

**S Kedzie Ave 14,825 VPD**

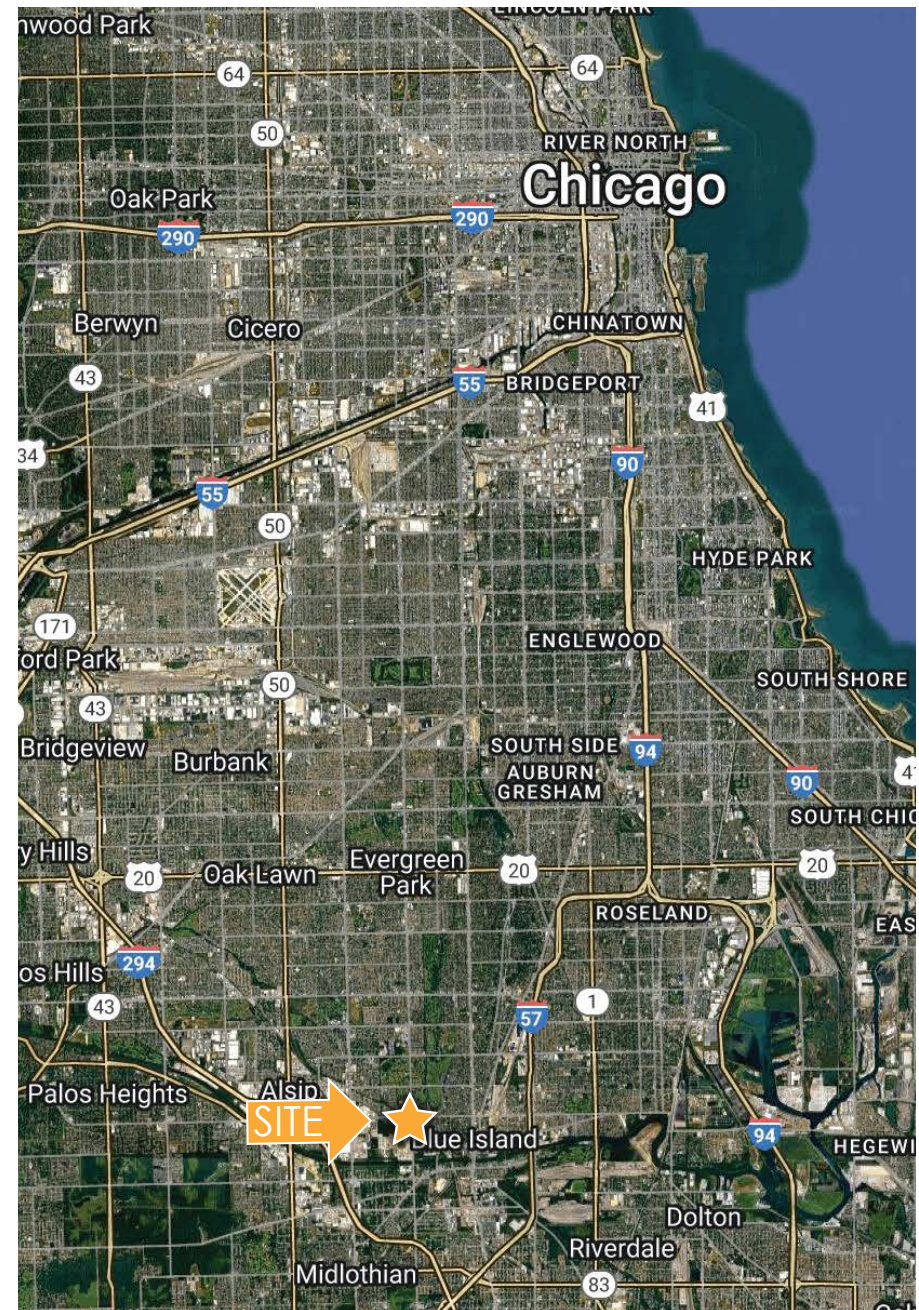
**W 127th St 26,270 VPD**

**12700 S KEDZIE AVE  
BLUE ISLAND, IL 60406**

**FOR SALE • REDEVELOPMENT OPPORTUNITY**

# SITE HIGHLIGHTS

- 2.5 acres of land
- Corner location at a signalized intersection
- Over 41,000 vehicles per day at the intersection
- Over 133,000 people within a 10-minute drive time
- 454' of frontage on 127th Street
- 476' of frontage on Kedzie Ave
- Proximity to two major expressways – I294 (1.5 mi west) and I57 (.50 mi east)
- Daytime population over 45,000 people within a 10-minute drive time
- Ideal for ground up commercial development
- Located within the Cal-Sag Enterprise Zone
- Zoning: C2: Highway Commercial
- 2024 Real Estate Taxes: \$34,747.98
- Price: \$2,700,000.00





12700 S KEDZIE AVE, BLUE ISLAND, IL 60406



Todd J. Cabanban | Managing Broker  
 312.371.4494 | todd@cmcr.com

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W 127th St 26,270 VPD

**SITE**

Wireton Rd 8,300 VPD

S Kedzie Ave 14,825 VPD

Truck Repair Shop

Truck Dealer

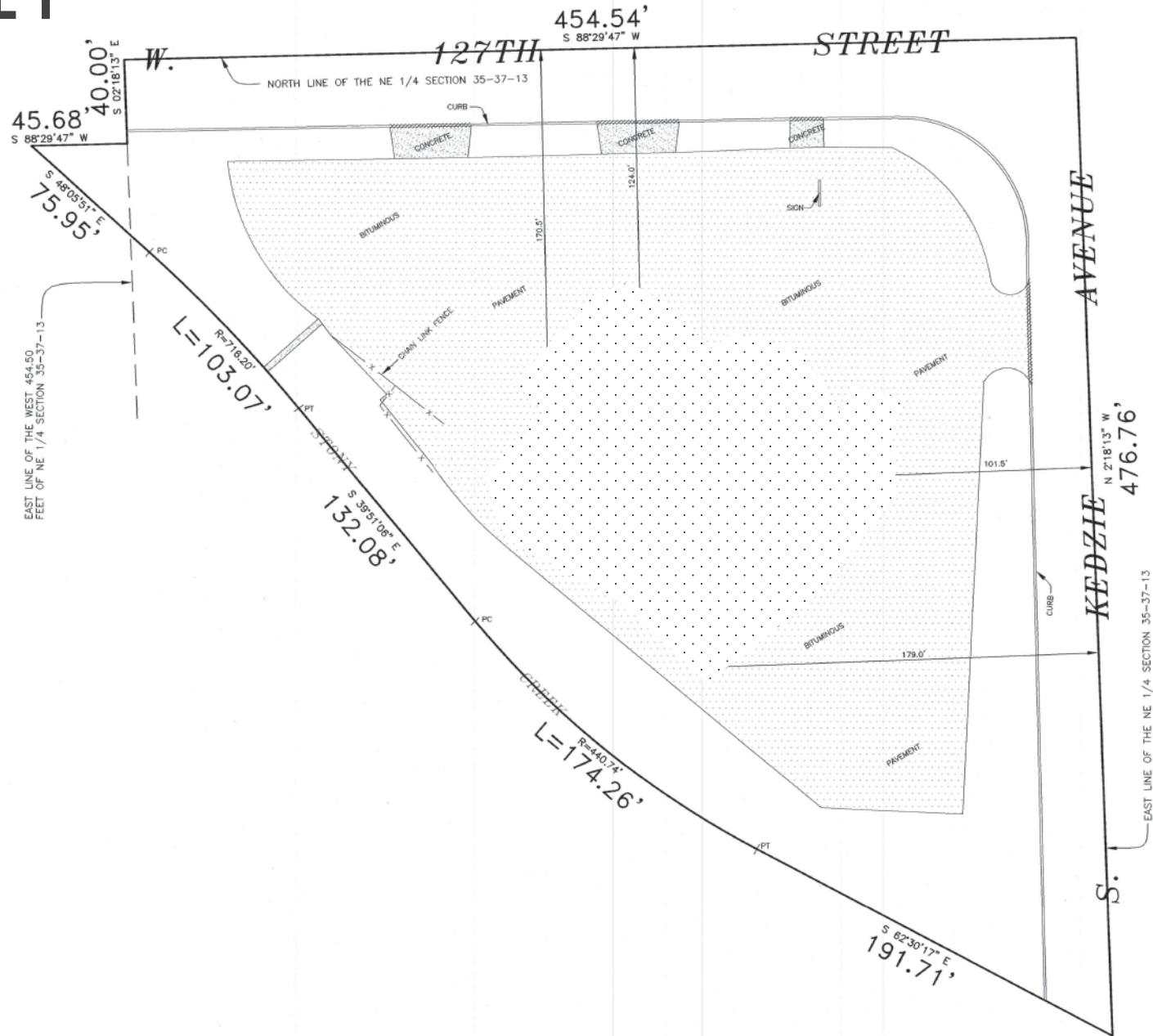
Eisenhower High School  
1,840 students

CALIBER COLLISION

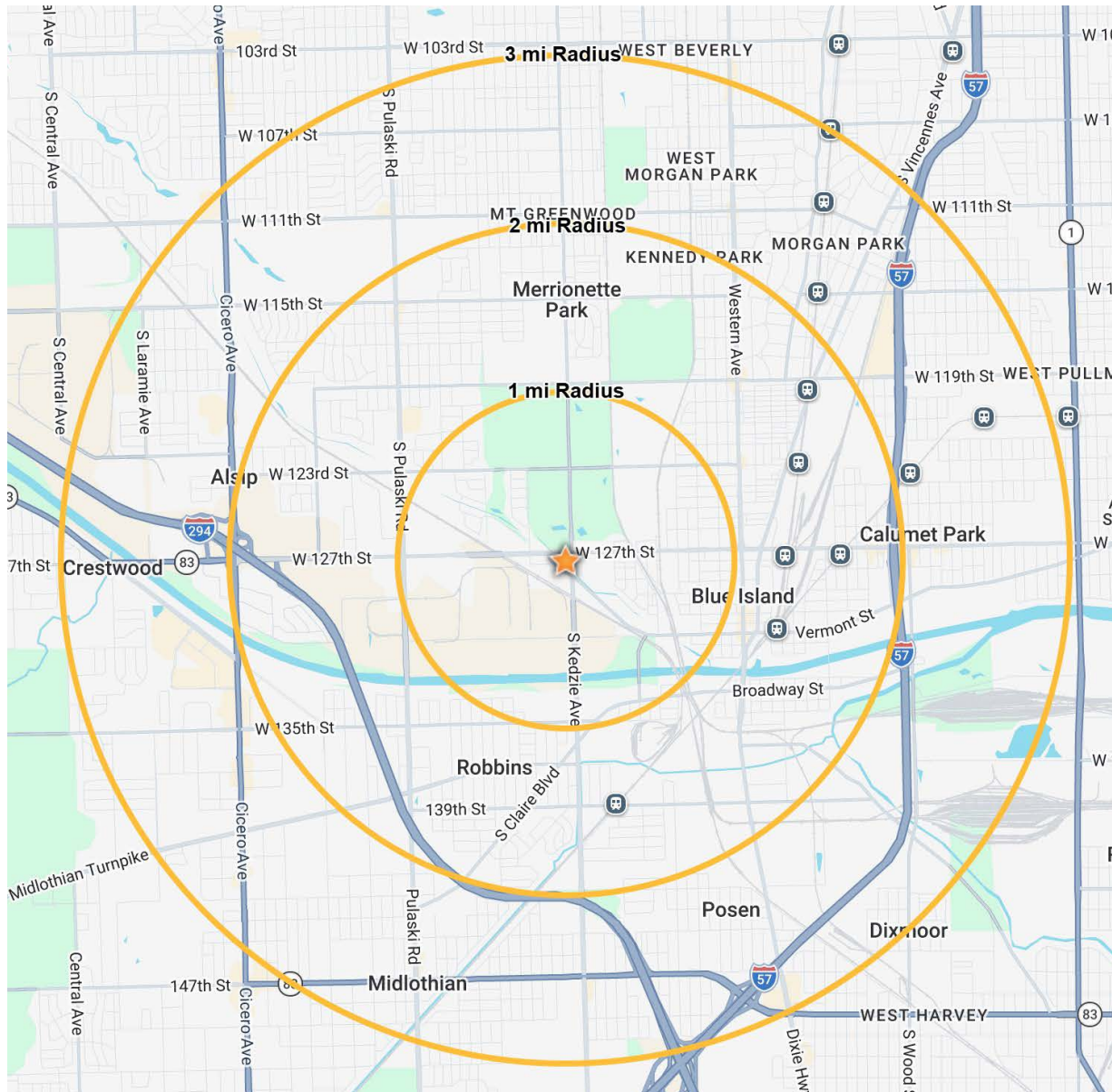
**CR & M** CABANBAN  
RUBIN AND  
MAYBERRY  
COMMERCIAL REALTY

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# SURVEY



# DEMOGRAPHICS (3 MILE RADIUS)




**119,969**  
POPULATION




**\$77,049**  
MEDIAN HH INCOME




**46,836**  
HOUSEHOLDS



**39,541**  
EMPLOYEES



**61.2%**  
COLLEGE EDUCATED



**39.9**  
MEDIAN AGE