KEDZIE AVENUE & 148TH ST, POSEN, IL 60469



For more information, please contact:

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LATITUDECO.COM

Kedzie Avenue & 148th St, Posen, IL 60469



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$95,000

Price / SF: \$5.96

Lot Size: 0.37 Acres

Zoning: E - Business

PROPERTY HIGHLIGHTS

- 0.366 Acre Lot on 148th & Kedzie Ave
- Perfect for Small Medical/Office User or QSR
- 11,600 VPD on Kedzie & Almost 20,000 on 83
- Easy Ingress/Egress
- Heavy Rooftops/Population within 1 Mile from Site



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PROPERTY DESCRIPTION



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0.366 Acre Lot located on 148th & Kedzie Ave now for sale. Perfect fit for any small medical/office user or QSR. Traffic counts of 11,600 VPD on Kedzie and almost 20,000 VPD on 83. Easy Ingress and Egress. Heavy rooftops/population within 1 mile from the site. Priced aggressively to sell!

LOCATION DESCRIPTION

Posen is a village in Cook County, Illinois. The population of the village was 5,632 at the 2020 census. Posen is in Illinois's 1st congressional district. The mission of Posen is to provide superior municipal services and conduct all municipal business with openness and integrity, and to be recognized as a safe and appealing location to live. Further, to provide a supportive environment to conduct business and provide its citizenry with high quality municipal services in an efficient and cost effective manner.

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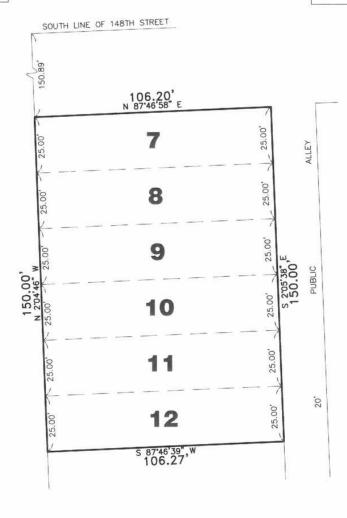
SURVEY



COOK COUNTY PERMANENT INDEX NUMBER (P.I.N.) 28-12-305-054-0000

KEDZIE AVENUE

100.00' R.O.W.





NOTES

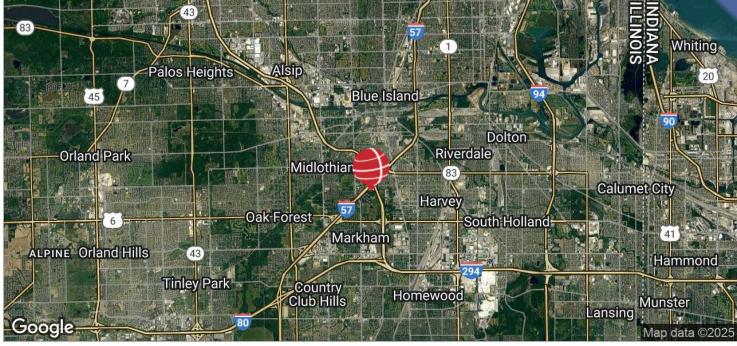
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATE SYSTEM, NAD83, DETERMINED BY GPS MEASUREMENT.
- 2. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON DEED RECORDED AS DOC. 95903995 AND THE RECORDED PLAT OF SUBDIVISION. FOR BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- 3. NO IMPROVEMENTS ARE SHOWN HEREON AND NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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LOCATION MAPS





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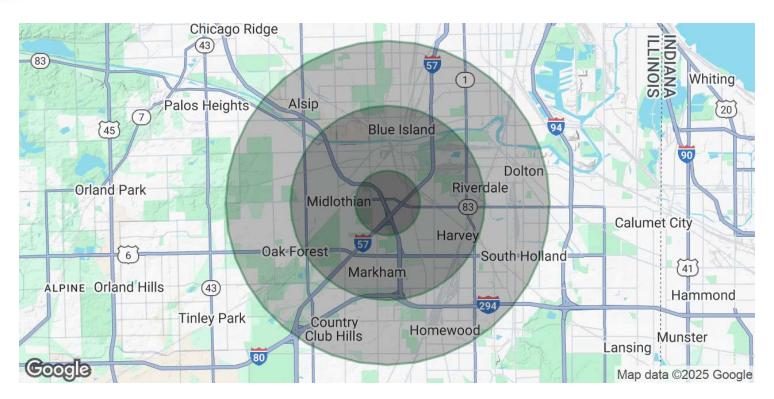
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,444	80,654	261,665
Average Age	37	39	41
Average Age (Male)	36	38	39
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 3,718	3 MILES 29,100	5 MILES 99,086
Total Households	3,718	29,100	99,086

 $Demographics\ data\ derived\ from\ Alpha Map$