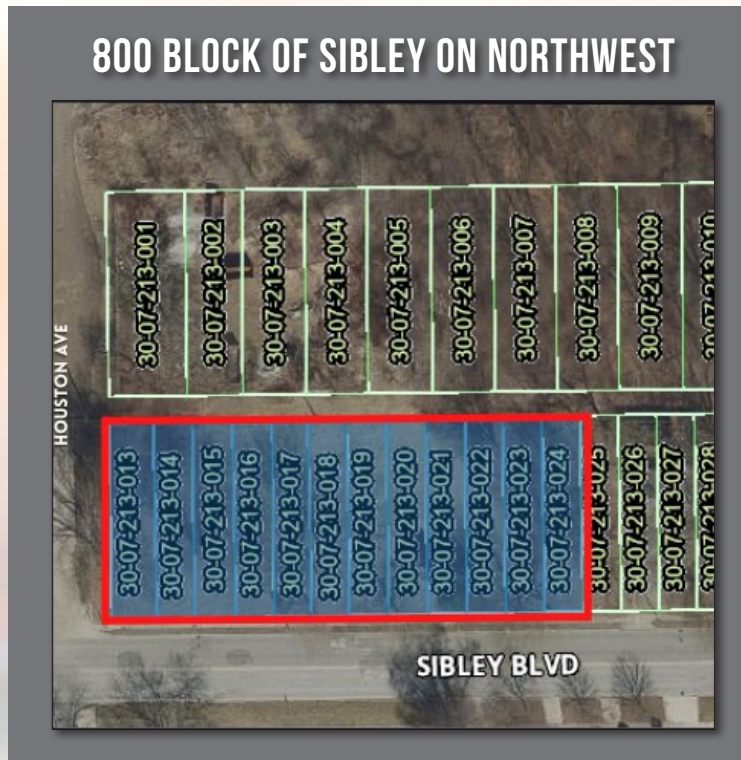




800 BLOCK OF SIBLEY BOULEVARD, NORTHWEST SIDE



- 36,000+ sq. ft. of undeveloped, City-owned property on west side of block, north side of street
- Non-contiguous section of 11,000+ sq. ft. of City property to east
- More than 2 million people within 20 miles
- Sibley Boulevard traffic count: 17,300 (2021), Annual Average Daily Traffic
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near Castaways Bowling Alley, Sibley Animal Hospital, small stores, Burnham Greenway
- About 2.5 miles from River Oaks Mall, which is next to Burnham Greenway
- Surrounded by commercial, residential and public use zoning