

FOR SALE / LEASE

Downtown Homewood Commercial Condo

18159 DIXIE HIGHWAY

Homewood, IL 60430

PRESENTED BY:

**KAREN KULCZYCKI,
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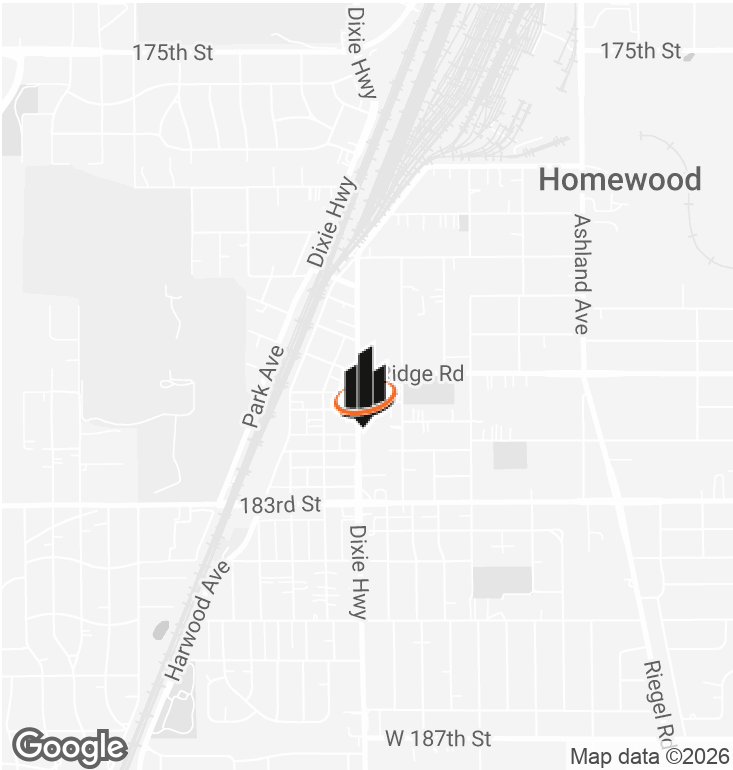
IL #471020279



18207 & 18209
Dixie Hwy.
located in back
PARKING IN REAR



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$198,000
LEASE RATE:	\$15 SF/yr (NNN)
BUILDING SIZE:	1,250 SF
AVAILABLE SF:	1,250 SF
LOT SIZE:	0.07 Acres
PRICE / SF:	\$158.40
YEAR BUILT:	1952
RENOVATED:	2023
MARKET:	Chicago
SUBMARKET:	South Suburban
APN:	29-31-409-062-0000

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LEASE SPACE



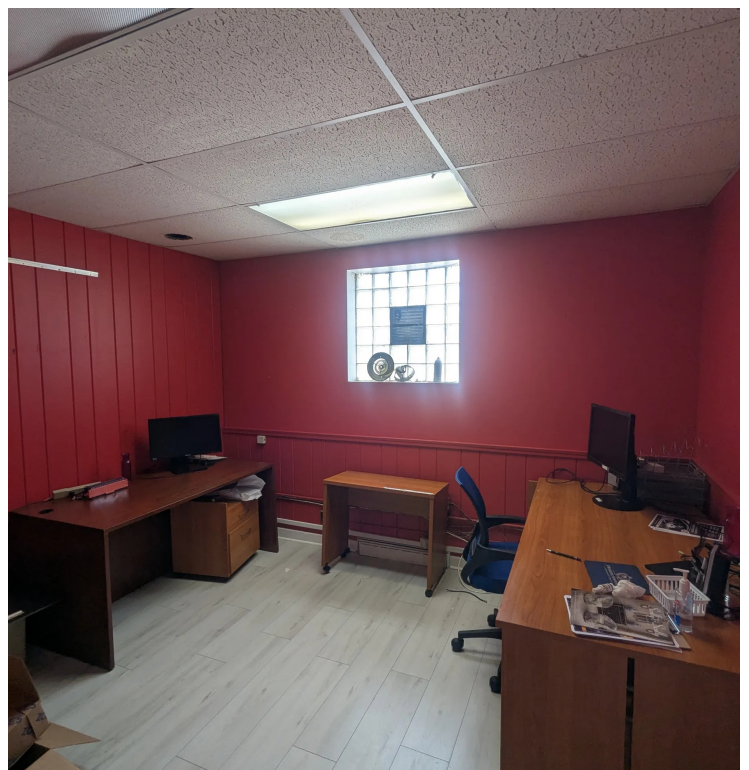
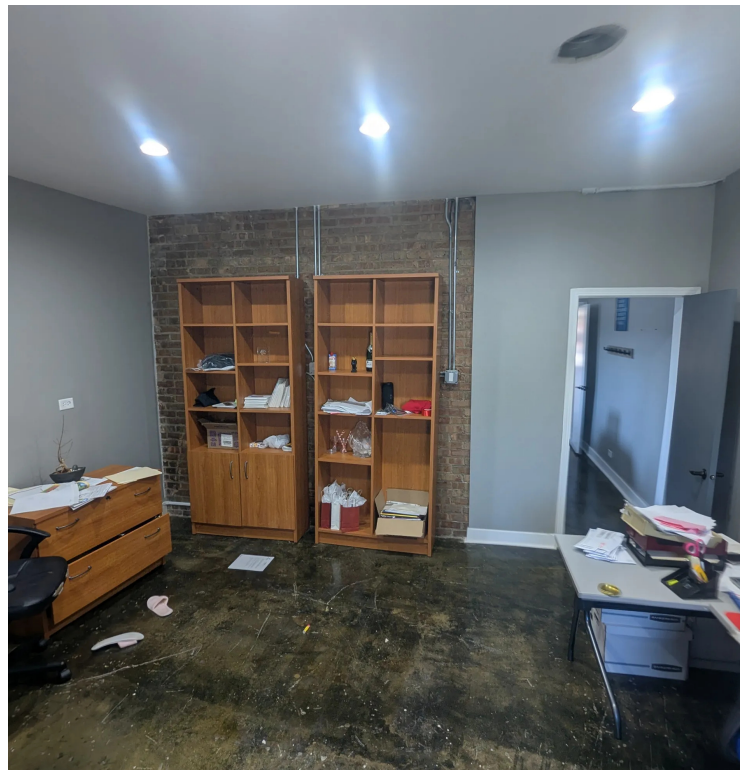
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,250 SF	LEASE RATE:	\$15 SF/yr

AVAILABLE SPACES

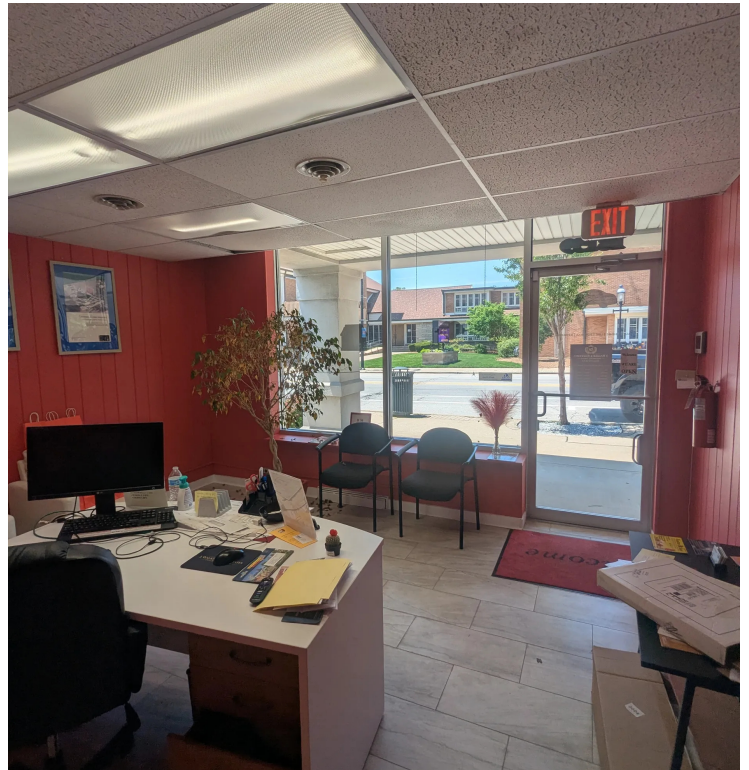
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
18159	1,250 SF	NNN	\$15.00 SF/yr	Lobby Offices Conference Room Restroom Picture Window Frontage on Dixie Hwy Plenty of Parking Steps to Metra Station

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DOWNTOWN HOMEWOOD COMMERCIAL CONDO FOR SALE OR LEASE | 18159 Dixie Highway Homewood, IL 60430SVN | CHICAGO COMMERCIAL

ADDITIONAL PHOTOS



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AERIAL PROPERTY PHOTO



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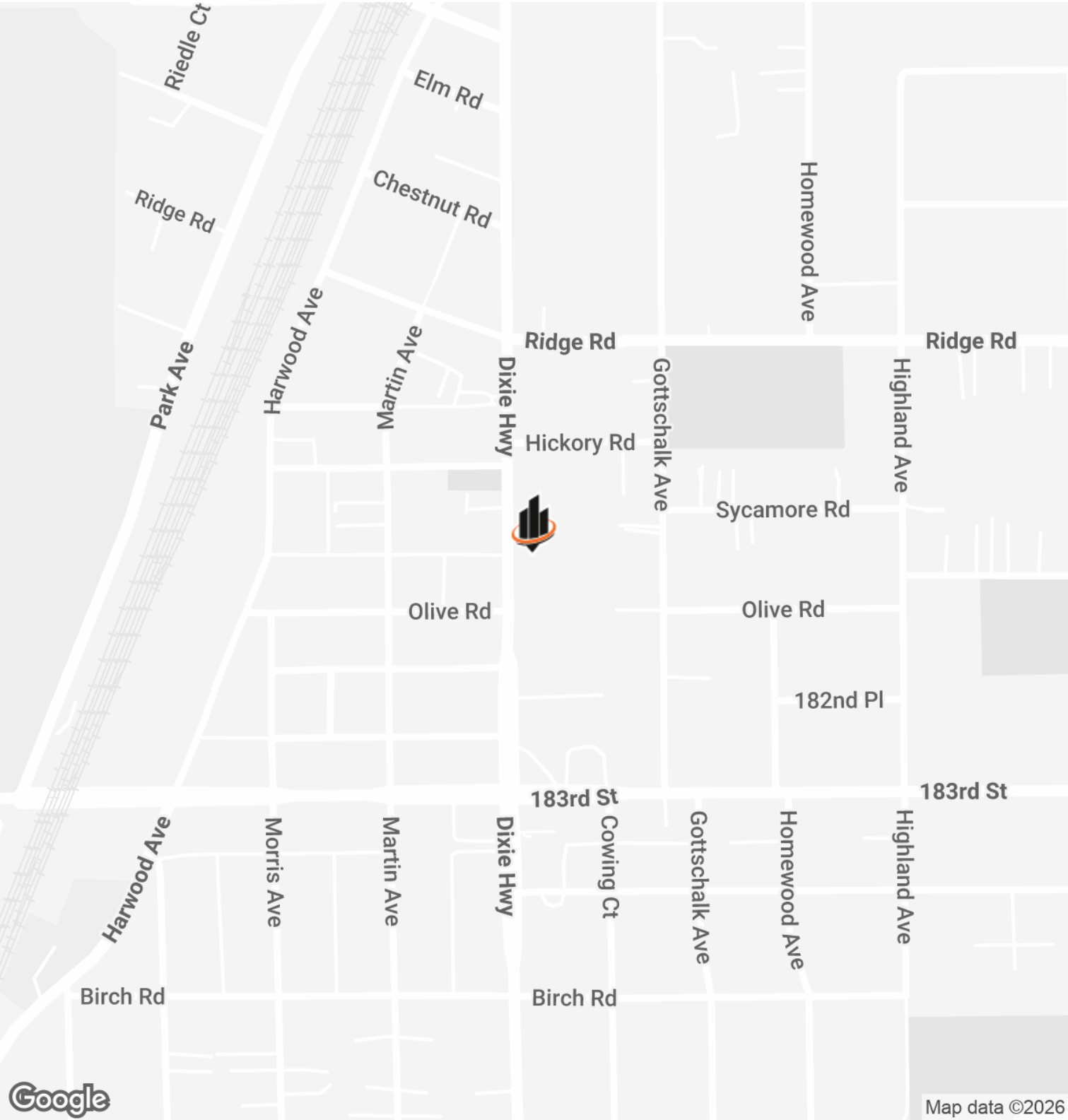
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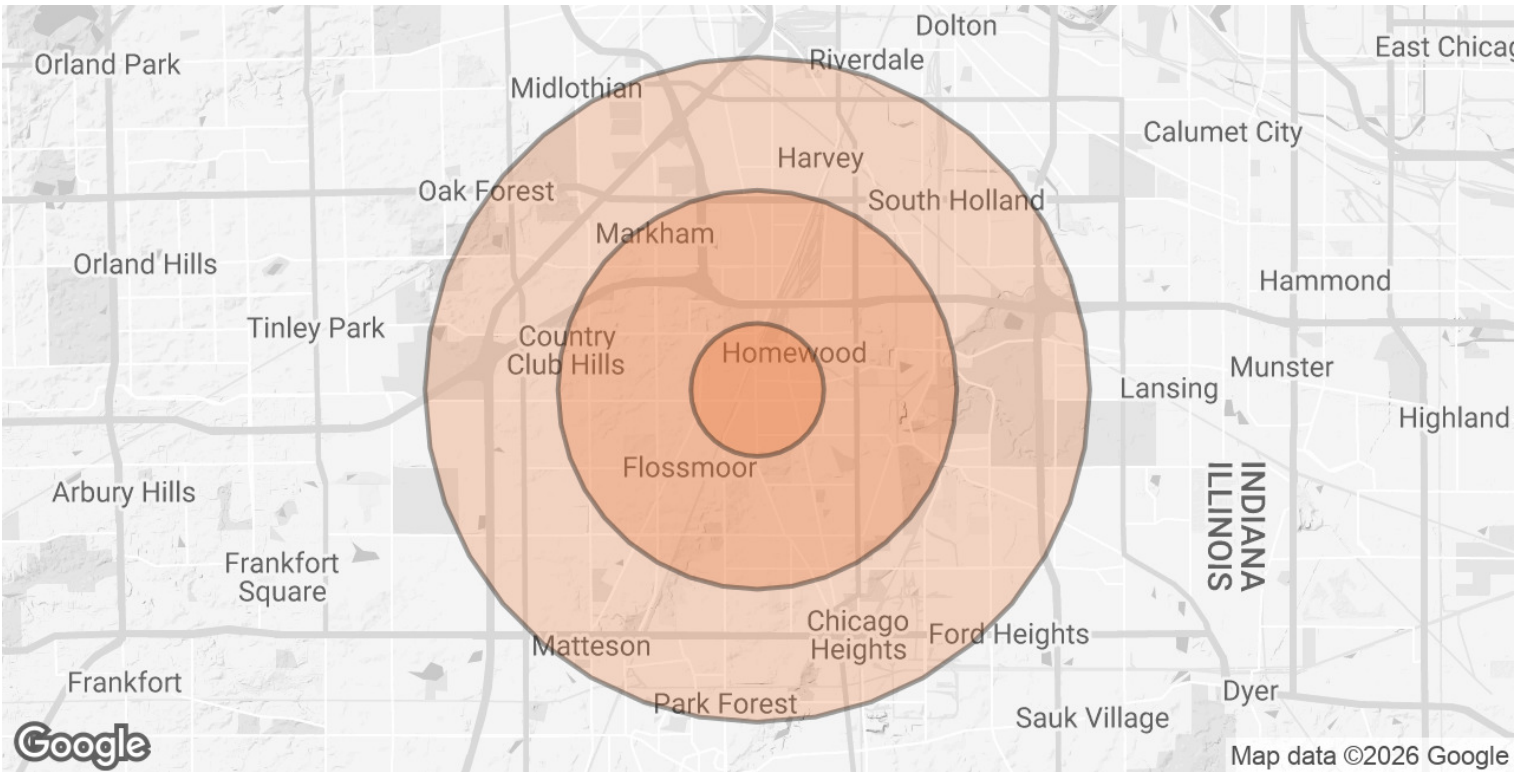
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,046	76,349	187,987
AVERAGE AGE	39.6	39.6	39.5
AVERAGE AGE (MALE)	35.4	35.8	35.9
AVERAGE AGE (FEMALE)	43.0	42.2	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,082	26,847	66,929
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$110,723	\$103,845	\$92,202
AVERAGE HOUSE VALUE	\$210,390	\$208,695	\$193,553

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