



SOUTHEAST CORNER OF TORRENCE AVENUE/MEMORIAL DRIVE

600 BLOCK OF TORRENCE - NORTHEAST SIDE



600 BLOCK OF TORRENCE - EAST SIDE



- 5,900 sq. ft. of vacant land on corner is City-owned, and 3,000 sq. ft. to the south is tax delinquent and can be obtained by City
- Other 49,000+ sq. ft. to the south is City-owned
- More than 2 million people within 20 miles
- Two blocks south of Sibley Boulevard, less than mile east of I-94
- Torrence Avenue traffic count: 17,500 (2018), Annual Average Daily Traffic
- Sibley Boulevard traffic count: 30,000 (2019)
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near auto parts and repair shops, towing, banks, restaurants, car wash, CVS, Dunkin Donuts, Walgreens, Forest Preserve, Burnham Greenway
- 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