

# FOR SALE

17 Ogden Avenue  
Western Springs, Illinois



SALE PRICE: \$575,000

## DEMOGRAPHICS

1 Mile

Population: 14,116

Avg. Income: \$162,965

3 Miles

Population: 102,497

Avg. Income: \$125,888

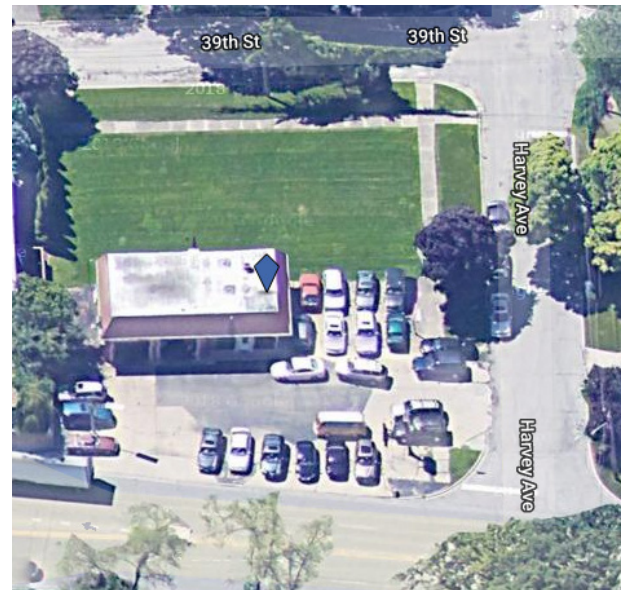
5 Miles

Population: 270,875

Avg. Income: \$106,591

## DEVELOPMENT OPPORTUNITY

- 13,755 sf (105' x 131')
- 105' frontage along Ogden Avenue
- 20,100 vpd
- R2 Zoning
- Higher density usage w/ zoning change
- 2,688 sf, 2-bay auto repair currently operating and allowed for future use
- Do Not Disturb Owner



FOR MORE INFORMATION CONTACT:

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**BROKERAGE | 1031 EXCHANGES**

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