



## 745 Torrence Ave. (Former Quads Gym)

- Two-story, 25,000-sq.-ft. building, built in 1964
- Lot of 47,000 sq. ft. with 80 parking spaces
- Property owned by Cook County Land Bank: Call 312-603-8015 and visit <http://www.cookcountylanbank.org/>
- More than 2 million people within 20 miles
- Blocks north of River Oaks Drive and blocks south of Sibley Boulevard
- Torrence Avenue traffic count: 17,700 (2021), Annual Average Daily Traffic
- River Oaks Drive traffic count: 24,900 (2021), AADT
- Sibley Boulevard traffic count: 22,800 (2021), AADT
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near AutoZone, car dealerships, Forest Preserve, bike trails, restaurants, car wash, River Oaks Mall, J.C. Penney, Macy's, etc.
- Surrounded by commercial and residential zoning

