

FORMER FREESTANDING DAIRY QUEEN

1215 21st Street, Zion Illinois



Property Snap Shot

- Available SF: 1,800 SF
- Lease Rate: \$3200 per month
- Lot Size: 1.13 acres
- Year Built: 1983
- Traffic Count: 15,700 VPD
- Zoning: HB-2(Highway Business)
- Market: Chicago
- Broker Contact: Larry Stephens, 847-872-8998

City Incentives

- Tax Increment Financing
- Sales Tax Rebate
- Municipal Property Tax Rebate

Former Dairy Queen site, free standing 1800 SF Building. Located at lighted intersection next to Walgreens, Jewel Osco, Burger King and Taco Bell.

Demographics

	1 mile	3 miles	5 miles	10 Miles
Population	6,616	37,672	72,533	291,903
Median Income	\$56,242	\$59,300	\$62,887	\$58,872
Housing Units	2,695	14,442	26,701	107,693

For incentive information contact:
 Sonolito Bronson, sonolitob@zion.il.us
 Office: (847) 746-4056 Cell: (224) 406-2696



CITY OF ZION
 2828 SHERIDAN ROAD
 ZION, ILLINOIS 60099
WWW.CITYOFZION.COM

FORMER FREESTANDING APPLEBEES

2015 Sheridan Road, Zion Illinois



Demographics

	1 mile	3 miles	5 miles	10 Miles
Population	6,038	35,570	73,571	341,342
Median Income	\$76,673	\$62,903	\$65,161	\$58,340
Housing Units	1,972	12,211	27,241	129,002

Property Snap Shot

- Located at highly visible SEC or lighted intersection with 11,500 VPD
- Across from 24 hour Wal-Mart Supercenter
- Adjacent to active shopping center with national and local tenant mix
- Easy access to Tri State Tollway and Interstate 94
- Highway Business Zoning
- Price—\$4.50 psf. Negotiable
- Site is shovel ready

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