

LAND AVAILABLE FOR SALE

2336-2346 W. ROOSEVELT ROAD

Roosevelt Road and Western Avenue | Chicago, IL



AVAILABLE
13,492 SF

Grenshaw St

JACKSON
HEWITT



WFC GROCERY

Oakley Blvd

14,500 ADT

Western Avenue

Roosevelt Road

20,800 ADT

24,000 ADT

The Dopest
Bar & Grill

Chicago Consumer
Services Department

Old Rte 66

Jiffy Lube



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SUBJECT PROPERTY

2336-2346 W. Roosevelt Road, Chicago, IL 60608

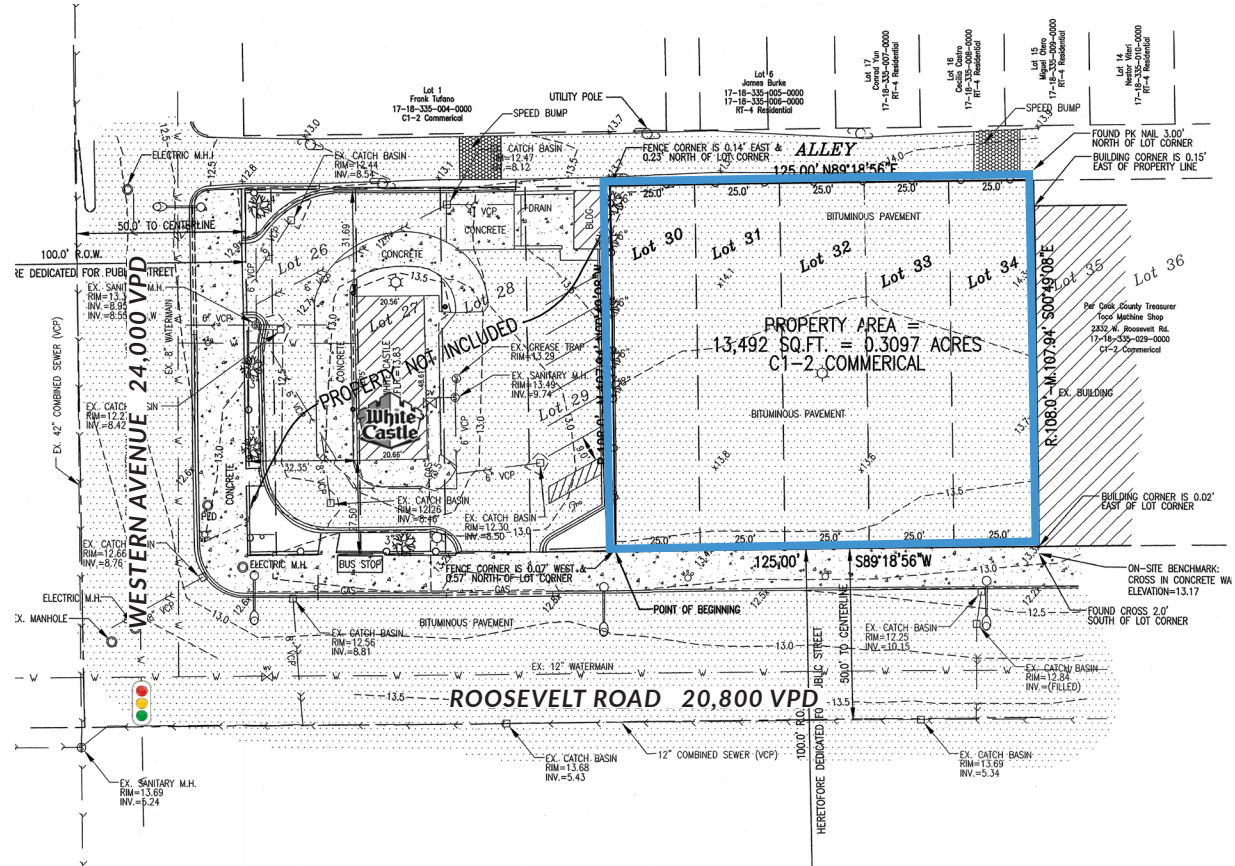
Sale Price \$999,000
RE Taxes \$15,350.14 (2023)
PINs 17-18-335-025-0000;
 17-18-335-026-0000
 17-18-335-027-0000
 17-18-335-028-0000
Ward 28 **Alderman** Jason Ervin

PROPERTY DETAILS

Land Size 13,492 SF (0.31 AC)
Zoning C1-2
Frontage 125' on Roosevelt Road
Curb Cuts One (1) on Roosevelt Road

LOCATION DETAILS

- Property borders Illinois Medical District, consisting of four major hospitals, two medical universities and more than 40 health care related facilities. The IMD has more than 29,000 employees, 50,000 daily visitors and generates \$2.4 billion in economic opportunity.
- Just east of 44,800 VPD intersection of Western & Roosevelt.
- C1-2 zoning allows for an array of uses including residential, mixed-use, retail and office.



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Population	17,217	64,746	143,676
Average HH Income	\$116,141	\$113,358	\$130,178
Daytime Population	17,130	74,872	145,092

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SITE

FOR MORE
INFORMATION,
CONTACT

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REALTY
RESOURCES
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