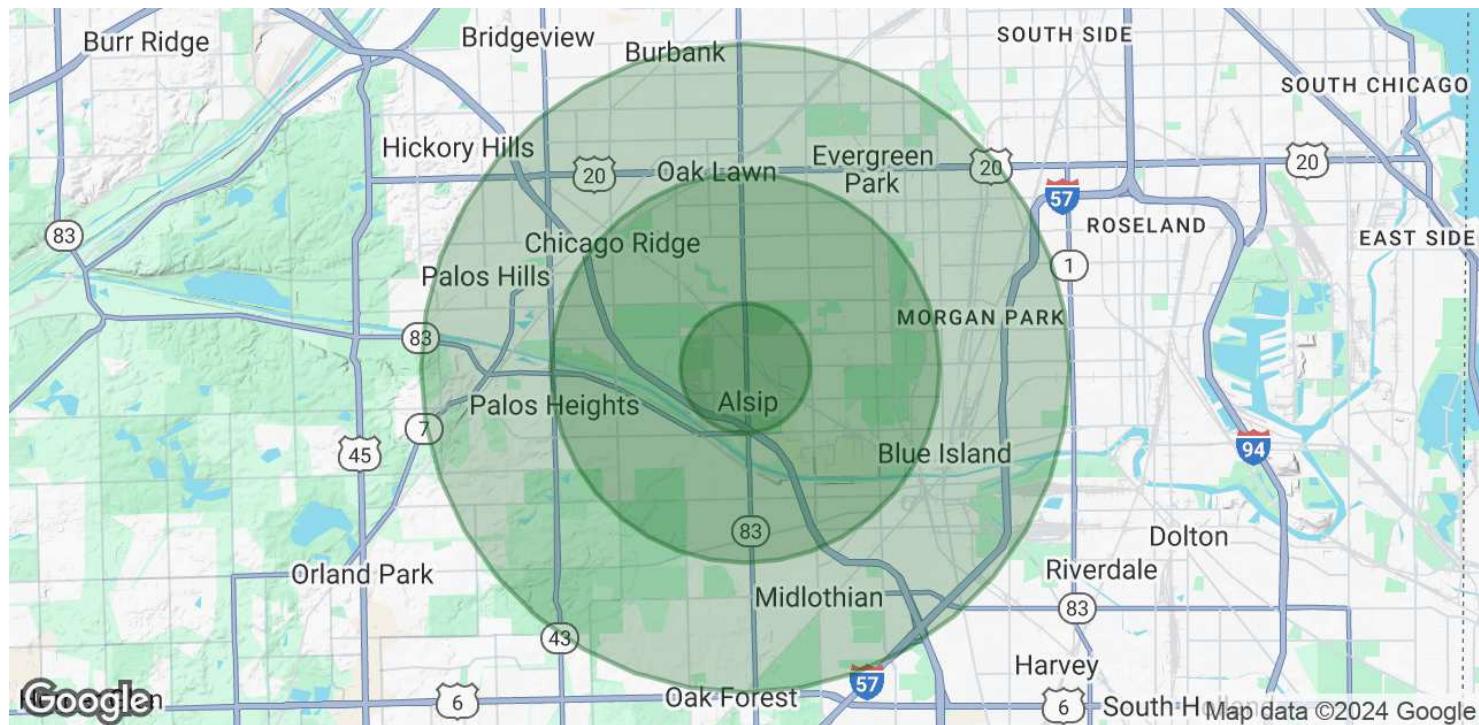
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Total Population - White	7,104	97,806	279,083
% White	76.7%	83.8%	77.7%
Total Population - Black	1,108	9,596	46,988
% Black	12.0%	8.2%	13.1%
Total Population - Asian	305	1,465	4,879
% Asian	3.3%	1.3%	1.4%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	6	249	618
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	515	5,741	22,838
% Other	5.6%	4.9%	6.4%

* Demographic data derived from 2020 ACS - US Census

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