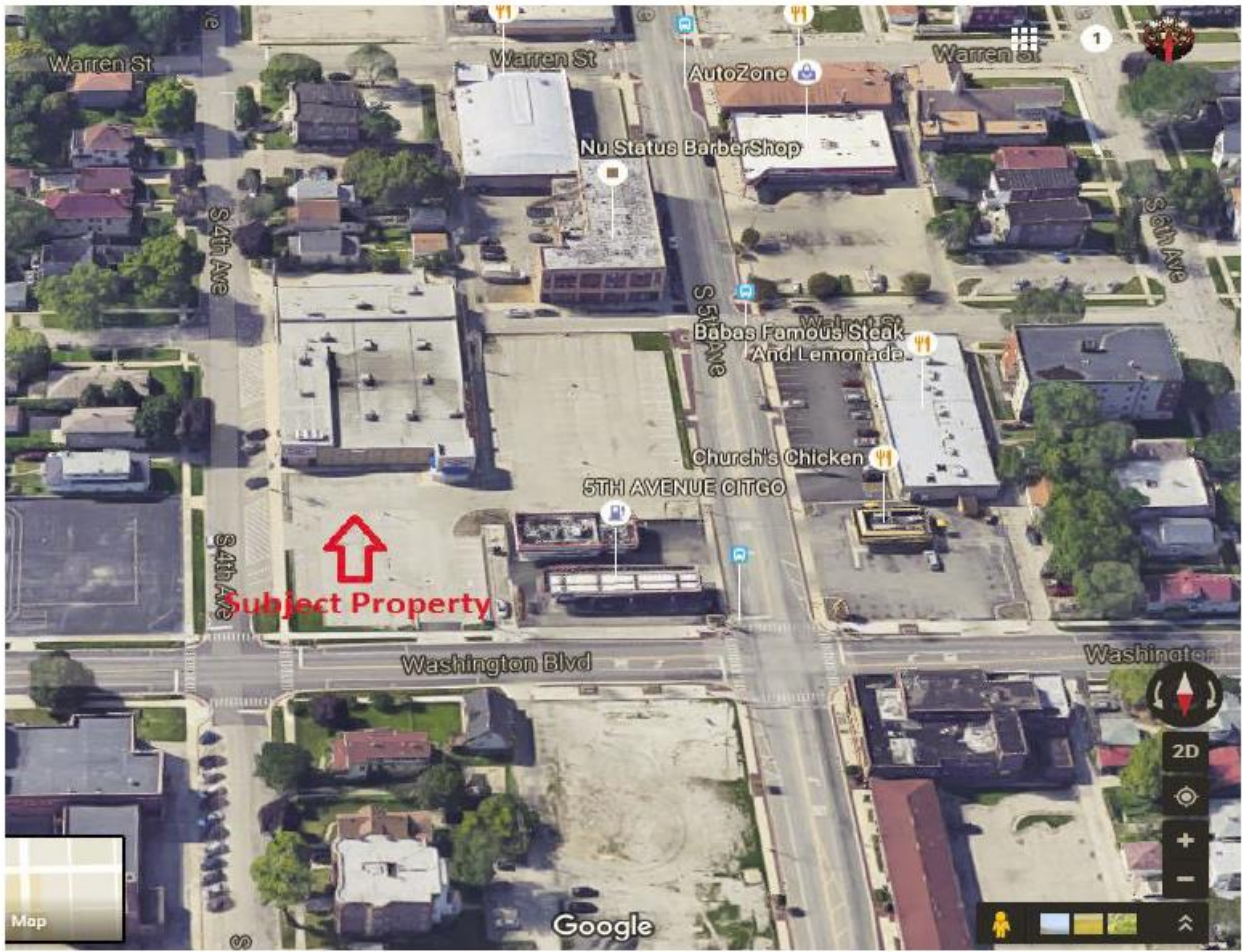




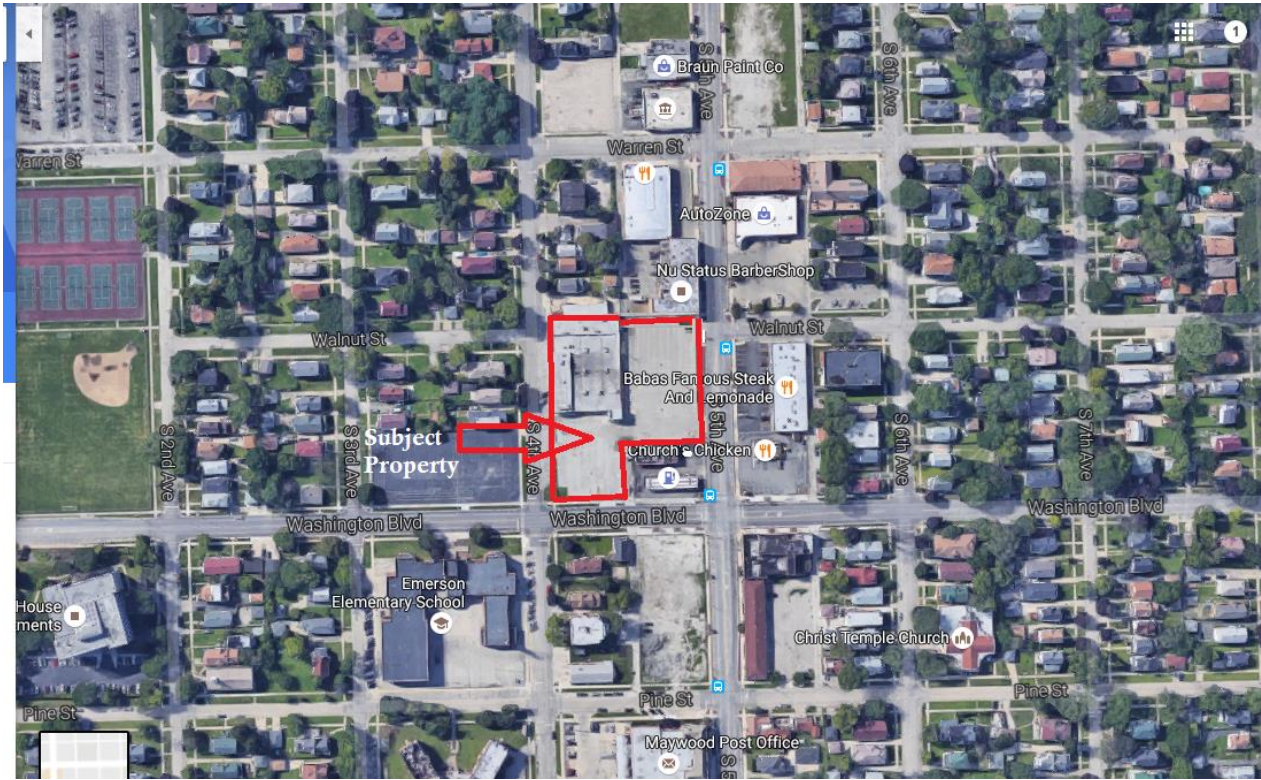
COMMERCIAL DIVISION

FOR SALE \$745,000
PRIME DEVELOPMENT SITE
61,207 SF
615 S. 5th Ave., MAYWOOD,IL



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PROPERTY DESCRIPTION



Pearson Commercial is representing the Village of Maywood in the sale of 3 contiguous lots with separate PINs, on the east side of S. 5th Ave between Washington Blvd. and Walnut St.

Together, these parcels encompass 61,207 s.f. with 125' of frontage on Washington Blvd., 200' of frontage on 5th Ave., and 298' of frontage on 4th Ave. These lots are currently zoned C-2, "Pedestrian Oriented Commercial". The eastern part of the property has a 22,000 s.f. structure which previously housed the Maywood Market, a local supermarket. The west and north sides of the parcel are paved parking lots which were used for the Maywood Market shoppers.

| SUBJECT PROPERTY N.W. CORNER OF 1ST AVE. AND LAKE ST. | | | | | |
|--|----------------|--------|--------|--------------------|------------------------|
| Subject Property | Dimensions* | s.f. | zoning | PIN | |
| 615 S. 5th Ave. | Approx 125x299 | 36,429 | C-2 | 15-11-336-020-0000 | 125' frntg. on Wshngt |
| 615 S. 5th Ave. | Approx 166x132 | 20,403 | C-2 | 15-11-336-018-0000 | 166' frntg. on 5th Av |
| 615 S. 5th Ave. | 34x132 | 4,375 | C-2 | 15-11-336-003-0000 | 34' of frntg on 5th Av |

ZONING

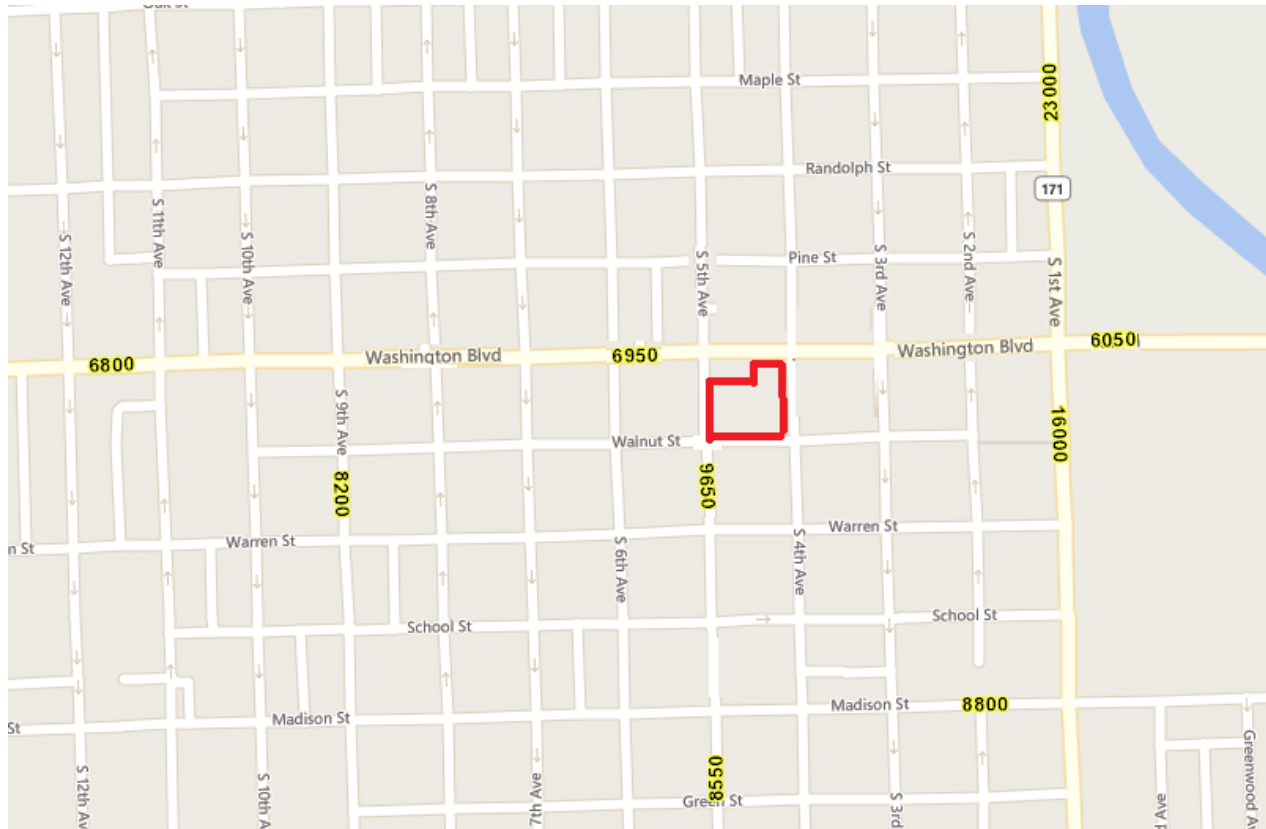
These lots are currently zoned C-2 "Pedestrian Oriented Commercial".



POTENTIAL PROPERTY USAGE

This location is perfect for another supermarket, drug store, or other single tenant retail business. The paved parking lots situated to the north and west of the existing structure will provide ample parking for any business which would choose this site for relocation.

*square footage figures from Realist do not match exactly the lot maps also provided by Realist.



TRAFFIC COUNTS

On an average daily basis, over 9,600 motor vehicles transit this property in a north-south direction along 5th Ave. This property is located approximately half way between Madison St. and Washington Blvd. Madison St. has an average daily vehicle count of approximately 8,800 VPD, and Washington Blvd. counts almost 7,000 vehicles on an avg. daily basis.

** according to I..D.O.T, these figures are derived using a live camera set-up over a 24 hour period. The resulting traffic count is then adjusted using seasonal and other factors. The result is known as the annual average daily traffic count. The latest figures available are from 2015.

BUSINESSES IN IMMEDIATE SURROUNDING AREA

5th Ave. is one the main commercial streets in the Village of Maywood. There are a variety of several retail and business oriented establishments on the this stretch of S. 5th Ave, including the Lerner Law firm, Auto Zone, Church's Chicken, Subway, H&R Block, and Citgo.

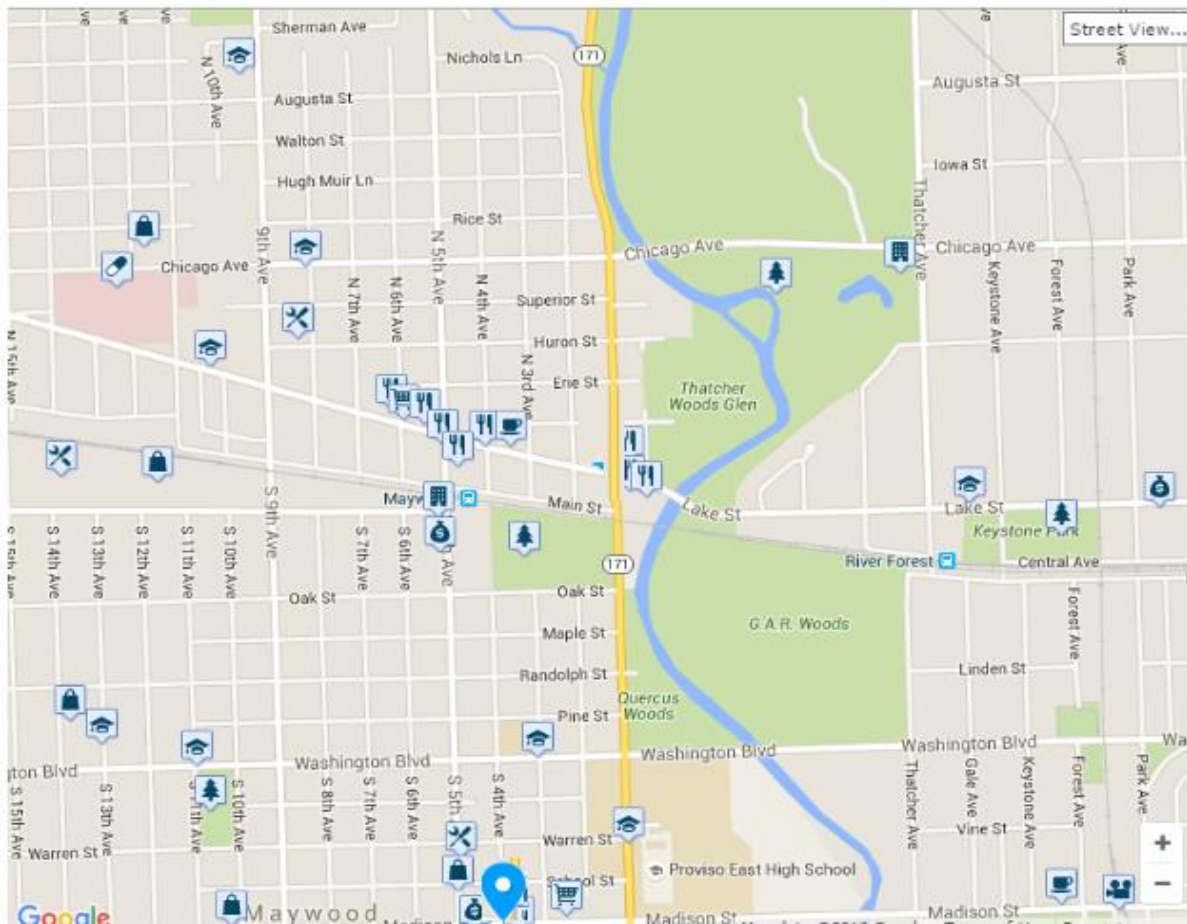
Subject Property and Adjacent Corners







OTHER BUSINESSES IN GENERAL SURROUNDING AREA



MAYWOOD OVERVIEW

The Village of Maywood was established in 1869. It is located approximately 13 miles due west of downtown Chicago. The Village is connected directly to Downtown Chicago via the I-290 Eisenhower Expressway. Depending on time of day, and day of week, this distance can typically be transited in approximately 25-40 minutes.

In addition to the entrance/exit ramps off I-290 at 1st Ave., Maywood has access points at 9th Ave., 17th Ave., and 25th Ave. These access points not only provide easy access from downtown Chicago to Maywood, they also allow easy access from Suburbs located further west.

1st Ave. and 25th Ave. are the two busiest North-South access points off the Eisenhower Expressway. There is an avg. daily traffic count of 16,000 vehicles on the stretch of 1st Ave. just north of the Eisenhower, and 25th Ave. has an avg. daily traffic count of 18,600, also on the north side of the expressway.** In addition to the excellent surface access that the Village enjoys, there are also two Metra train stops in Maywood. The cultural museum, a performing arts center, Maywood Park, The Maywood Public Library, and many other local attractions are within short walking distance of the 5th Ave. Metra Stop.

Maywood sits approximately halfway between Chicago's two major airports, and in fact many residents in the general area use 1st Ave. as a favored route to reach these destinations. Again, depending on time of day, and day of week, both airports are approximately 30-40 minutes by car from Maywood.

Thatcher Woods Glen and G.A.R. (Grand Army of the Republic) Woods, which straddle the Des Plaines River, separate Maywood from River Forest and Forest Park on the east. Maywood is bordered by Melrose Park on the north, Bellwood on the west, and Broadview on the south.

MAYWOOD DEMOGRAPHICS

*Population****

| | |
|--|--------|
| Population estimates, July 1, 2015, (V201 | N/A |
| Population estimates, July 1, 2014, (V2014) | 24,133 |
| Population estimates base, April 1, 2010, (V2015) | N/A |
| Population estimates base, April 1, 2010, (V2014) | 24,090 |
| Population, percent change - April 1, 2010 (estimates base) to July 1, 2014, (V2014) | 0.2% |
| Population, Census, April 1, 2010 | 24,090 |

*Housing****

| | |
|---|-----------|
| Housing units, July 1, 2014, (V2014) | N/A |
| Housing units, April 1, 2010 8,393 | |
| Owner-occupied housing unit rate, 2010-2014 | 62.0% |
| Median value of owner-occupied housing units, 2010-2014 | \$141,300 |

*** U.S. Census Bureau