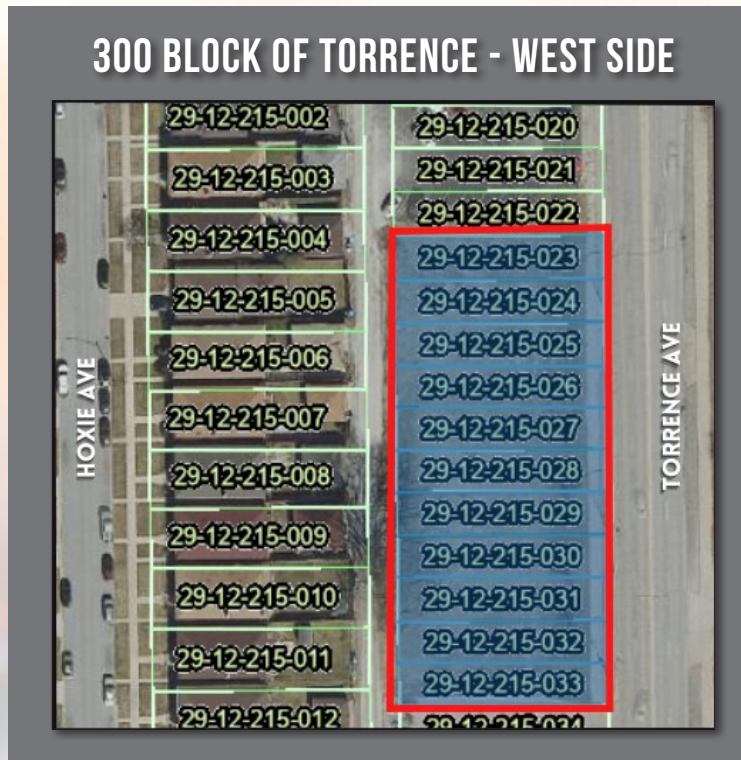




300 BLOCK OF TORRENCE AVENUE



- More than 2 million people within 20 miles
- Several blocks north of Sibley Boulevard, less than a mile east of I-94
- Torrence Avenue traffic count: 15,700 (2021), Annual Average Daily Traffic
- Sibley Boulevard traffic count: 22,800 (2021)
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone, TIF District
- Near Christian Community Health Center, Don Pedro's Mexican Restaurant, day cares, auto repair, car wash, CVS, gas stations
- Less than 2 miles from River Oaks Mall, J.C. Penney, Macy's, car dealerships, indoor farming, furniture stores, etc.
- Surrounded by commercial and residential zoning