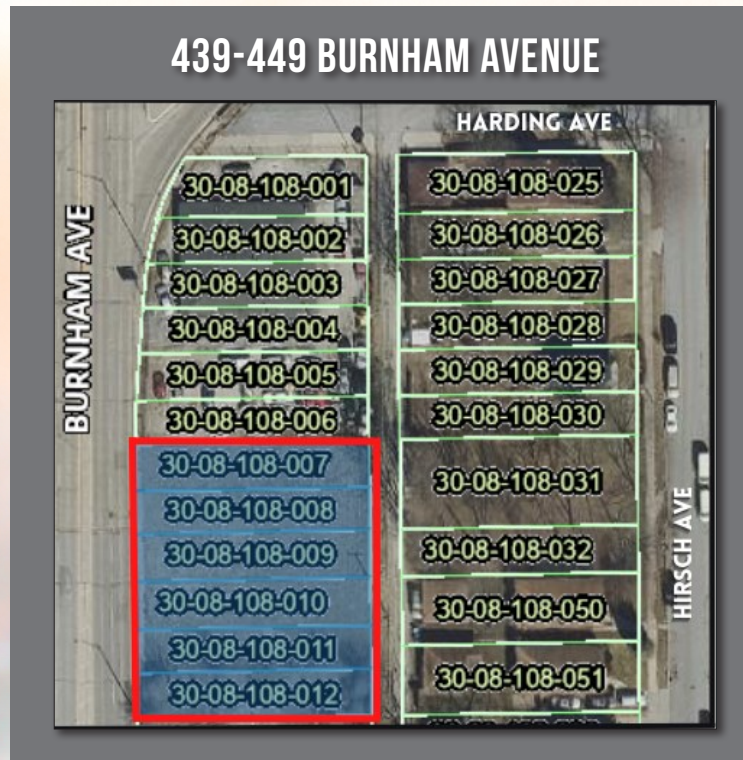


# EMPTY LOT AT 439-449 BURNHAM AVENUE



- 19,000+ sq. ft.
- East side of Burnham Avenue, north of intersection with Sibley Boulevard
- More than 2 million people within 20 miles
- South of M&J Auto Center repair shop and north of former Bay Auto
- Burnham Avenue traffic count: 8,200 (2021), Annual Average Daily Traffic
- Sibley Boulevard traffic count: 17,300 (2021), AADT
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction) and part of Enterprise Zone and Opportunity Zone
- Near restaurants, boat dealer, child care, convenience store, health services office, insurance offices, industrial district, etc.
- Surrounded by commercial and residential zoning