



# 601 SIBLEY BOULEVARD (Lot of Former Muffler & Brake Shop)



- Southwest corner of intersection of Sibley Boulevard and Burnham Avenue
- Vacant land, 24,000 sq. ft.
- More than 2 million people within 20 miles
- East of I-94 and Torrence Avenue (Illinois Route 83)
- Sibley Boulevard traffic count: 17,300 (2021), Annual Average Daily Traffic
- Burnham Avenue traffic count: 8,200 (2021), AADT
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone and Opportunity Zone
- Near auto repair shops, restaurants, boat dealer, child care, convenience store, health services office, insurance offices, etc.
- Blocks south of Dolton Road/State Street Industrial Region (DSIR)
- Surrounded by commercial and residential zoning