

BLOCK

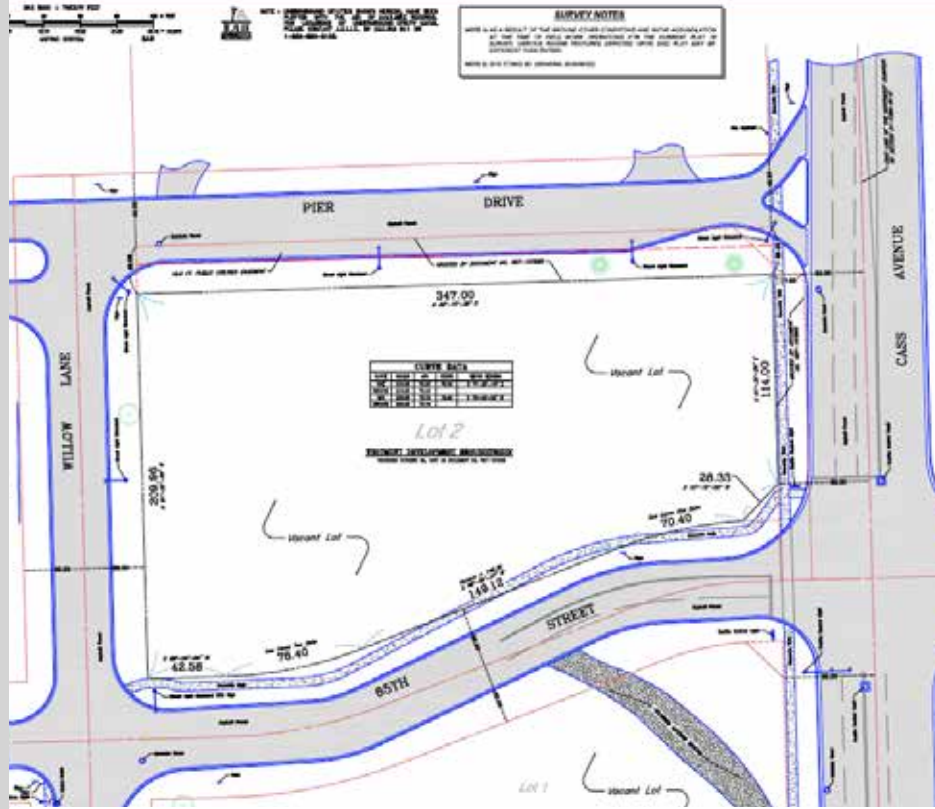
PROPERTY GROUP

A COMMERCIAL REAL ESTATE COMPANY

COMMERCIAL DEVELOPMENT OPPORTUNITY: WESTMONT 1.59 ACRES

NWC CASS AVE & 65TH STREET
WESTMONT, IL

\$995,000 - 1.59 ACRES



SUMMARY

Located in a major commercial corridor in Westmont, only 22 miles west of Chicago, this 1.59 acre site has significant potential for retail and office development. It is site is graded with access to all utilities.

With 212 frontage on Cass, there is ample exposure in a popular area for residents of Westmont and the surrounding area. This is a great addition to the variety of local and national retailers including Aldi, Walgreens, Discount Tire, Oxford Bank, US Bank and Mariano's.

Adjacent 1.69 acre lot also available.

DEMOGRAPHIC	1 Mile	3 Miles	5 Miles
Population	16,720	110,235	226,096
Households	6,780	43,602	87,969
Median Income	\$67,748	\$85,912	\$91,010

HIGHLIGHTS

- Zoning: B-1
- Traffic Count: 19,400 cars daily
- Taxes (2017): \$12,718

CONTACT
GREG BLOCK

(312) 725-9737
GBlock@BlockPG.com

PRICE **\$995,000** **1.59 ACRES**