

# AVAILABLE

## "ENTIRE CITY BLOCK"

**Value Add / Redevelopment / Ground Lease / Build to Suit**



**Price:** Below Replacement Cost  
(Call or E-mail LA for Information)

**Location:** 5600-5620 W. 95<sup>th</sup> Str., Oak Lawn, IL  
(NWC of 95<sup>th</sup> St. & Central Ave.)

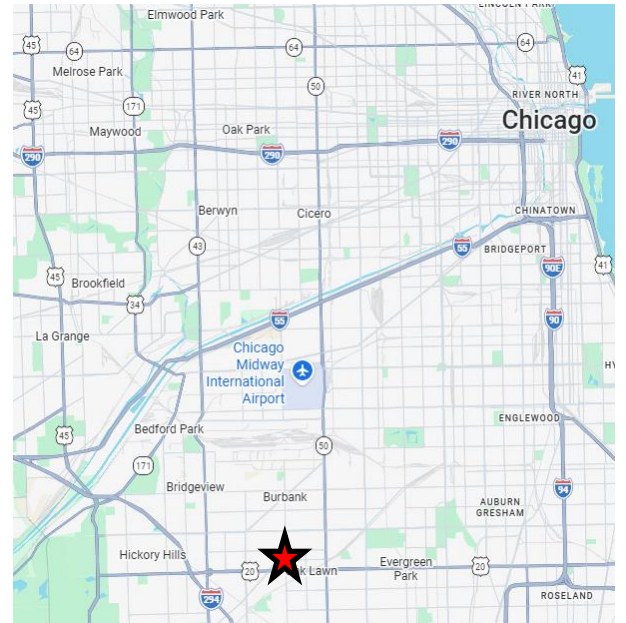
**Building Size:** 22,000 Approx. SF

**Property ID #:** 24-05-416-025-0000  
24-05-416-026-0000  
24-05-416-037-0000

**Land Size:** 37,377 SF / 0.86 Acres

**Zoned:** C-2

**Traffic Counts:** 95<sup>th</sup> Street (US 12) : 45,500 ADT  
(Average Daily Traffic "ADT") Central Avenue: 24,900 ADT



Demo Snapshot:	<u>0-1 Mile</u>	<u>1-3 Mile</u>	<u>3-5 Mile</u>
Population	3,413	24,091	58,234
Avg. Income:	\$77,159	\$79,233	\$76,055





# Property Photos

## Exterior Building



# EXISTING SITE PLAN



