



FOR SALE

PRICE SUBJECT
TO OFFER

**6345 OGDEN
AVENUE
BERWYN, IL**



Property Highlights:

- 13,596 sq ft land site
- Assemblage possibilities to include entire block (35,791 sq ft total)
- Hard corner, high visibility intersection with signage
- (3) Curb cuts
- 28,100 VPD
- C-4 Corridor commercial district
- PIN 16-32-118-032-0000
- Currently operating used car dealership - DO NOT DISTURB



Location Highlights:

- Only 8-miles West from Chicago's Loop
- 4 Minutes (0.8 mi) to BNSF/Metra line
- Close proximity to I-290 and I-55 expressways



Berwyn Demographics:

- Avg. HH income \$65,372 (34% \$75,000+)
- Avg. Home Value \$227,100
- Median Age 35.6
- Population 57,250

For More Information Contact:

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