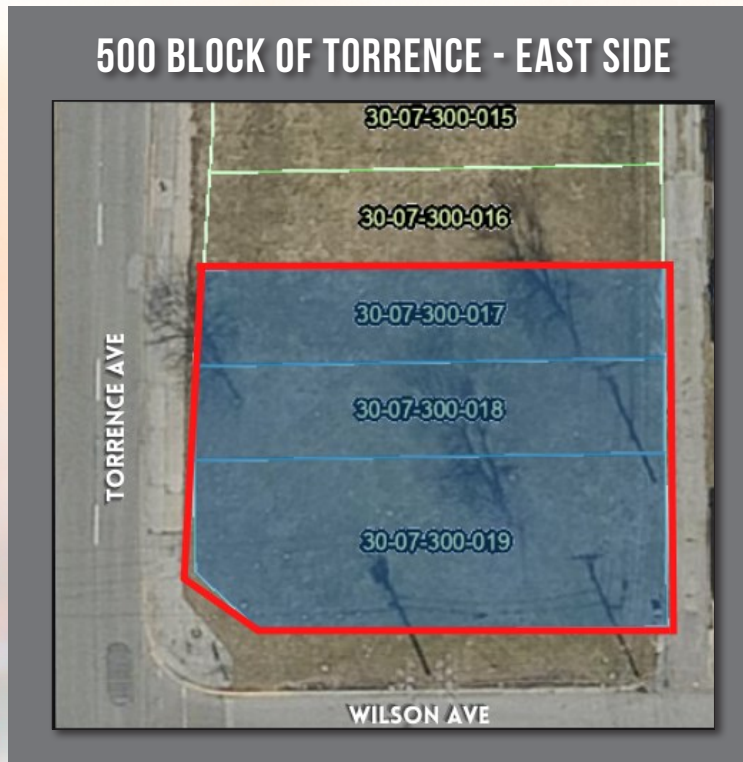




# NORTHWEST CORNER OF TORRENCE/WILSON AVENUES



- 10,000+ sq. ft. of undeveloped land
- More than 2 million people within 20 miles
- Block south of Sibley Boulevard, less than mile east of I-94
- Torrence Avenue traffic count: 15,700 (2021), Annual Average Daily Traffic
- Sibley Boulevard traffic count: 22,800 (2021)
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone, TIF District
- Near car wash, CVS, Dunkin Donuts, Walgreens, Forest Preserve, Burnham Greenway, auto parts and repair shops, towing, banks, restaurants
- Less than 2 miles from River Oaks Mall, J.C. Penney, Macy's, car dealerships, indoor farming, furniture stores, etc.
- Surrounded by commercial and residential zoning