



1625 Sibley Boulevard (Former Quiznos)

- Lot of 7,300 sq. ft. with 1,000+ sq. ft. building, built in 1997
- Drive-up window and 14 parking spaces
- More than 2 million people within 20 miles
- East of I-94 and five blocks west of Torrence Avenue (Illinois Route 83)
- Sibley Boulevard traffic count: 22,800 (2021), Annual Average Daily Traffic
- Torrence Avenue traffic count: 17,700 (2021), AADT
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near many small businesses, including Seafood Shack and Deli, Sunrize Café, EZ Pawn, Fuel4Less Gas Station, Milky Beauty Supply, salons, jewelry shops, Harold's Chicken, Crystal's Fast Food
- Surrounded by commercial and residential zoning

