

FOR SALE – BLUE ISLAND, IL

12700 S KEDZIE AVE

REDEVELOPMENT OPPORTUNITY - 2.5 ACRES



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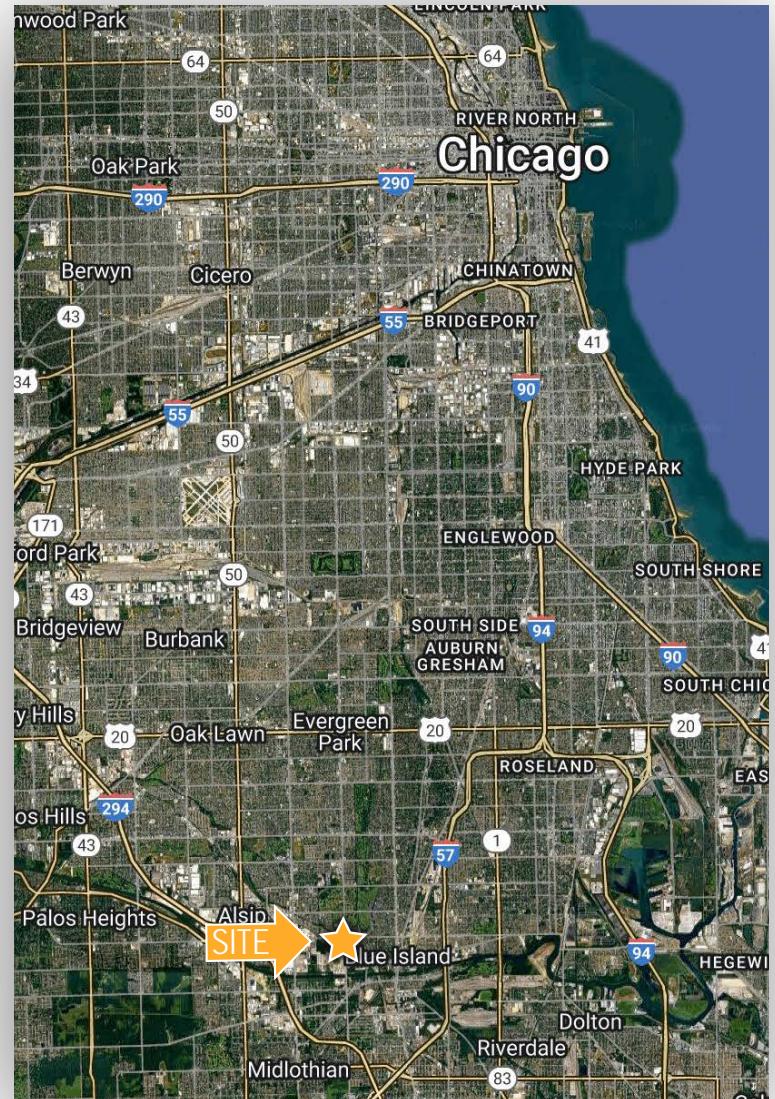
Todd J. Cabanban

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OVERVIEW

The property is a highly visible **±2.5-acre corner redevelopment site** located along the Kedzie Avenue commercial corridor in Blue Island, Illinois. The site benefits from strong exposure at an intersection with traffic counts exceeding **41,000 vehicles per day**, providing excellent visibility and access. The surrounding trade area includes approximately **1,300 acres of industrial and logistics uses**, supporting strong daytime activity and demand for commercial services. The property also offers excellent regional connectivity with convenient access to **Interstate 294** and **Interstate 57**. Additional traffic generators include retail anchors, hospitality uses, and established surrounding residential neighborhoods, further supporting a wide range of commercial redevelopment opportunities, subject to zoning and municipal approvals.



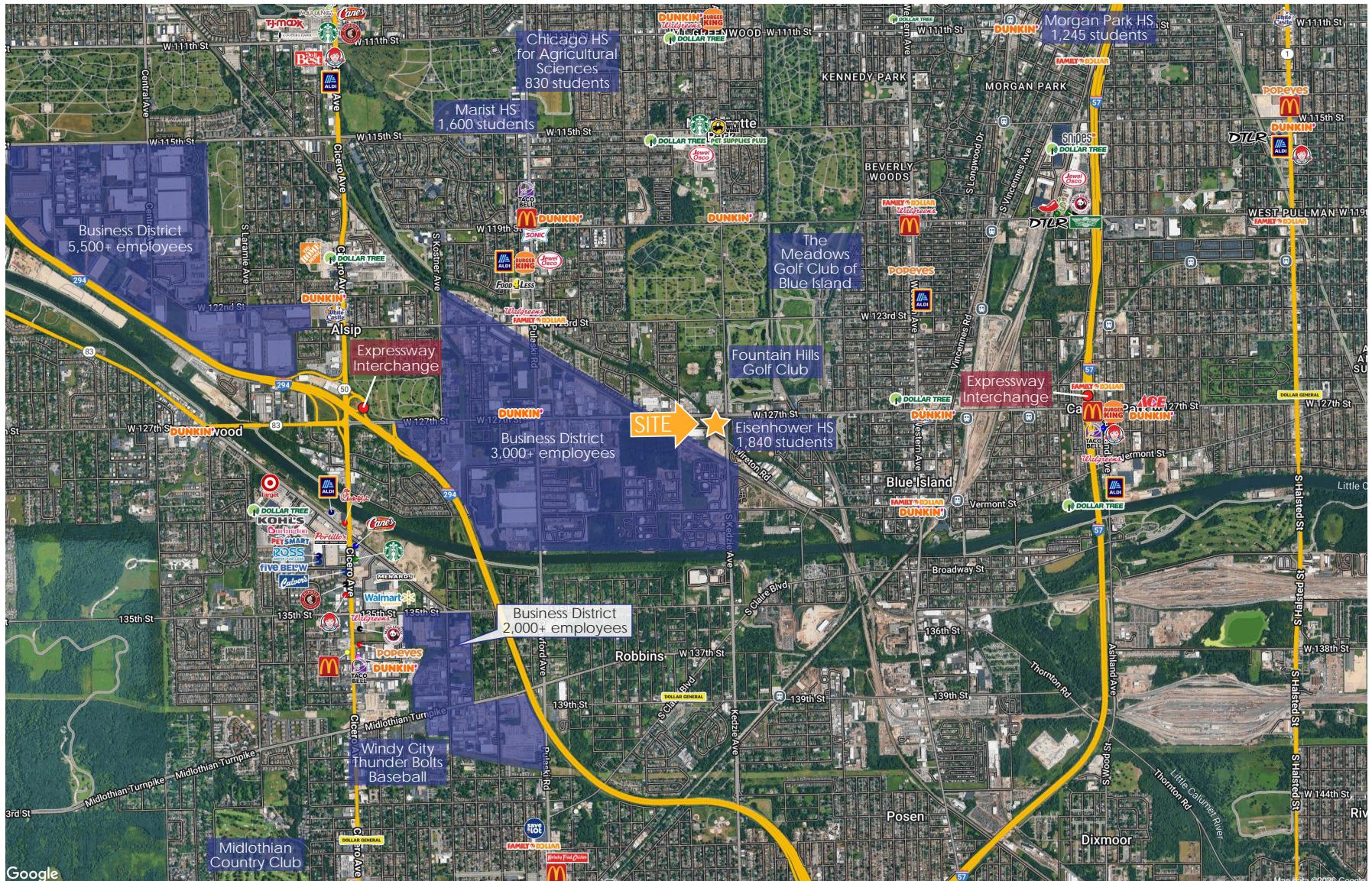
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HIGH LEVEL AERIAL

PROXIMITY TO INTERSTATES & SURROUNDING RETAIL CORRIDORS



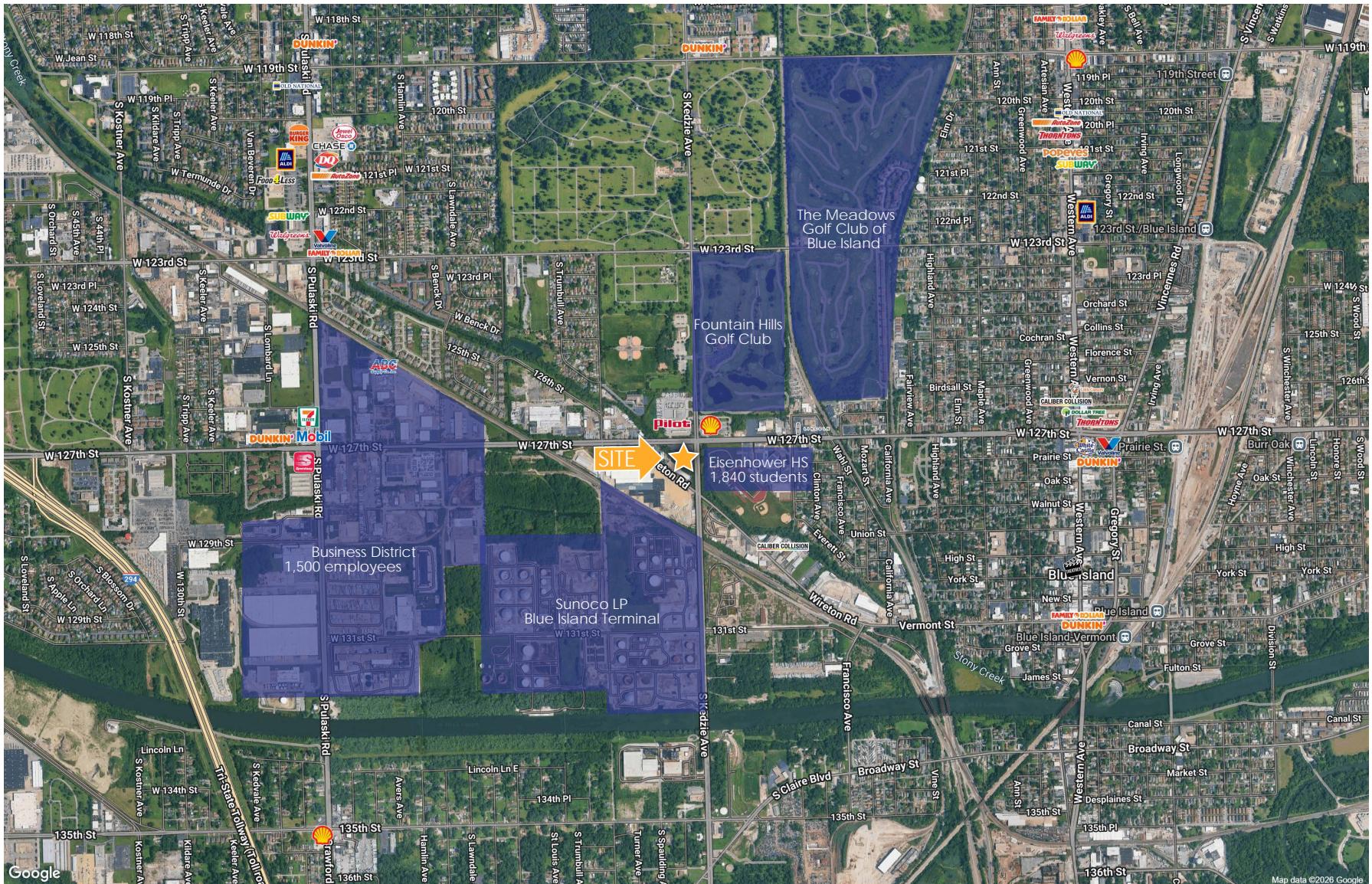
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MID LEVEL AERIAL

SURROUNDING COMMERCIAL, INSTITUTIONAL & RESIDENTIAL CONTEXT



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LOW LEVEL AERIAL

INTERSECTION & SITE VISIBILITY

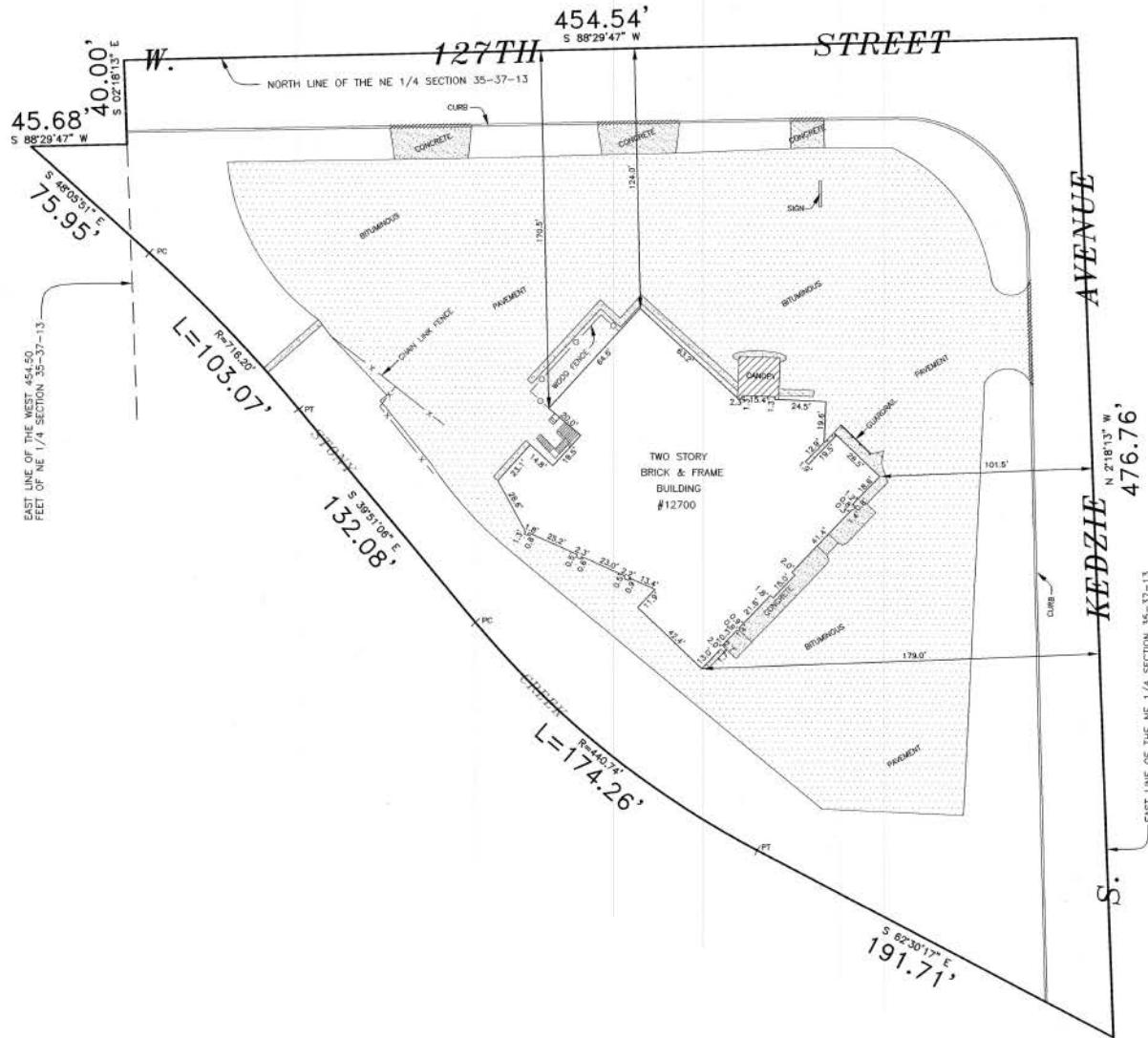


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SURVEY



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HIGHLIGHTS

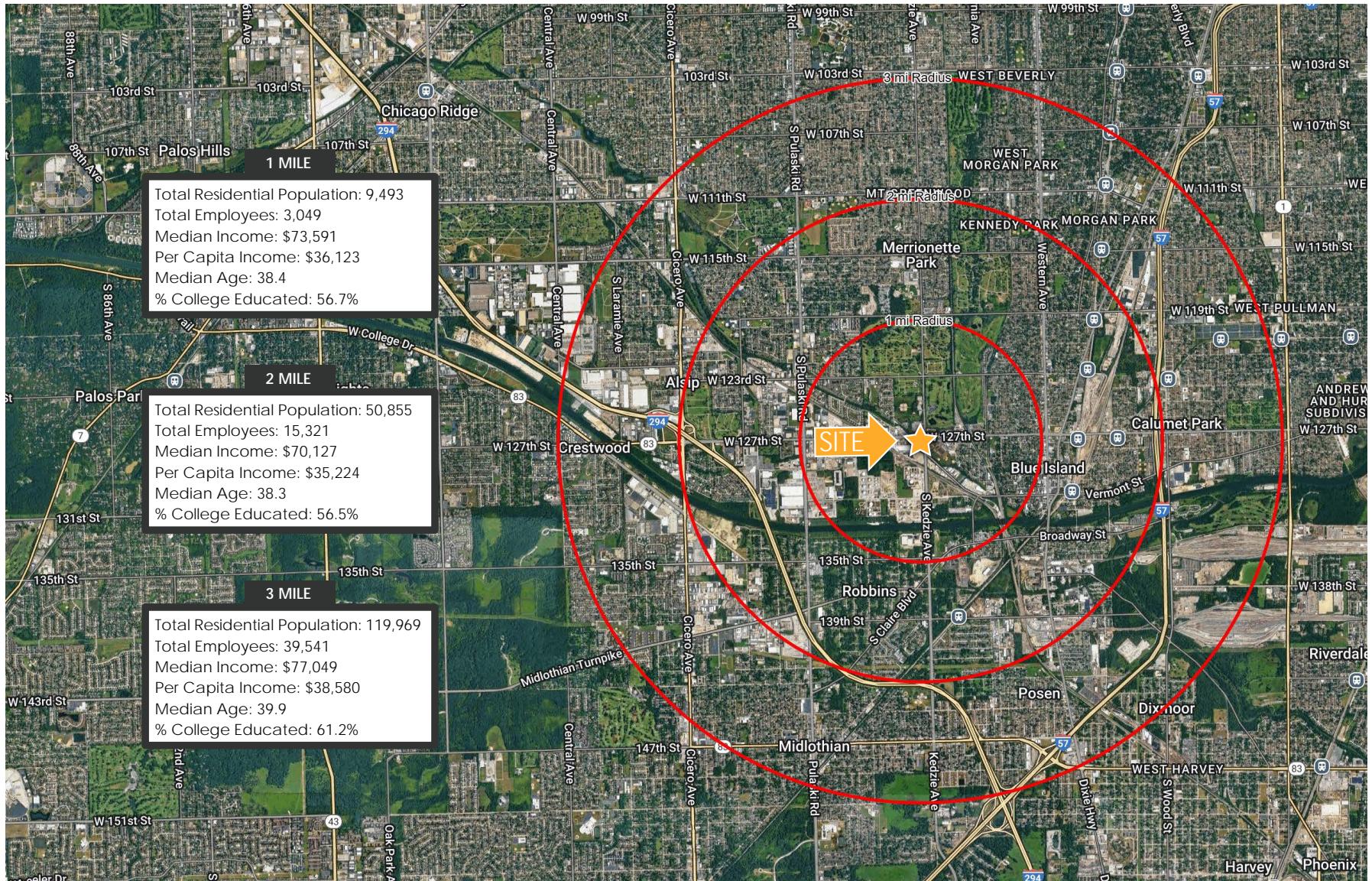
- 2.5 acres of land
- Corner location at a signalized intersection
- Over 41,000 vehicles per day at the intersection
- Over 133,000 people within a 10-minute drive time
- 454' of frontage on 127th Street
- 476' of frontage on Kedzie Ave
- Proximity to two major expressways – I294 (1.5 mi west) and I57 (.50 mi east)
- Daytime population over 45,000 people within a 10-minute drive time
- Ideal for ground up commercial development
- Located within the Cal-Sag Enterprise Zone
- Zoning: C2: Highway Commercial
- Price: \$2,700,000.00

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3 MILE DEMOGRAPHICS

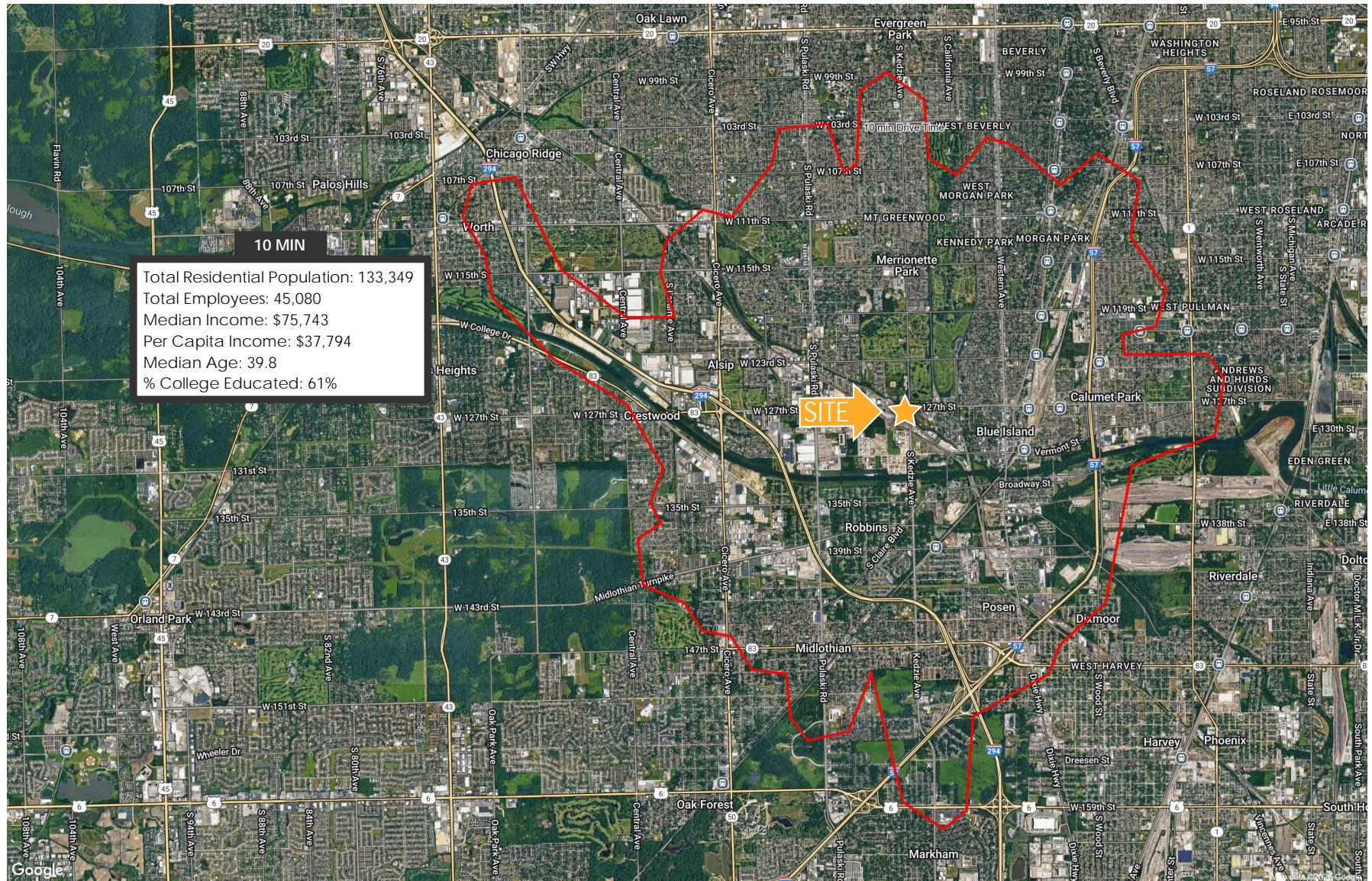


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10 MIN DRIVE TIME DEMOGRAPHICS



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