

REDEVELOPMENT PROJECT

14723 PULASKI RD, MIDLOTHIAN, IL 60445, USA

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MoHall Commercial
& Urban Development

FOR SALE

PROPERTY SUMMARY



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OFFERING SUMMARY

Sale Price: \$200,000

Building Size: 12,500 Sq Ft

Lot Size: 13,019 Sq Ft

Zoning: B-2

Ceiling Height: 12' -16'

Loading: 1 Drive in Door

PIN #: 28-11-300-041-0000



PROPERTY SUMMARY



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PROPERTY OVERVIEW

MoHall Commercial presents this 12,500 Sq ft redevelopment project located in the Village of Midlothian available for sale. With a daily traffic count of 22,667 this facility is located in the highly visible and busy business district of Midlothian. This building is located near National Tenants such as CVS Pharmacy, BP Gas Station, McDonalds, Dunkin Donuts & The United States Postal Service. This facility is currently zoned as B-2 commercial and allows for various commercial uses. With the right strategy a real estate developer can revitalize this building, while realizing returns.



EXTERIOR PHOTOS



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INTERIOR PHOTOS



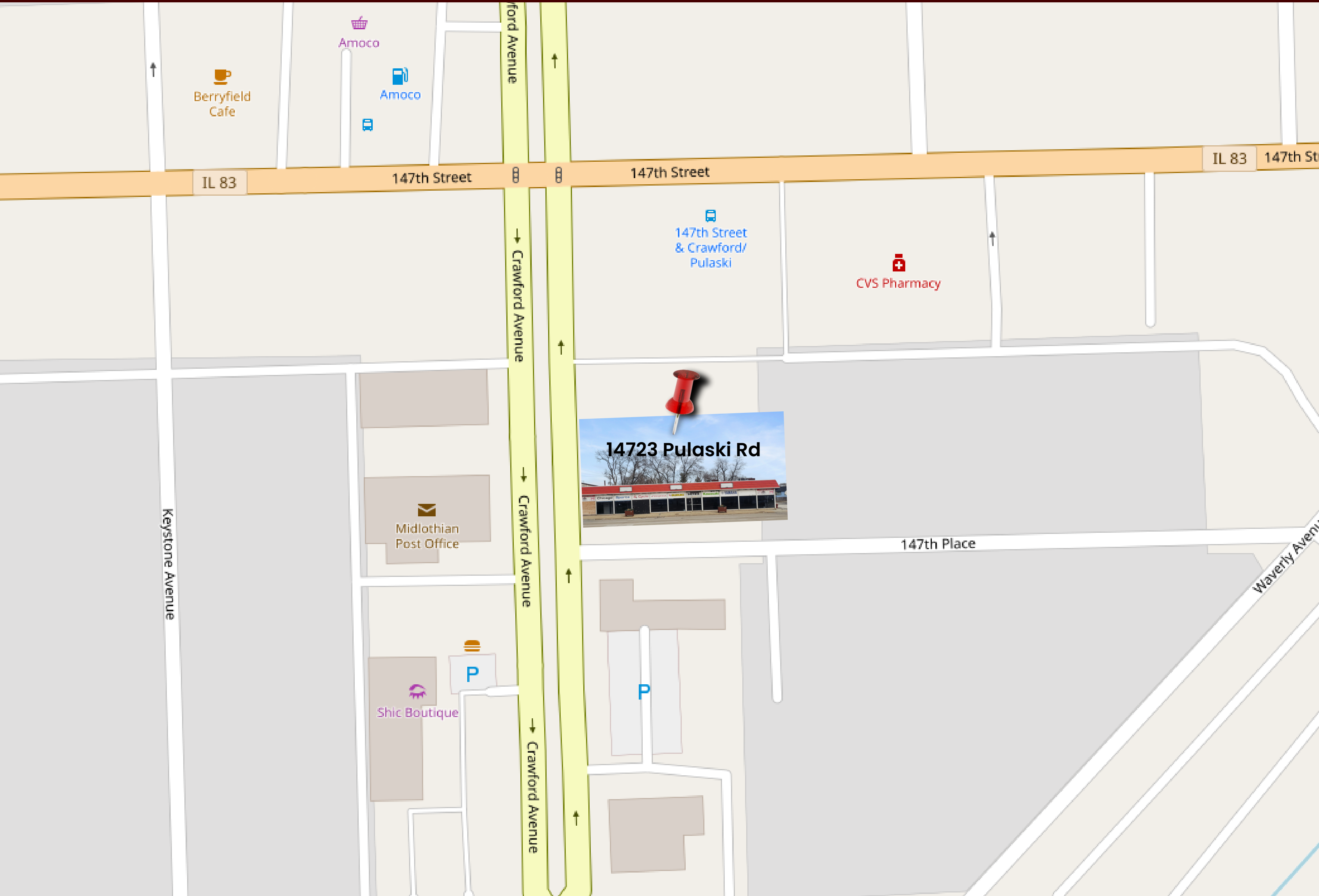
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INTERIOR PHOTOS



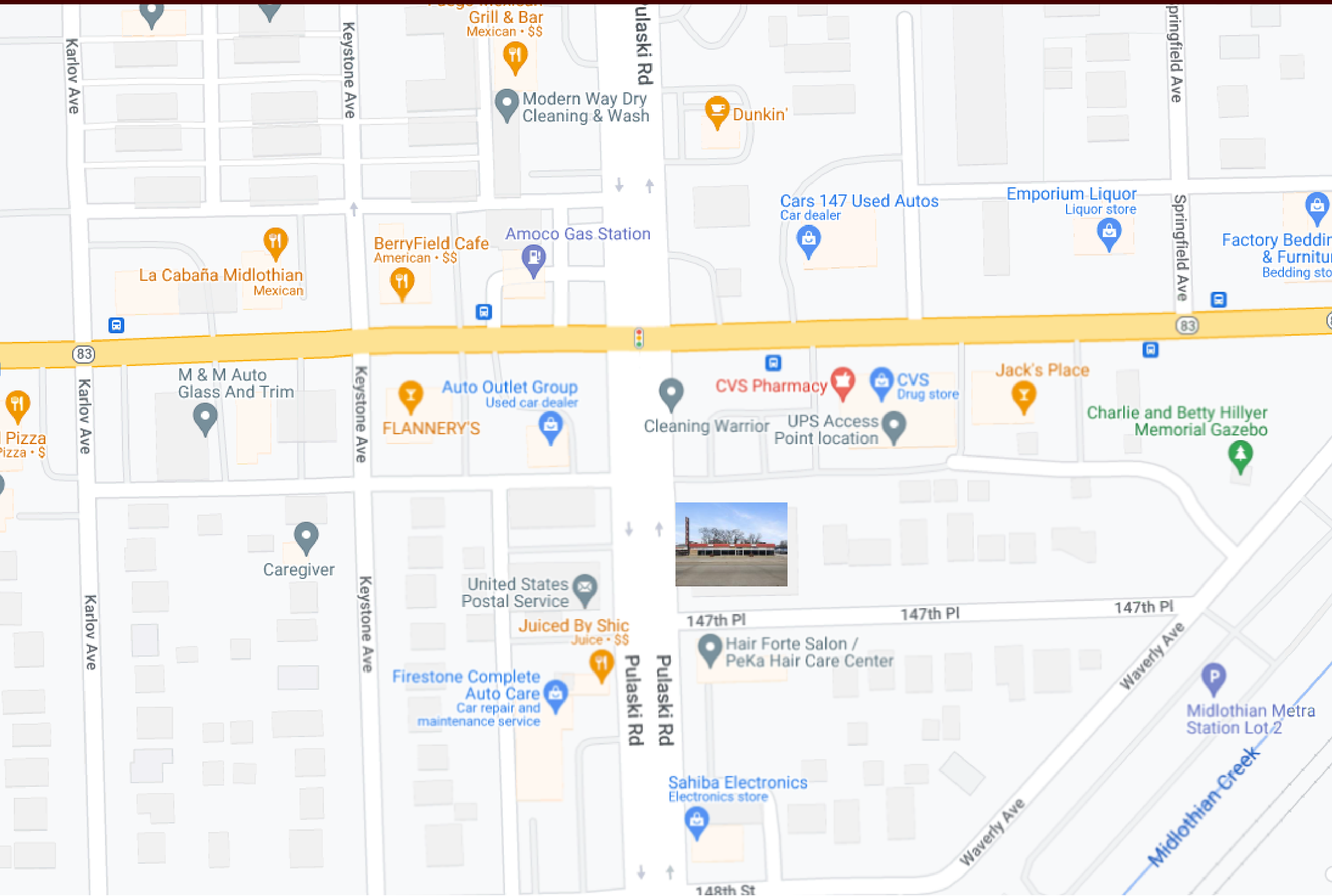
PROPERTY LOCATION



VICINITY MAP

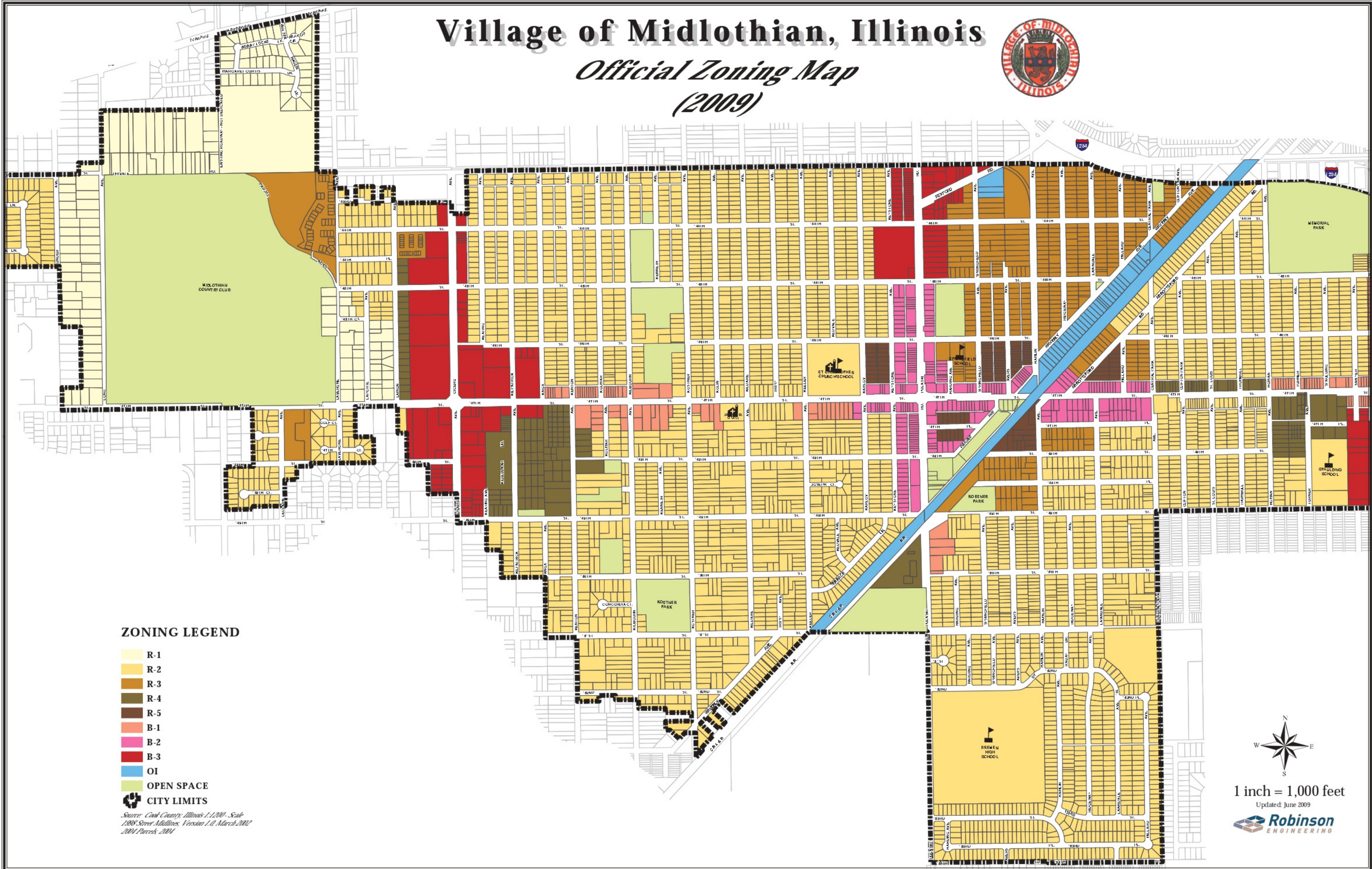


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MIDLOTHIAN ZONING MAP

Village of Midlothian, Illinois Official Zoning Map (2009)



ZONING LEGEND

- R-1
- R-2
- R-3
- R-4
- R-5
- B-1
- B-2
- B-3
- OI
- OPEN SPACE
- CITY LIMITS

Source: Cook County, Illinois 1:2000, Scale 1:800 Street Address, Version 1.0, March 2002
2004 Parcels 2004



1 inch = 1,000 feet
Updated: June 2009



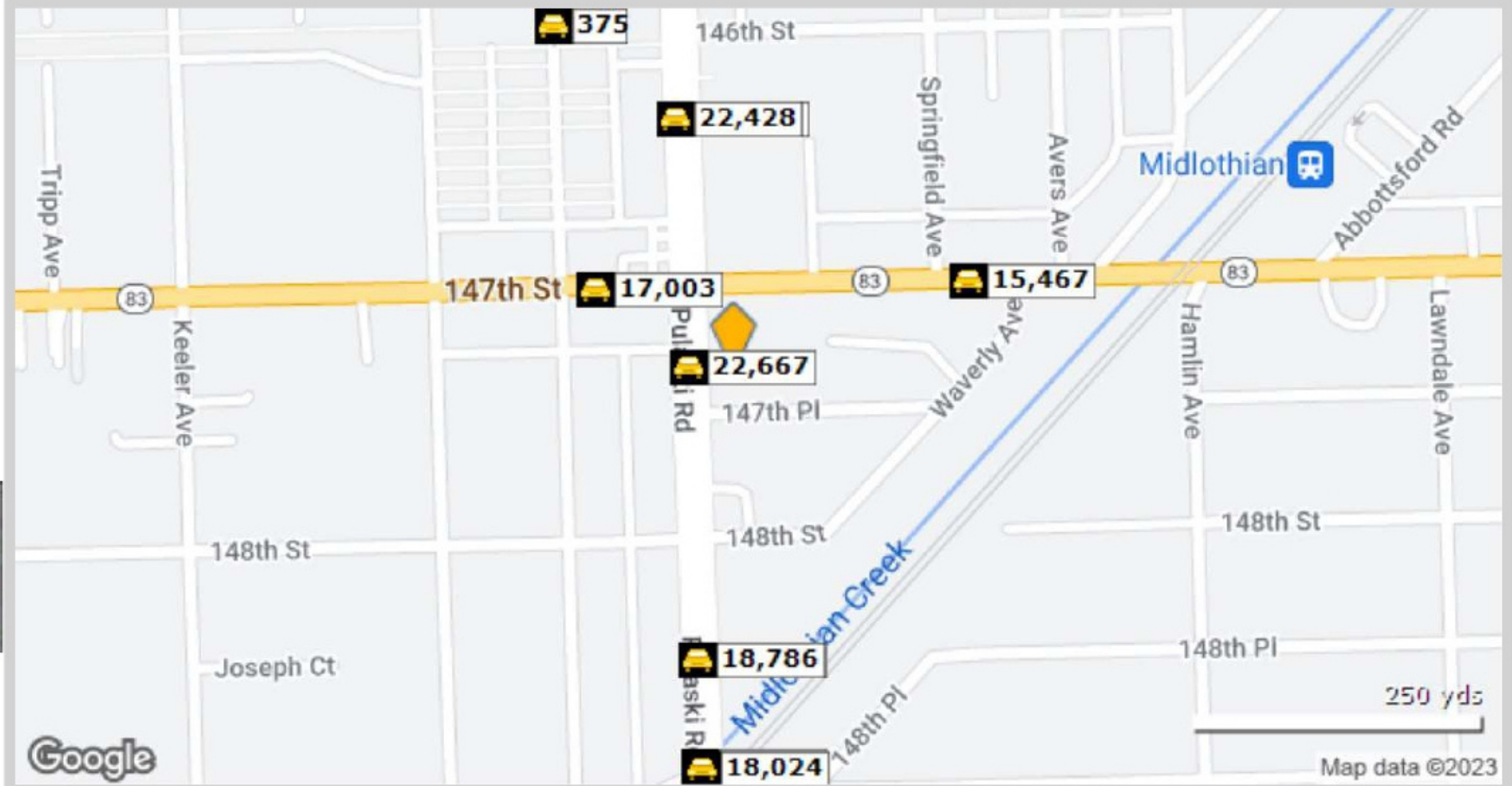
TRAFFIC COUNT REPORT



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Building Type: **General Retail**
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 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Pulaski Rd	Alley	0.01 N	2015	22,667	MPSI	.02
2 147th St	Keystone Ave	0.02 W	2022	17,003	MPSI	.08
3 147th St	Springfield Ave	0.02 W	2022	15,467	MPSI	.13
4 Pulaski Rd	146th St	0.04 N	2020	24,872	MPSI	.13
5 Pulaski Rd	146th St	0.04 N	2022	22,428	MPSI	.13
6 Pulaski Rd	148th St	0.06 N	2020	20,807	MPSI	.14
7 Pulaski Rd	148th St	0.06 N	2022	18,786	MPSI	.14
8 149th Street	S Pulaski Rd	0.00 NE	2022	18,302	MPSI	.20
9 149th Street	Pulaski Rd	0.00 NE	2022	18,024	MPSI	.20
10 Keystone Avenue	146th St	0.01 S	2020	375	MPSI	.20

DEMOGRAPHIC MARKET COMPARISON REPORT

14723-14731 Pulaski Rd, Midlothian, IL 60445

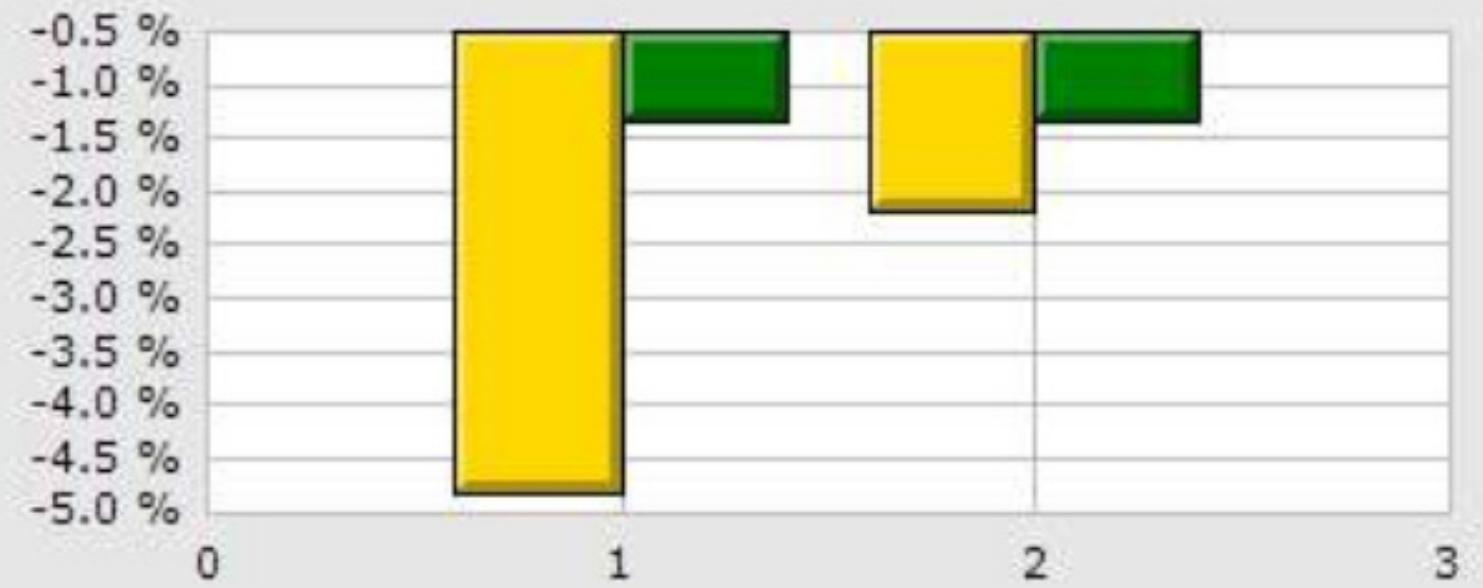
Type: **Retail/Storefront Retail/Office**
County: **Cook**

 **1 Mile**
 **County**

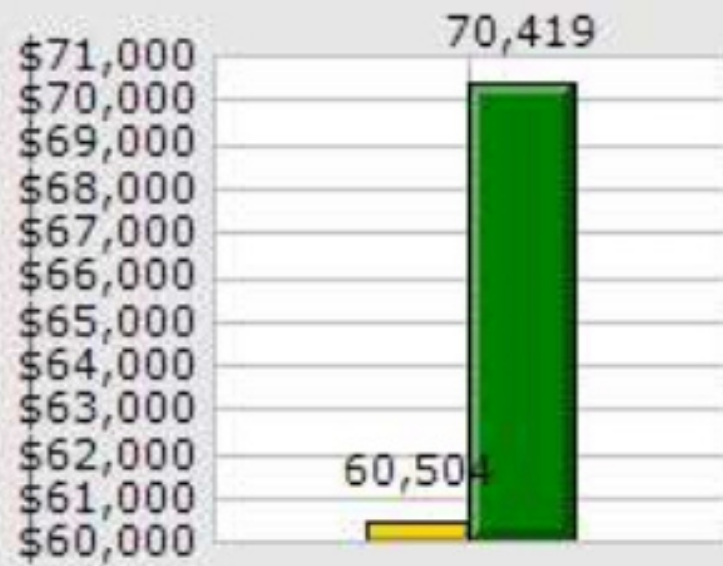
Population Growth



Household Growth



2022 Med Household Inc



2022 Households by Household Income

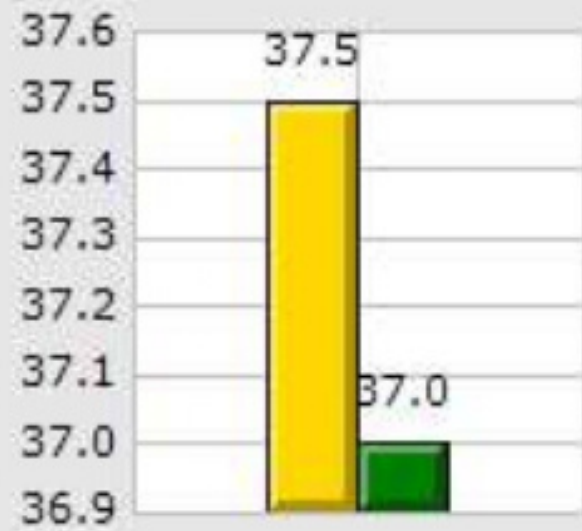


DEMOGRAPHIC MARKET COMPARISON REPORT

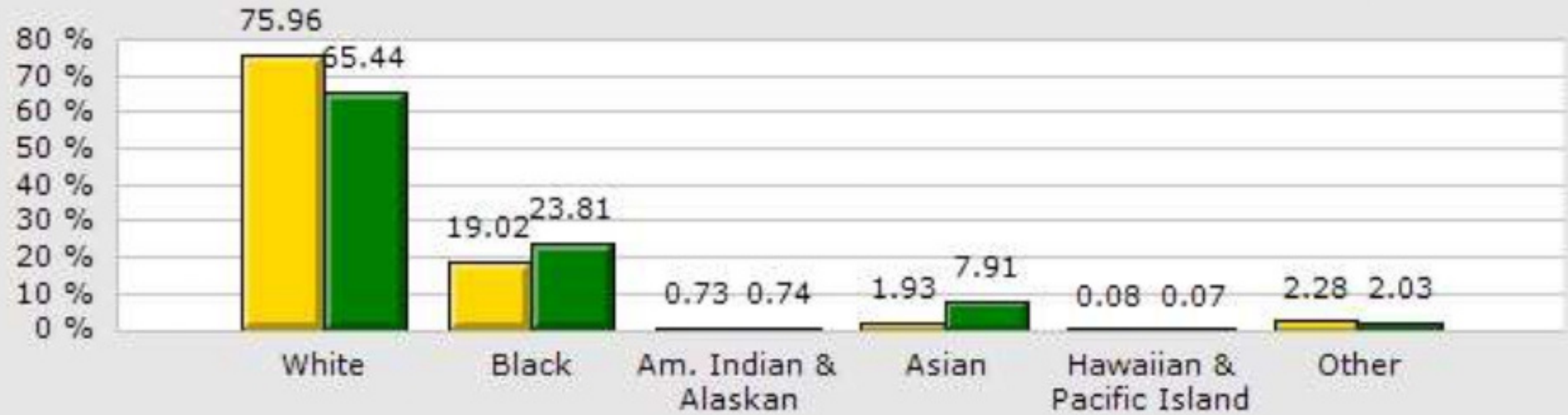


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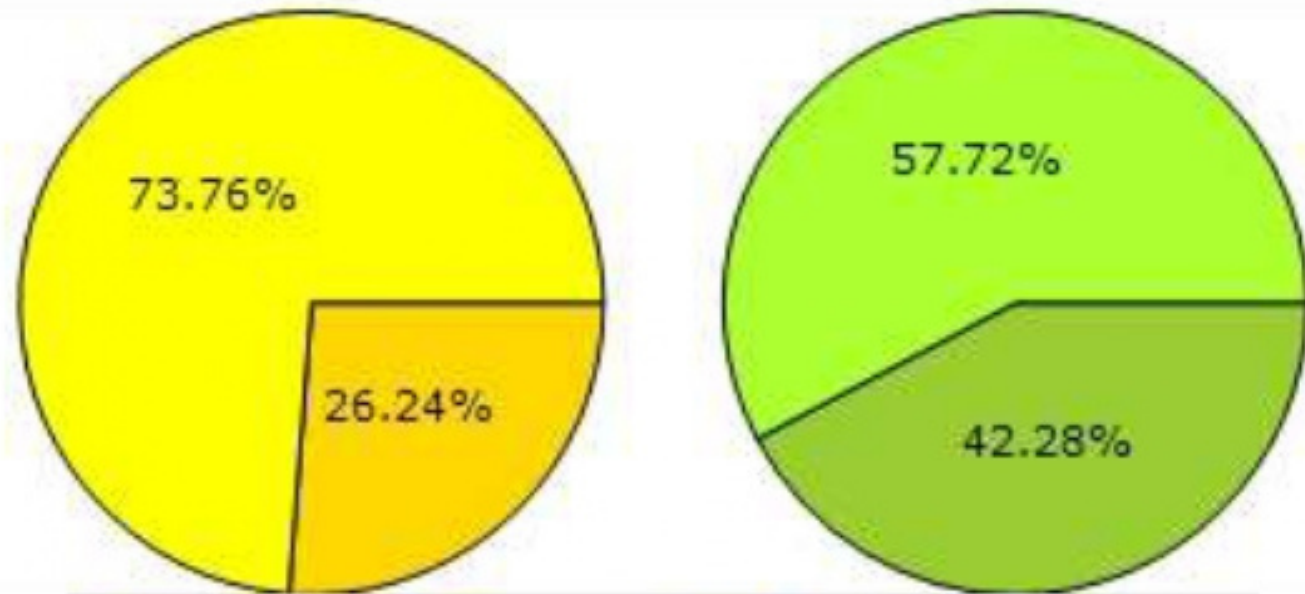
2022 Median Age



2022 Population by Race

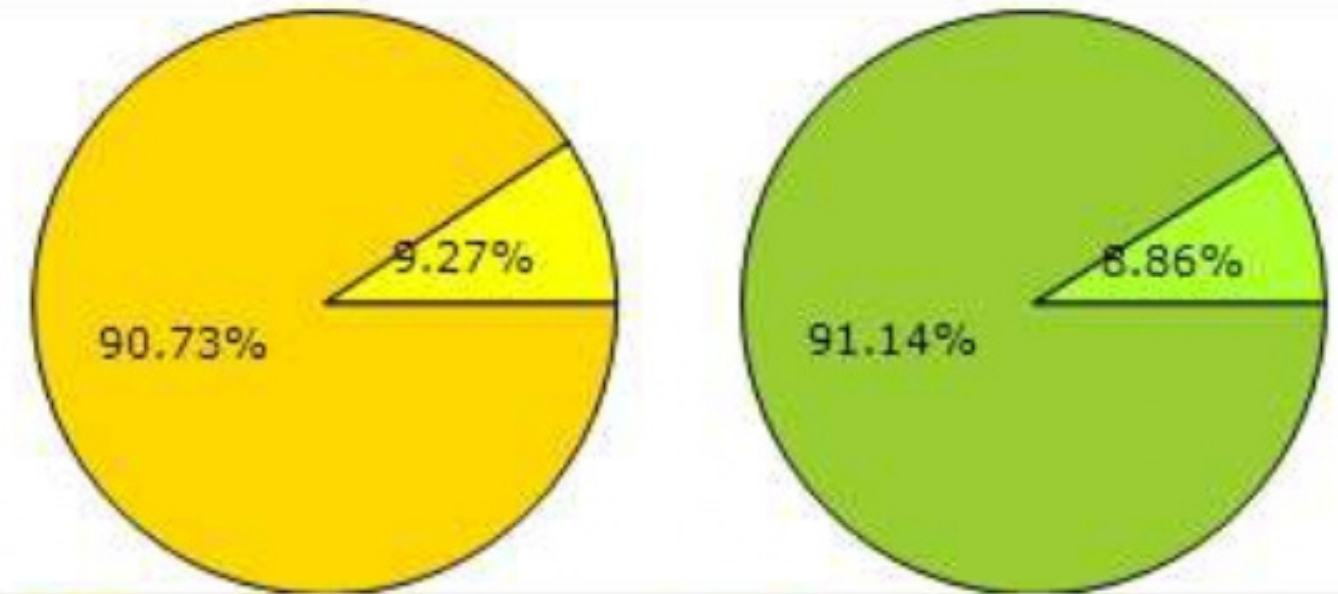


2022 Renter vs. Owner



Rent Own Rent Own

2022 Employed vs. Unemployed



Empl Unempl Empl Unempl

DEMOGRAPHIC MARKET COMPARISON REPORT



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County: **Cook**

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	-4.10%		-1.28%	
Growth 2022 - 2027	-2.01%		-1.29%	
Empl	6,478	90.73%	2,482,873	91.14%
Unempl	662	9.27%	241,315	8.86%
2022 Population by Race				
	14,746		5,131,915	
White	11,201	75.96%	3,358,096	65.44%
Black	2,804	19.02%	1,222,127	23.81%
Am. Indian & Alaskan	108	0.73%	37,804	0.74%
Asian	285	1.93%	405,716	7.91%
Hawaiian & Pacific Island	12	0.08%	3,778	0.07%
Other	336	2.28%	104,394	2.03%

DEMOGRAPHIC MARKET COMPARISON REPORT



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Household Growth

Growth 2010 - 2022	-4.82%		-1.33%	
Growth 2022 - 2027	-2.19%		-1.33%	
Renter Occupied	1,321	26.24%	821,020	42.28%
Owner Occupied	3,713	73.76%	1,120,736	57.72%

2022 Households by Household Income

	5,035		1,941,756	
Income <\$25K	1,045	20.75%	363,148	18.70%
Income \$25K - \$50K	1,108	22.01%	360,239	18.55%
Income \$50K - \$75K	868	17.24%	300,762	15.49%
Income \$75K - \$100K	677	13.45%	231,560	11.93%
Income \$100K - \$125K	531	10.55%	186,754	9.62%
Income \$125K - \$150K	370	7.35%	133,594	6.88%
Income \$150K - \$200K	357	7.09%	157,909	8.13%
Income \$200K+	79	1.57%	207,790	10.70%

2022 Med Household Inc	\$60,504		\$70,419	
2022 Median Age	37.50		37.00	

CONSUMER SPENDING REPORT



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Consumer Spending Report

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2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$148,331	\$864,655	\$2,591,396
Total Apparel	\$8,460	\$49,643	\$149,457
Women's Apparel	3,207	18,896	57,720
Men's Apparel	1,720	10,059	30,064
Girl's Apparel	601	3,491	10,417
Boy's Apparel	467	2,683	7,892
Infant Apparel	421	2,477	7,375
Footwear	2,044	12,038	35,990

CONSUMER SPENDING REPORT



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Total Entertainment & Hobbies	\$21,424	\$125,796	\$382,441
Entertainment	2,725	15,334	43,478
Audio & Visual Equipment/Service	4,959	29,562	89,772
Reading Materials	312	1,817	5,641
Pets, Toys, & Hobbies	3,724	20,914	62,382
Personal Items	9,704	58,168	181,167
Total Food and Alcohol	\$41,208	\$241,669	\$719,702
Food At Home	22,815	134,169	397,759
Food Away From Home	15,739	92,101	276,364
Alcoholic Beverages	2,655	15,399	45,578
Total Household	\$23,657	\$140,046	\$428,657
House Maintenance & Repair	6,358	37,251	111,509
Household Equip & Furnishings	8,943	52,894	161,274
Household Operations	6,271	37,214	115,321
Housing Costs	2,084	12,687	40,552

CONSUMER SPENDING REPORT



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2022 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$38,618	\$219,687	\$642,229
Vehicle Purchases	20,308	111,242	315,389
Gasoline	10,364	60,703	179,009
Vehicle Expenses	813	4,819	15,636
Transportation	2,677	16,620	53,792
Automotive Repair & Maintenance	4,456	26,302	78,403
Total Health Care	\$7,470	\$43,194	\$128,282
Medical Services	4,368	25,258	74,732
Prescription Drugs	2,287	13,116	38,872
Medical Supplies	815	4,820	14,678
Total Education/Day Care	\$7,495	\$44,620	\$140,629
Education	4,903	29,276	92,819
Fees & Admissions	2,592	15,344	47,810

DAY TIME EMPLOYMENT REPORT



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	319	2,460	8
Retail & Wholesale Trade	48	315	7
Hospitality & Food Service	37	325	9
Real Estate, Renting, Leasing	10	44	4
Finance & Insurance	37	202	5
Information	4	49	12
Scientific & Technology Services	17	49	3
Management of Companies	0	0	0
Health Care & Social Assistance	34	216	6

DAY TIME EMPLOYMENT REPORT



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Educational Services	16	551	34
Public Administration & Sales	7	132	19
Arts, Entertainment, Recreation	4	39	10
Utilities & Waste Management	9	35	4
Construction	38	231	6
Manufacturing	5	26	5
Agriculture, Mining, Fishing	0	0	0
Other Services	53	246	5

CONTACT US



MoHall Commercial
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Moses Hall

CEO

Managing Broker

Developer

(312) 826-9925

Moses@MoHallCommercialUD.com

www.MoHallCommercialUD.com