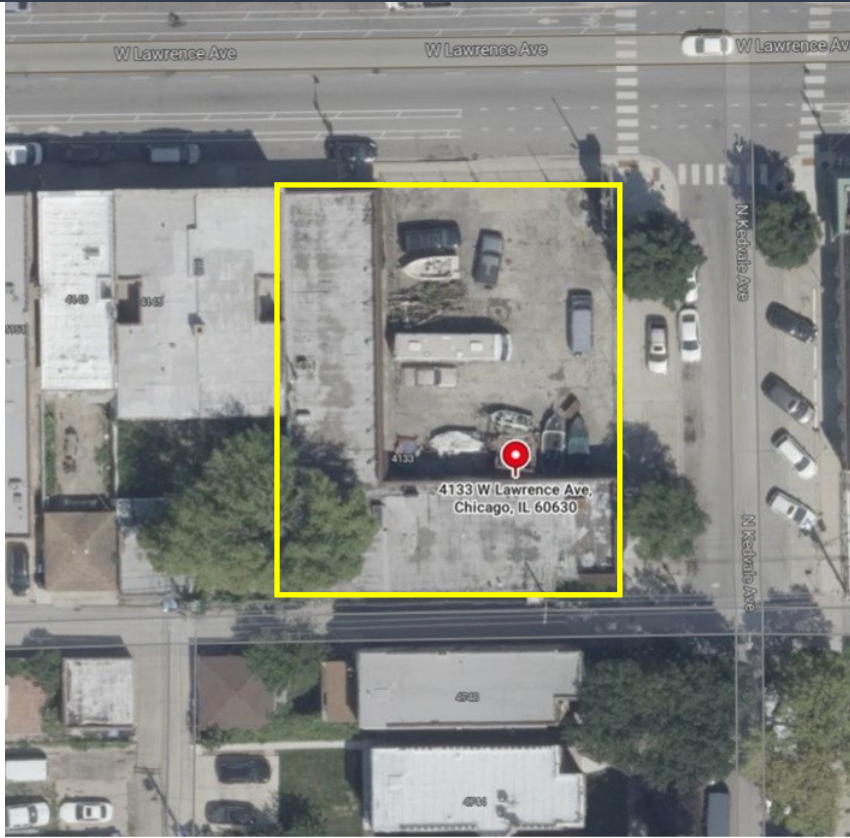


For Sale  
FENCED CORNER LOT WITH 6,109 SF BUILDING  
ON 11,640 SF LAND

4133-35 W. Lawrence Ave.  
Chicago, IL 60630



### PROPERTY HIGHLIGHTS

- Corner commercial property with high visibility and signage in Albany Park.
- Great for various uses including office, retail or partial warehouse.
- Fenced parking lot onsite.
- Potential for redevelopment for residential or mixed-use.

|                        |                 |
|------------------------|-----------------|
| <b>SALE PRICE:</b>     | \$1,050,000     |
| <b>BUILDING SIZE:</b>  | 6,109 SF        |
| <b>LOT SIZE:</b>       | 11,640 SF       |
| <b>LOT DIMENSIONS:</b> | 120'x97'        |
| <b>ZONING:</b>         | B3-1            |
| <b>DRIVE-IN DOORS:</b> | 2               |
| <b>WARD:</b>           | 39              |
| <b>ALDERMAN:</b>       | Samantha Nugent |

### CONTACT

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**STRAUSS**  
REALTY, LTD.

# LOCATION

4133-35 W. Lawrence Ave.  
Chicago, IL 60630



- Corner location with great signage and visibility.
- Good traffic count: 16,000 Vehicles per Day
- Nearby businesses along Lawrence Avenue include: Albany Bank, McDonald's, Keystone Ace Hardware, Alibaba Hookah Bar, Fifth Third Bank, Walgreens, Dunkin' '

## DEMOGRAPHICS (2024)



POPULATION

|          |         |
|----------|---------|
| 1 Mile:  | 42,502  |
| 2 Mile:  | 161,649 |
| 3 Miles: | 369,100 |



HOUSEHOLDS

|          |         |
|----------|---------|
| 1 Mile:  | 15,659  |
| 2 Mile:  | 61,798  |
| 3 Miles: | 140,344 |



AVG HH INCOME

|          |           |
|----------|-----------|
| 1 Mile:  | \$111,081 |
| 2 Miles: | \$113,866 |
| 3 Miles: | \$115,683 |

## CONTACT

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