

OFFERING MEMORANDUM

High Traffic Development Opportunity in South Suburban Retail Corridor

11150 S. Cicero Avenue (South) // Alsip, IL 60803



OFFERED BY:

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Offering Summary

Baum Realty Group, LLC has been exclusively retained to offer for sale a 44,600 SF development site (200.00' x 222.72') at 11150 S. Cicero Avenue (South) in Alsip, IL. The parcel boasts 200 feet of frontage on highly trafficked S. Cicero Avenue with exposure to nearly 40,000 vehicles per day. It is currently improved with a 10,320 SF single story flex / industrial building with 18' ceiling heights, providing the option for a developer or owner / user to either adaptively reuse the existing building or clear the site for new construction. Zoned B1 Business, the property represents a unique opportunity to gain a foothold in this proven, high-performing south suburban Cook County retail corridor.

The property can be purchased in combination with the adjacent Showroom and Warehouse property to the north, which would expand the site to a total land size of 152,434 SF (3.5 acres).

Asking Price:

Contact Broker

INVESTMENT HIGHLIGHTS

- ▶ Prime redevelopment opportunity with 200 feet of frontage on S. Cicero Avenue, a high-traffic, strong daily-needs retail corridor in south suburban Cook County
- ▶ High Cicero Avenue traffic counts of nearly 40,000 VPD with significant Indiana-to-Midway Airport commuter and consumer traffic
- ▶ B1 Business zoning – multi-tenant retail, QSR, medical, and a wide range of retail uses
- ▶ Improved with a 10,320 SF warehouse / fabrication building suitable for adaptive reuse or demolition for ground-up development
- ▶ Building features 18' ceilings, two (2) overhead doors (20' wide x 13.5' high), 200-amp 3-phase power, dry sprinkler system
- ▶ Can be purchased together with the adjacent parcel to the north for a total of 3.5 acres



PROPERTY DESCRIPTION	
Address:	11150 S. Cicero Avenue (South), Alsip, IL 60803
Zoning:	B1 Business
Total Building SF:	10,320 SF
Total Land SF:	44,600 SF (200.00' x 222.72')v
PINs:	24-21-200-033-0000 24-21-200-034-0000 24-21-200-051-0000
2024 RE Taxes:	\$64,727.55



PROPERTY PHOTOS - EXTERIOR FRONTING S. CICERO AVENUE



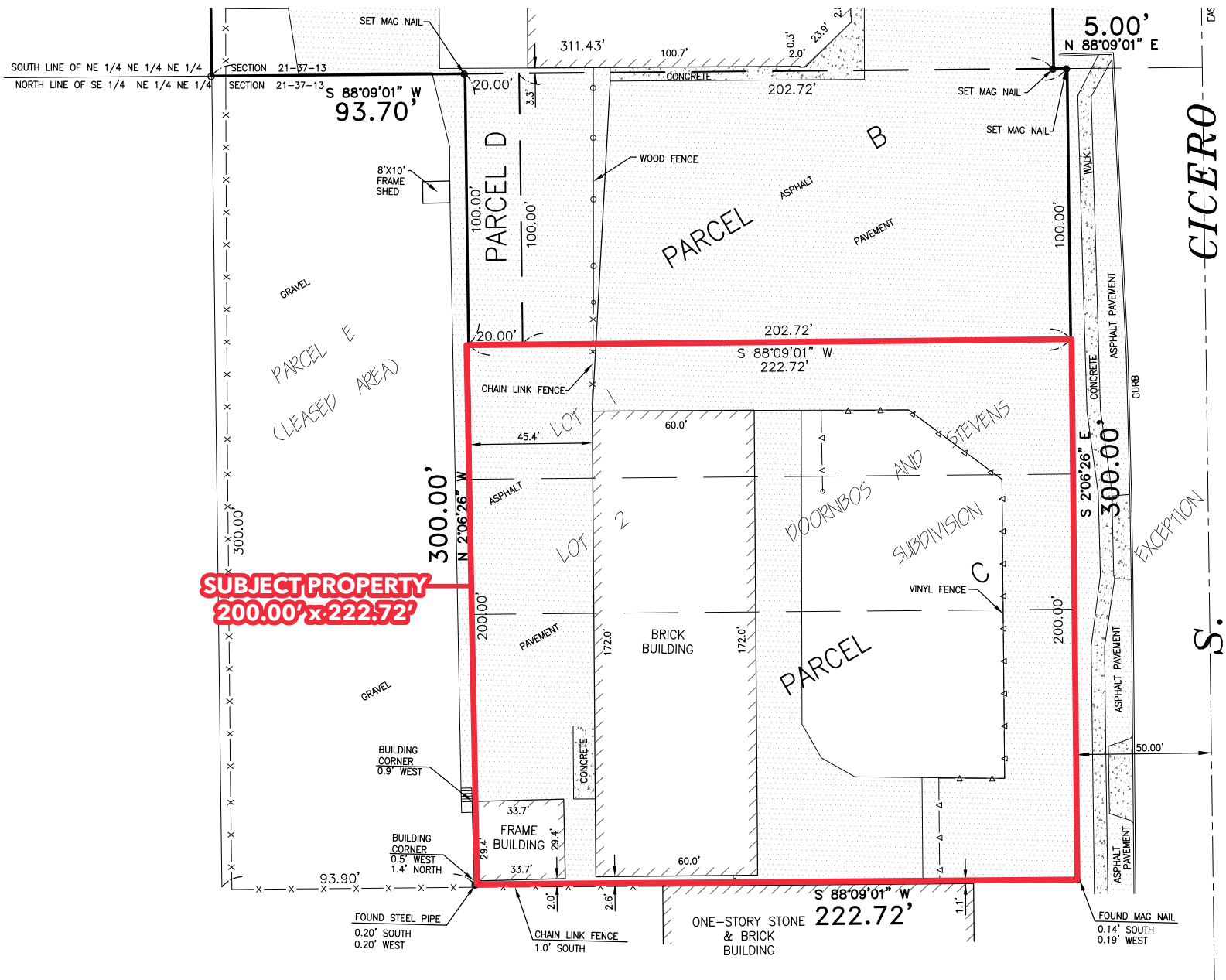
PROPERTY PHOTOS - BUILDING INTERIOR



PROPERTY PHOTOS - REAR STORAGE / LOADING AREA

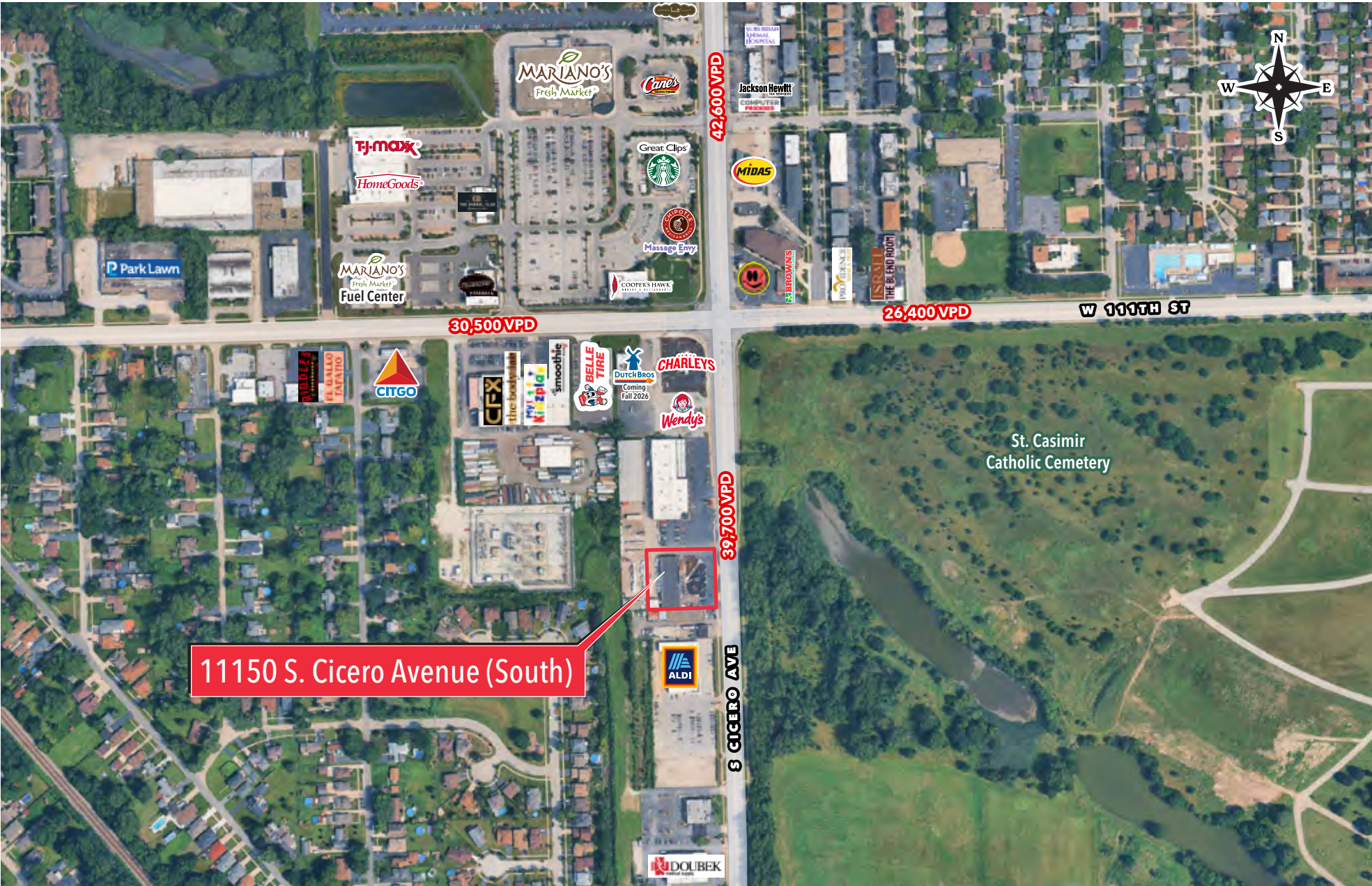


SURVEY



ZONING MAP

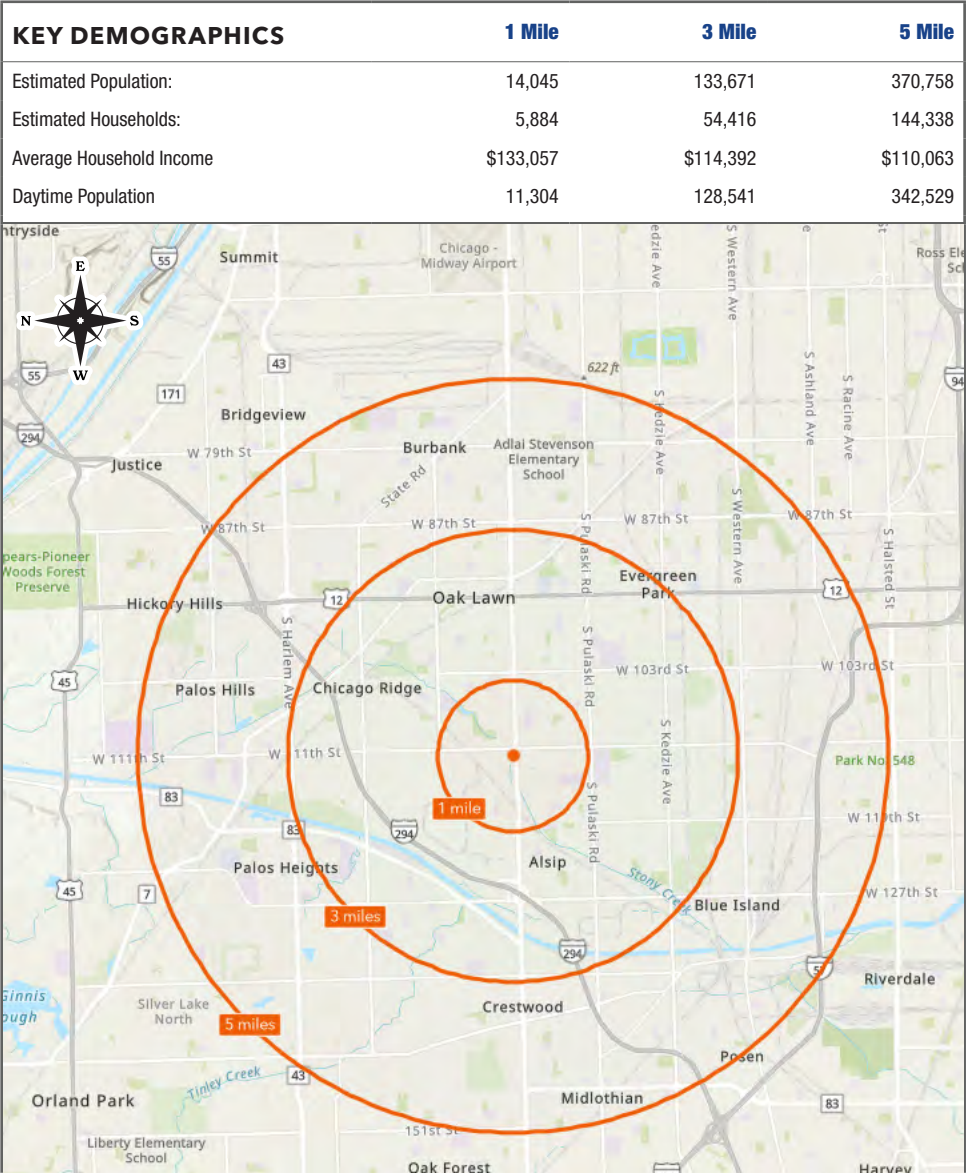




DEMOGRAPHIC SUMMARY

		1 mile	3 mile	5 mile
Population	2026 Estimated Population	14,045	133,671	370,758
	2031 Projected Population	13,689	130,481	361,875
	2020 Total Population (U.S. Census)	14,670	139,493	388,466
	2010 Population (U.S. Census)	14,787	139,347	391,367
	% Projected Growth 2023-2028	-2.5%	-2.4%	-2.4%
	% Historical Growth 2010-2021	-5.0%	-4.1%	-5.3%
	2026 Median Age	42.1	41.1	41.0
Households	2026 Estimated Households	5,884	54,416	144,338
	2031 Projected Households	5,825	53,991	143,257
	2020 Total Households (U.S. Census)	5,944	54,652	145,003
	2010 Total Households (U.S. Census)	6,031	54,255	143,281
	% HH Projected Growth 2023-2028	-1.0%	-0.8%	-0.7%
	% HH Historical Growth 2010-2021	-2.4%	0.3%	0.7%
Income	2026 Average Household Income	\$133,057	\$114,392	\$110,063
	2026 Median Household Income	\$104,834	\$90,536	\$84,877
	2026 Per Capita Income	\$54,322	\$46,851	\$43,053
Business	2026 Total Businesses	378	4,164	11,057
	2026 Total Employees	4,402	57,867	144,676
	2026 Estimated Daytime Population	11,304	128,541	342,529
Education (Age 25+)	2026 Adult Population (Ages 25+)	10,224	95,482	264,163
	2026 Elementary (Level 0 to 8)	2.4%	3.4%	4.7%
	2026 Some High School (Level 9 to 11)	3.4%	4.2%	5.2%
	2026 High School Diploma	24.1%	24.0%	25.0%
	2026 Some College/No Degree	19.2%	18.8%	19.0%
	2026 Associate Degree	13.4%	12.3%	10.8%
	2026 Bachelor Degree	22.9%	22.3%	19.6%
	2026 Graduate Degree	12.1%	12.0%	11.5%
Race & Ethnicity	% Any College	67.6%	65.4%	60.9%
	2026 White Population	69.2%	68.7%	51.8%
	2026 Black/African American Population	7.3%	10.0%	23.3%
	2026 Asian Population	3.5%	2.2%	1.8%
	2026 American Indian/Alaska Native Population	0.6%	0.6%	0.8%
	2026 Pacific Islander Population	0.1%	0.0%	0.0%
	2026 Other Race	9.1%	8.5%	11.5%
	2026 Population of Two or More Races	10.3%	9.9%	10.8%
	2026 Hispanic Population	19.1%	19.6%	16.2%

Source: Esri, Esri-Data Axle, U.S. Census



Market Overview

Alsip is part of a well-established commercial and residential trade area spanning Chicago's South Side and southwest suburbs, with convenient access to I-294, I-57 and I-80 and approximately 19 miles from downtown Chicago. The village is surrounded by established communities including Oak Lawn, Crestwood, Blue Island, Evergreen Park and Chicago's southwest side, providing access to a broad regional customer and employment base.

Major retail corridors and shopping destinations throughout the surrounding area draw consumers from across Chicago's South Side and southwest suburbs. The 111th & Cicero area is among the south suburbs' most active retail corridors, with nearly 40,000 VPD and a daytime population of more than 146,000 within three miles and 375,000 within five miles. The corridor is anchored by a dense concentration of national retailers and traffic generators, including a high-performing Mariano's at Stony Creek Promenade, ALDI, Cooper's Hawk Winery & Restaurant, T.J. Maxx and HomeGoods, along with numerous restaurants, retailers and service businesses.

Chicago Midway International Airport and the surrounding Midway Airport corridor are another major economic and traffic generator for the area. Located approximately 6.7 miles north of the subject property, Midway is one of the Chicago region's two major commercial airports, serving more than 21.5 million passengers annually. The airport supports a significant concentration of hotels, restaurants, retail, transportation and other commercial uses throughout Chicago's southwest side and nearby suburbs.





Alsip, IL

Alsip is an established southwest suburb of Chicago offering a mix of residential neighborhoods, commercial corridors and a significant industrial and employment base. Located in southern Cook County, the community benefits from its position near major expressways, regional employment centers and the dense population of Chicago's South Side and southwest suburbs. Its central location within this broader trade area, strong transportation infrastructure and proximity to major retail and commercial destinations make Alsip a well-connected part of the Chicago metropolitan area.

BEST PLACES IN ILLINOIS

Most Diverse Suburbs

#4 of 363

Most Diverse Places to Live

#7 of 636

Suburbs with the Lowest Cost of Living

#160 of 363

ACCESS & TRANSPORTATION

Alsip offers excellent regional connectivity via I-294, I-57 and I-80, with Cicero Avenue providing a major north-south route through Chicago's southwest suburbs. Pace bus service connects the area to the Midway CTA Station, providing access to the CTA Orange Line and downtown Chicago.

Chicago Midway International Airport
~15 min drive

Downtown Chicago (The Loop)
~30 min drive

I-294 (Tri-State Tollway)
~5 min drive

I-57
~10 min drive

AREA FEEL

Dense Suburban



REPORT CARD

B
OVERALL GRADE

B-	Public Schools	A-	Nightlife
C	Housing	A+	Diversity
B	Good for Families	C+	Weather
C+	Jobs	B	Health & Fitness
B	Cost of Living	B+	Commute
A-	Outdoor Activities		

INCOME & HOUSING

OWN - 64%
OWN VS RENT
RENT - 36%

Median Household Income
\$66,585

Median Home Value
\$225,000

Median Rent
\$1,140

Sources: Village of Alsip & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



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