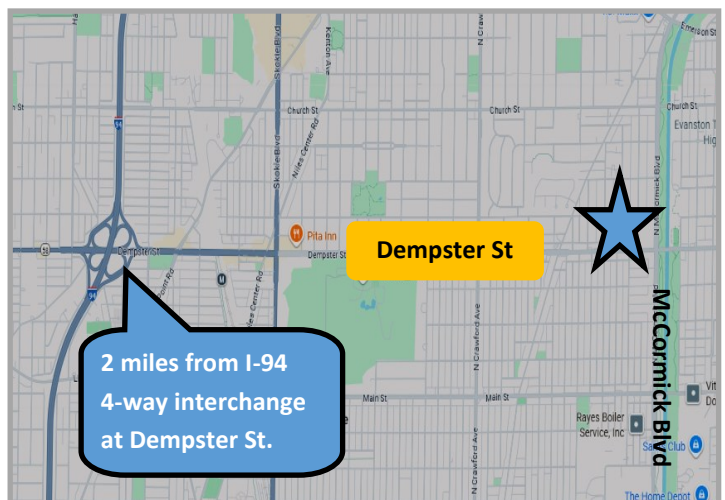


DEVELOPMENT/REDEVELOPMENT OPPORTUNITY 125'X125' COMMERCIAL LOT FOR SALE



15,625 SF vacant lot for sale on busy Dempster Street in Skokie. Great opportunity for development. Previous 5,000 SF building has been demolished. Dempster Street has a great traffic count with over 22,000 vehicles passing by daily. Neighboring businesses are a restaurant and gas station. Skokie has strong incomes and demographics with a population of 229,000 within a 3 mile radius and average household income of \$116,000.

Sale Price:	\$549,000
Lot Size:	15,625 SF
Lot Dimensions:	125'x125'
Building Onsite:	Yes
Building Size:	5,000 SF
Zoning:	B2
Taxes (2024):	\$42,369.17
PINs:	10-14-423-(034-038)-0000 (5 PINS)



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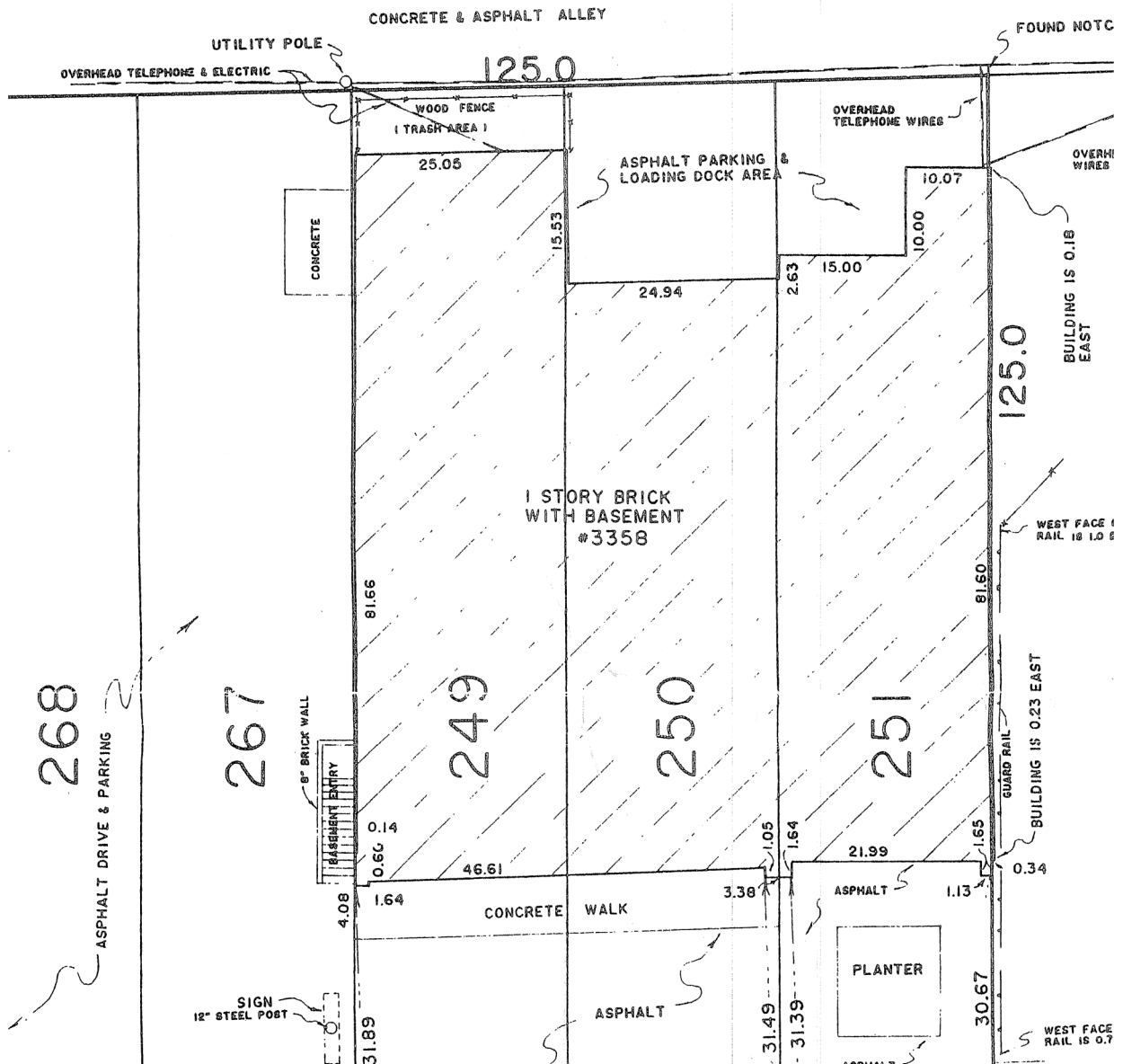
847-334-2587

MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4350 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

SURVEY

BUILDING HAS BEEN DEMOLISHED



PINs: 10-14-423-(034-038)-0000 (5 PINS)



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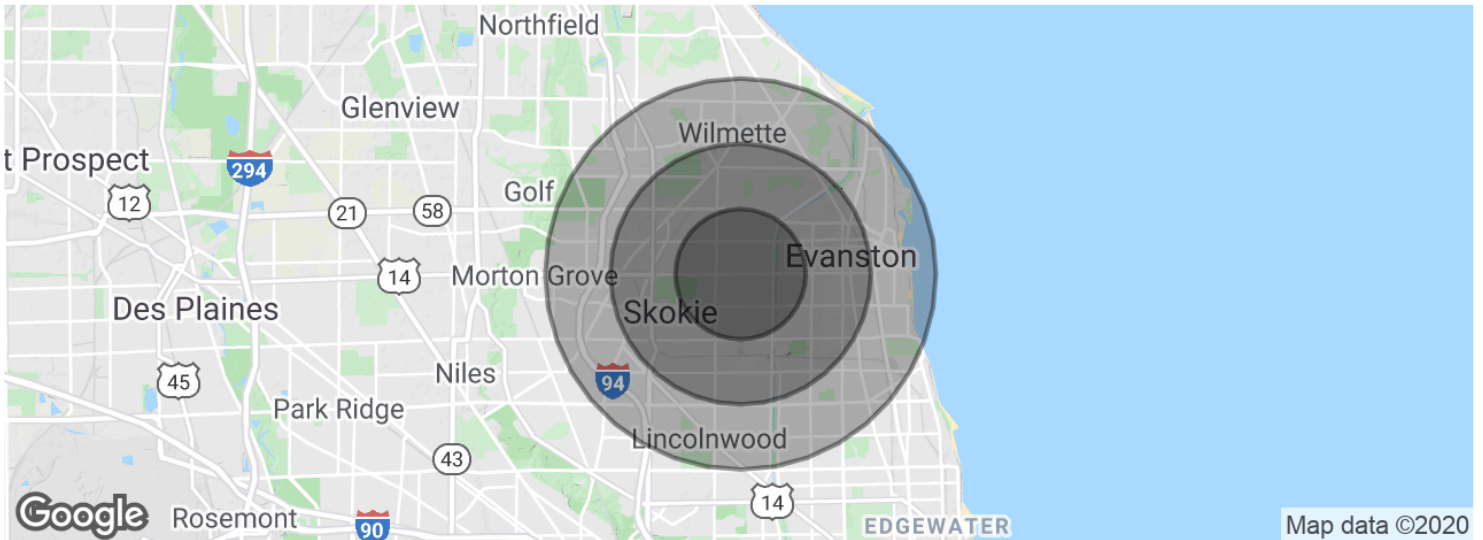
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CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,793	97,369	229,326
Median Age	43.2	42.7	40.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,520	35,469	86,362
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$135,004	\$116,359	\$116,783
Median Household Income	\$110,175	\$84,467	\$84,723

**Demographic data derived from 2020 US Census*



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