

# Midlothian, IL NEWLY BUILT QUICK-SERVICE RESTAURANT PROPERTY FOR SALE OR LEASE

14747 S. Cicero Ave. Midlothian, IL



Midlothian, IL  
Midlothian is a village in Cook County in the state of Illinois. It is a southwestern suburb of Chicago. Midlothian is bordered by Crestwood and Robbins to the north, Posen to the east, Markham to the south, and Oak Forest to the west. Wealthy Chicagoans founded the Midlothian Country Club in the early 1900's and growth began to pick up. The village was formally incorporated in 1927 and named after the nearby golf course.

## 14747 S. Cicero Ave. Midlothian, IL 60445

Size (Approx.)	4,200 SF
Lot Size (Approx.)	47,261 SF (1.08 Acres)
Rental Rate	\$16/SF NNN
Price	\$999,000 (Real Estate)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	2,131	42,334	111,233
2015 Female Population	2,019	45,044	121,144
2015 Total Population	4,150	87,378	232,377
2015 Total Households	1,522	29,843	83,656
Housing			
2015 Total Housing Units	1,619	30,030	85,128
Incomes			
2015 Median Household Income	\$62,999	\$58,995	\$56,748
2015 Per Capita Income	\$26,847	\$24,546	\$26,373
2015 Average Household Income	\$73,114	\$71,070	\$72,660

### Nearby Businesses

Durbin's  
Fannie May  
Walgreens  
White Castle

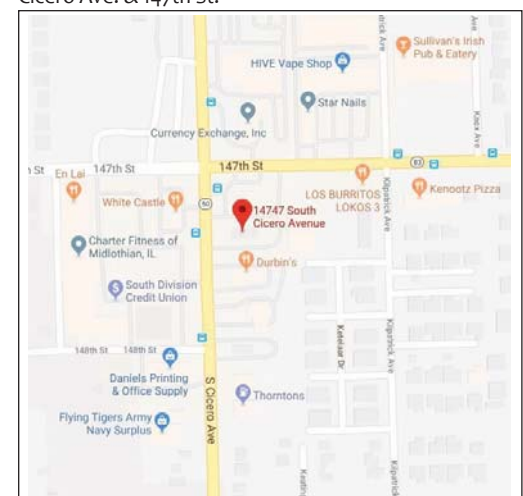
### Property Description

Newly built quick service restaurant property for lease/sale in Midlothian. 4,200 SF freestanding building on a 1.08 acre lot located just south of the busy 147th St. and Cicero intersection. Drive thru window and some FF&E already in place. This property is in a high traffic area and is an ideal opportunity for a national tenant!

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 3-1-15

### Map

Cicero Ave. & 147th St.



## LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate for Sale or Lease
Type of Property	Restaurant
<b>Property Data</b>	
Address	14747 S. Cicero Ave.
City, Zip Code	Midlothian, 60445
Area	Southwestern Suburbs
County	Cook
Sale Price	\$999,000.00 (Real Estate)
Rental Rate	\$16/SF, NNN
Lease Type	Triple Net
Lease Term & Options	Negotiable
Yearly Adjustment	3% Annually
CAM & Insurance	\$3/SF (estimate)
Security Deposit	TBD
Taxes	\$12.62/SF (2017 Estimate)
Year Built	Approx. 7-15 Years Old
Stories	One
Size	4,200 SF
Lot Size	47,261 SF (1.08 Acres)
Parking	60
Zoning	B-3
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ceiling Heights	12'
Nearby Businesses	Durbin's, Fannie May, Walgreens, White Castle, True Value Hardware, Charter Fitness
Property Description	Newly built quick service restaurant property for lease/sale in Midlothian. 4,200 SF freestanding building on a 1.08 acre lot located just south of the busy 147 <sup>th</sup> St. and Cicero intersection. Drive thru window and some FF&E already in place. This property is in a high traffic area and is an ideal opportunity for a national tenant!
Location Description	Midlothian is a village in Cook County in the state of Illinois. It is a southwestern suburb of Chicago. Midlothian is bordered by Crestwood and Robbins to the north, Posen to the east, Markham to the south, and Oak Forest to the west. Wealthy Chicagoans founded the Midlothian Country Club in the early 1900's and growth began to pick up. The village was formally incorporated in 1927 and named after the nearby golf course.
Cross Streets	Cicero Ave. & 147 <sup>th</sup> St.