



800-804 Burnham Avenue (Former B&D Discount Carpet)

- 17,000+ sq. ft.
- 7,000+ sq. ft. front building and 2,700+ sq. ft. garage
- More than 2 million people within 20 miles
- East of I-94 and Torrence Avenue (Illinois Route 83)
- Burnham Avenue traffic count: 8,200 (2021), Annual Average Daily Traffic
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone and Opportunity Zone
- Near restaurants, AT&T, hair salon, bakery, auto shops, insurance offices, Fifth Third Bank, etc.
- Less than 1.5 mile from River Oaks Mall, J.C. Penney, Macy's
- Surrounded by commercial and residential zoning

