

7250 N. Cicero Ave., Lincolnwood, IL 60712 | 35,000 S.F. Office Building on 70,000 S.F. Landsite



OFFERING SUMMARY

Building Size	35,000 SF
Land Size	69,960 SF
Dimensions	264' x 265'
Year Built	1953
Parking	120 Cars
Zoning	O (Office)
PIN	10-29-424-052-0000
Sale Price	Upon Request

PROPERTY HIGHLIGHTS

- Excellent Lincolnwood Location, Just North of Chicago
- Immediate Access to I-94 (Edens) Expressway at Touhy Ave.
- Minutes to O'Hare Airport, Downtown or The Northshore
- Extra-Large Landsite with Abundant Parking
- Close to Restaurants, Hotels, Shopping, and Transportation
- High Profile Two Story Elevator Building
- Full Dry Basement with High Ceilings for Value-Add Additional Office/Storage
- Former Multi-Tenant Office Building
- Ideal for Either Multi-Tenant Professional or Single Corporate User
- **Motivated Seller!**

Jerome Ettinger
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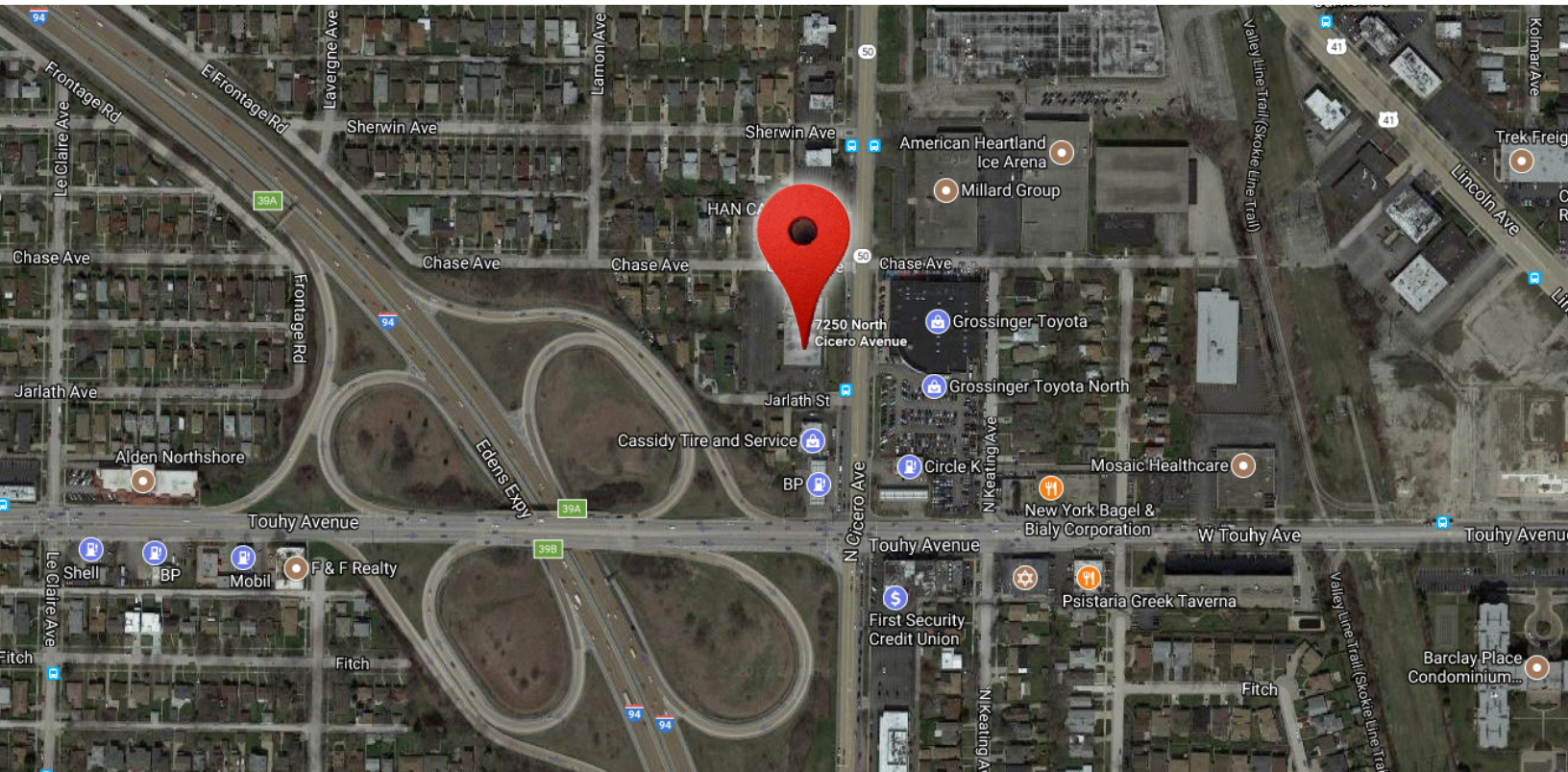
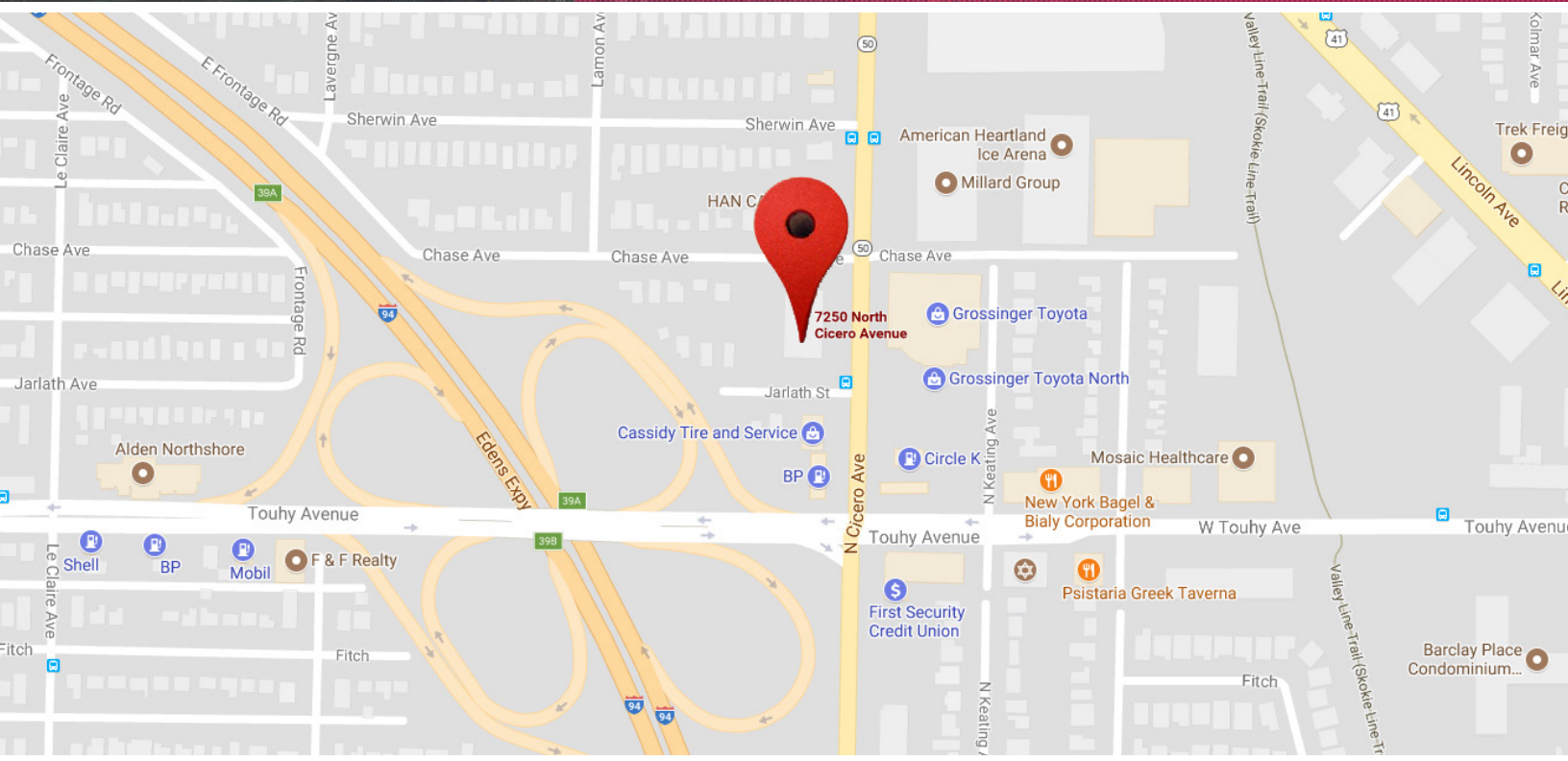
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Location

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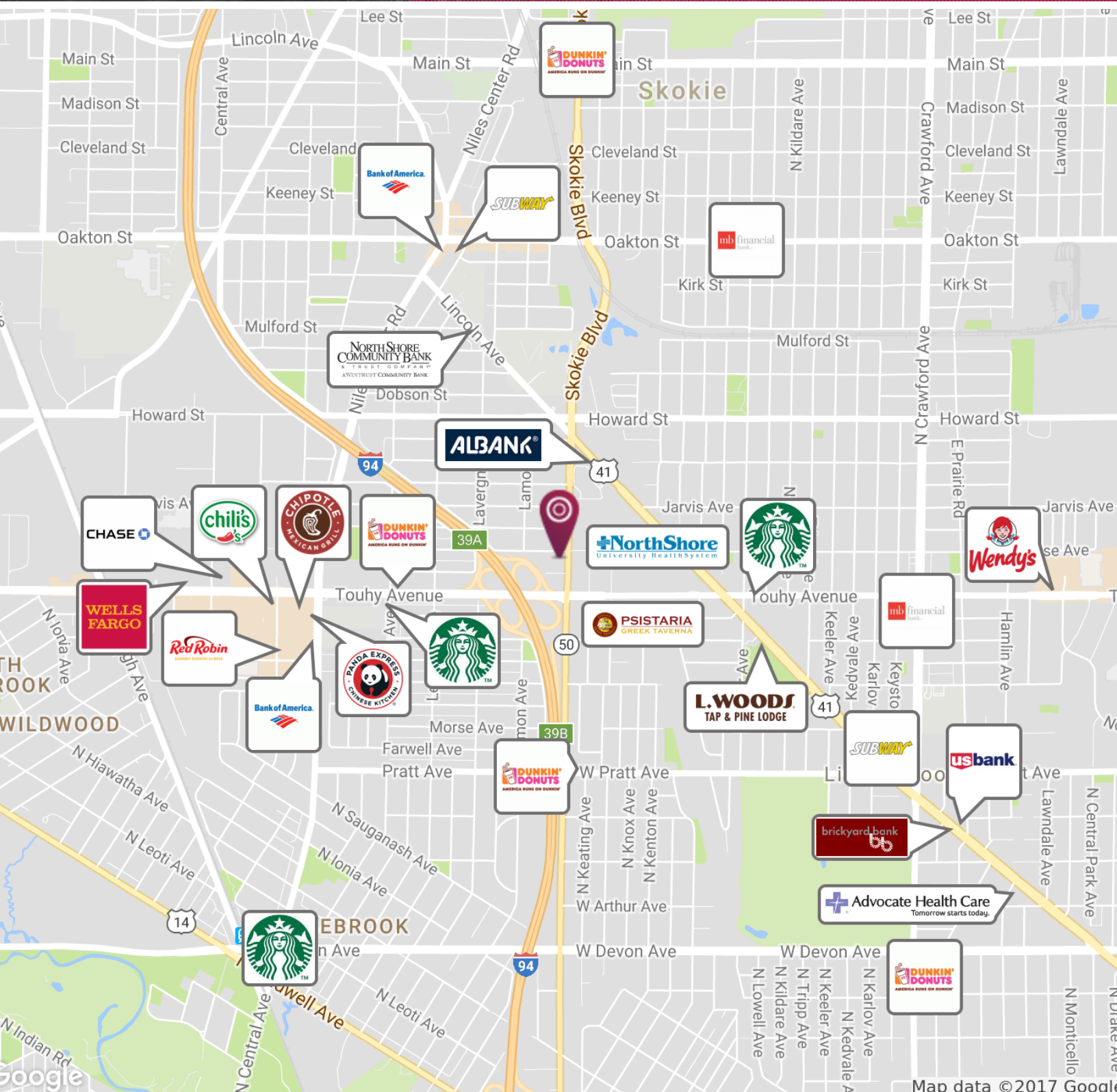
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Retail Map

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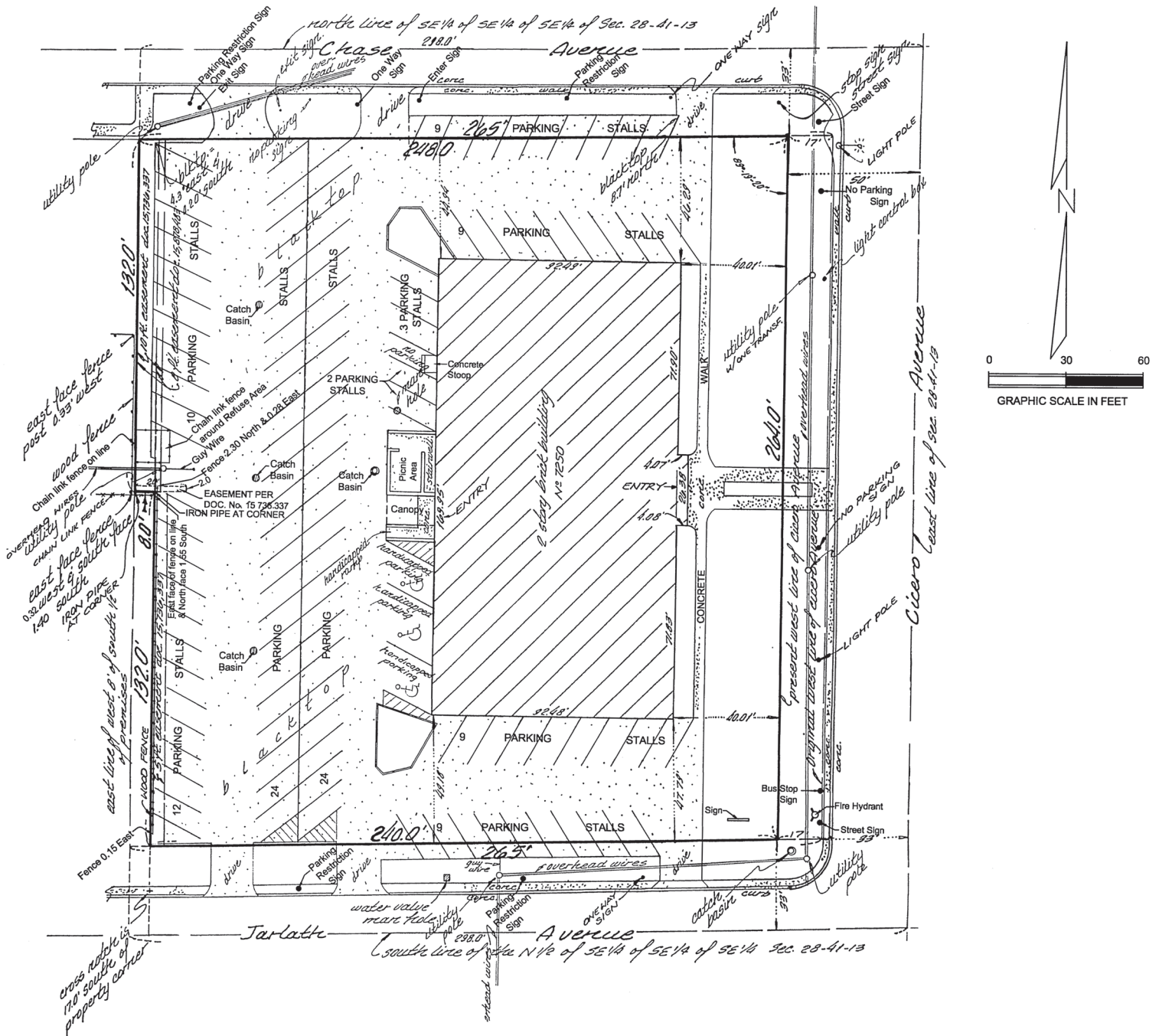
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PLAT OF SURVEY

THE EAST 298 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING: (1) THE NORTH 33 FEET; (2) THE EAST 33 FEET; (3) THE SOUTH 33 FEET; (4) THE WEST 8 FEET OF THE SOUTH 1/2 OF PREMISES IN QUESTION IN COOK COUNTY, ILLINOIS.

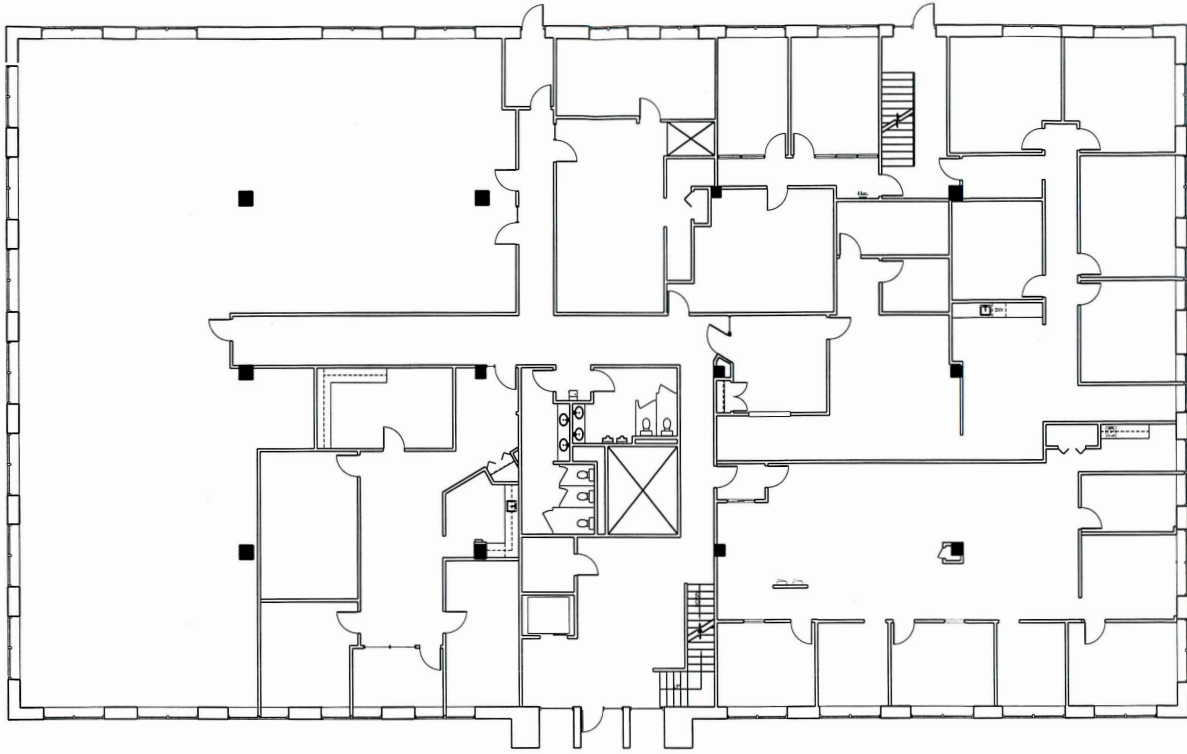


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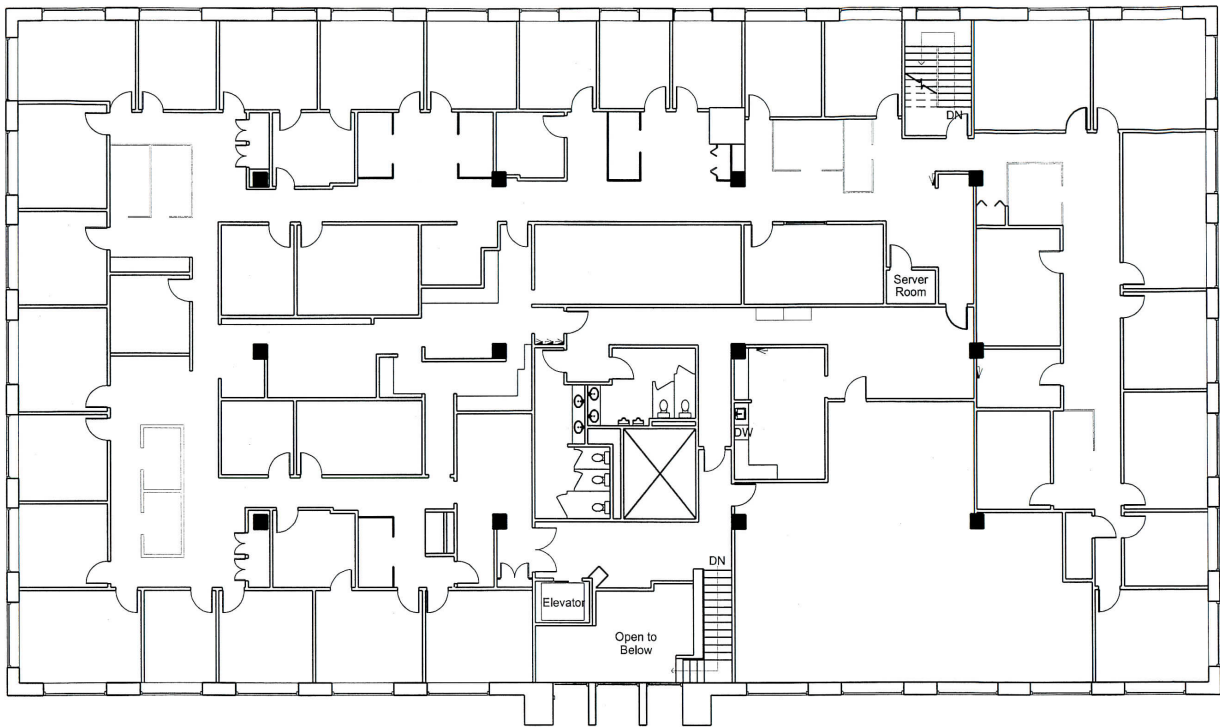
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FIRST FLOOR



SECOND FLOOR



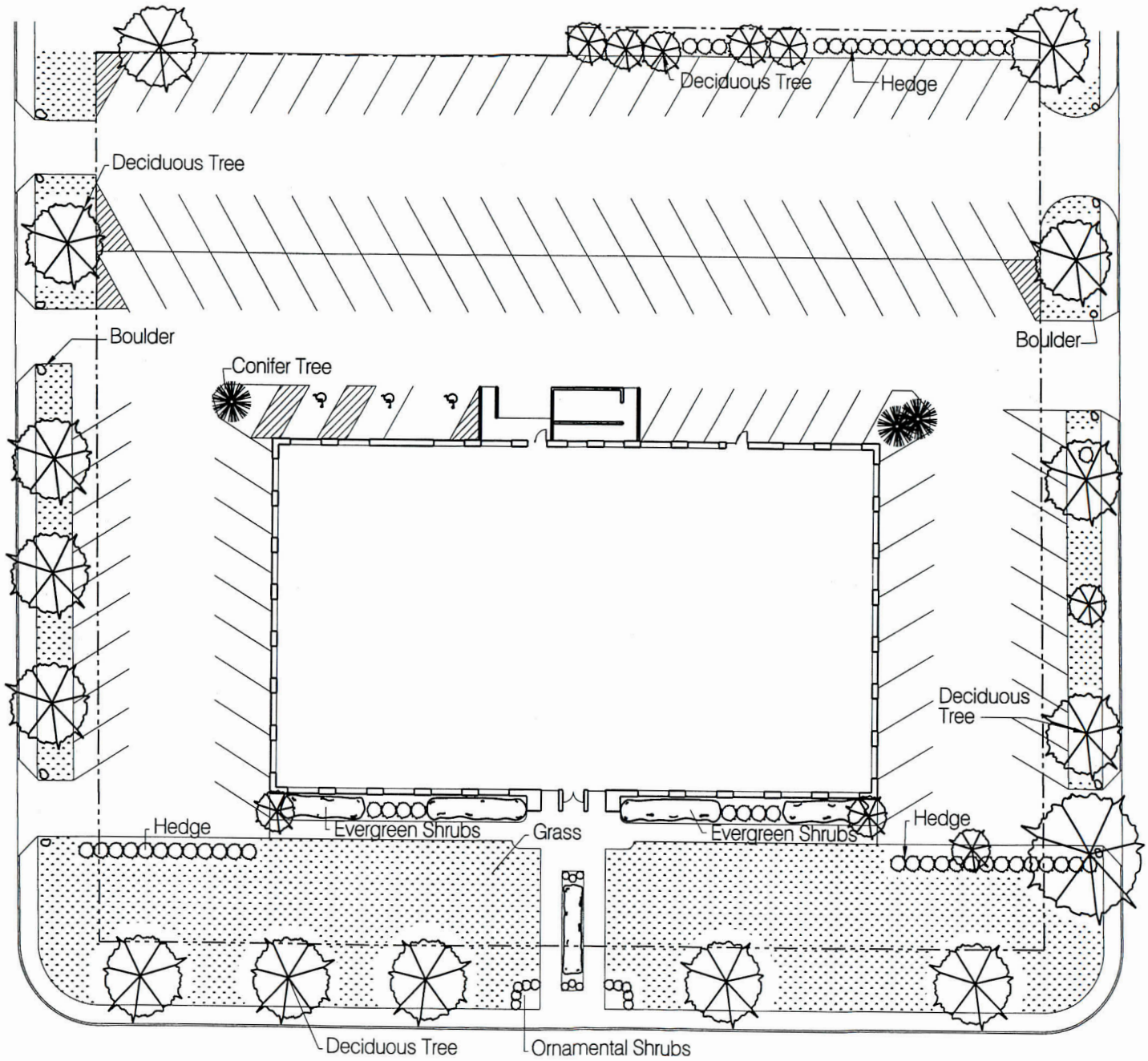
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Site Plan

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Site Plan

Not To Scale



← Cicero Avenue →

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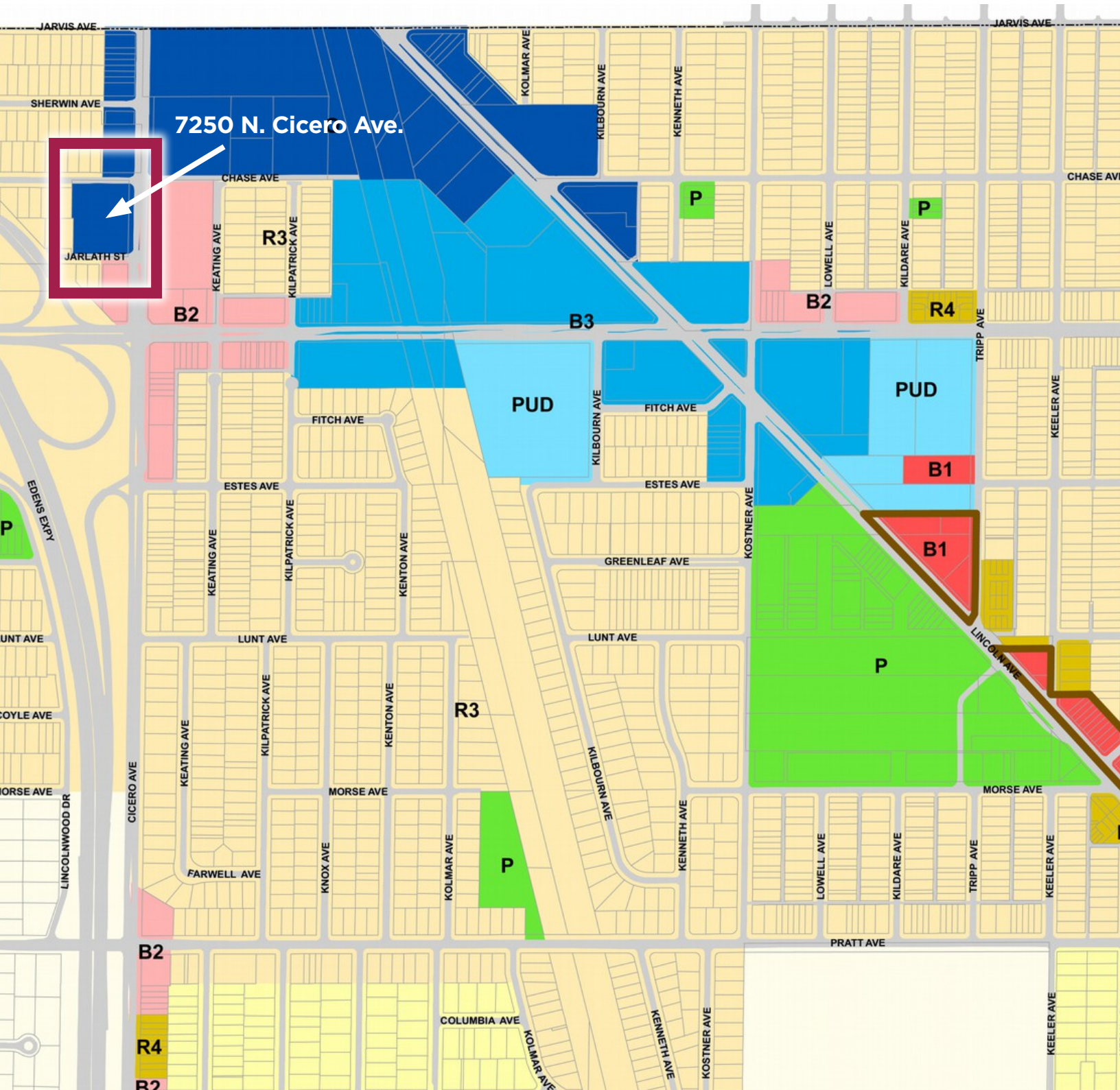
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Zoning

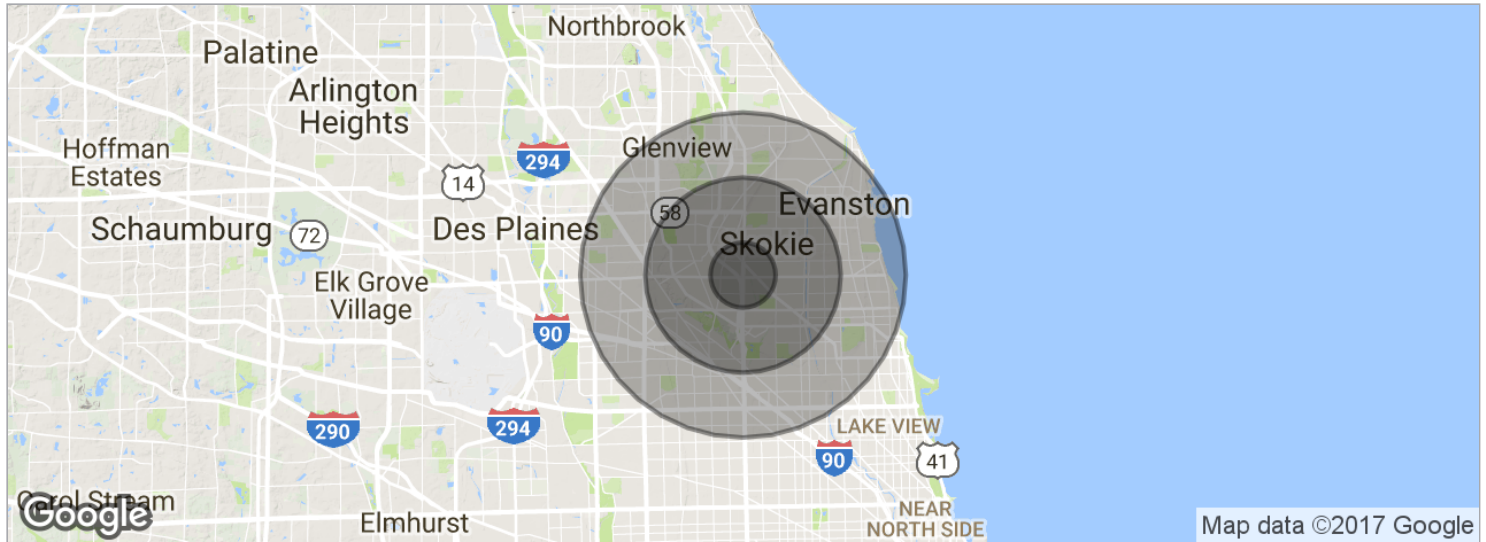
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,880	181,590	723,506
Median age	43.9	42.1	38.6
Median age (male)	42.1	39.8	37.0
Median age (Female)	45.1	44.1	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,218	65,093	263,159
# of persons per HH	2.9	2.8	2.7
Average HH income	\$95,671	\$84,724	\$80,382
Average house value	\$457,392	\$405,618	\$395,855

* Demographic data derived from 2010 US Census

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