



## 714 State Line Road (Former Bakery)

- 6,800+ sq. ft. building with two stories, built in 1908
- Lot of 6,000+ sq. ft. with parking area, west side of State Line Road
- More than 2 million people within 20 miles
- One block south of Pulaski Road and two blocks east of Wentworth Avenue
- State Line Road traffic count: 4,850 (2018), Annual Average Daily Traffic
- Pulaski Road traffic count: 4,250 (2018), AADT
- Near City Hall and Fire Station
- Within area of proposed Forsythe Village development
- Less than 2 miles from River Oaks Mall, J.C. Penney, Macy's, etc.
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone, Opportunity Zone
- Surrounded by commercial and residential zoning

