Alsip

Retail or Service Business Site – 11706-20 S. Pulaski

Pulaski Road Corridor Development Opportunity – 37,415 sq. ft. Corner Lot

Availability: Site will be cleared and available for construction April 2019.

Property Dimensions: 37,415 Sq. Ft.; 299.32 feet frontage on Pulaski; 125 feet deep on 117th Street.

Utilities: Sewer on rear property line – 8 inches; water in Pulaski parkway – 8 inches; Village storm sewer on 117th – 60 inches – sufficient capacity.

Traffic Count: 29,500 vehicles per day on Pulaski.

Zoning: B-1 Business District (restaurants, retail, service business, etc.)

Property Highlights:
1. Alsip TIF District and Enterprise Zone benefits available.
2. Primary commuting corridor with other national franchise businesses in the neighborhood.
3. Located near grocery stores:
   a. Jewel
   b. Food 4 Less
   c. Aldi
4. Recent new business: Taco Bell, Checkers, Dunkin & Davita Dialysis
5. Close to Marist H.S. (1,700 students & faculty), Chicago Ag. H.S. (800 students & faculty), and Prairie Jr. H.S. (400 students & faculty).

Price: $374,900, negotiable.

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<tbody>
<tr>
<td>Alsip</td>
<td>22,763</td>
<td>16,115</td>
<td>$285 Million</td>
<td>$66,541</td>
<td>3,233</td>
<td>9,210</td>
<td>$53,915</td>
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<td>10 Minute Trade Area</td>
<td>167,152</td>
<td>64,695</td>
<td>$2.203 Billion</td>
<td>$75,569</td>
<td>24,807</td>
<td>63,283</td>
<td>$57,873</td>
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