

OFFERING MEMORANDUM

For Sale: Iconic South Suburban Retail Campus

Fox Home Center - 3 Buildings | 53,884 SF | 3.5 Acres | Real Estate and / or Business Acquisition

11150 S. Cicero Avenue // Alsip, IL 60803



OFFERED BY:

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Offering Summary

Baum Realty, LLC has been exclusively retained to offer for sale 11150 S. Cicero Avenue in Alsip, IL (the "Property"), a rare opportunity to acquire a 3.5-acre commercial campus situated along one of the premier retail corridors in Chicago's South Suburbs. For over 60 years, the Property has been home to Fox Home Center, a beloved family-owned home improvement and building materials business with an established reputation and loyal customer base. The Property is available as a real estate-only acquisition or as a combined real estate and business acquisition.

The 3.5 acre campus includes three buildings totaling ±53,884 SF:

- ▶ **Retail / Showroom Building** - 27,311 SF fully air-conditioned with 23' clear ceilings, wet sprinkler system, and one (1) drive-in door (9' wide x 10' high)
- ▶ **Storage / Warehouse Building** - 16,253 SF with drive-through capability, no columns, and flexible clear-span layout with a dry sprinkler system and a center pitched roof with 18' of clear height at the high point
- ▶ **Flex / Industrial Building** - 10,320 SF warehouse / fabrication space with 18' clear ceilings, two (2) drive-in doors (20' wide x 13.5' high), 200-amp 3-phase power, and a dry sprinkler system

Positioned just south of the heavily trafficked intersection of 111th Street and Cicero Avenue, the Property offers excellent visibility along one of the area's primary commercial corridors, with exposure to nearly 40,000 VPD. The surrounding trade area features a daytime population exceeding 146,000 within a three-mile radius and more than 375,000 residents within five miles. Anchored by a dense concentration of high-performing national retailers, including Mariano's at Stony Creek Promenade to the north and ALDI immediately to the south, the corridor is recognized as one of the premier retail destinations in Chicago's South Suburbs.

Asking Price:

Contact Broker

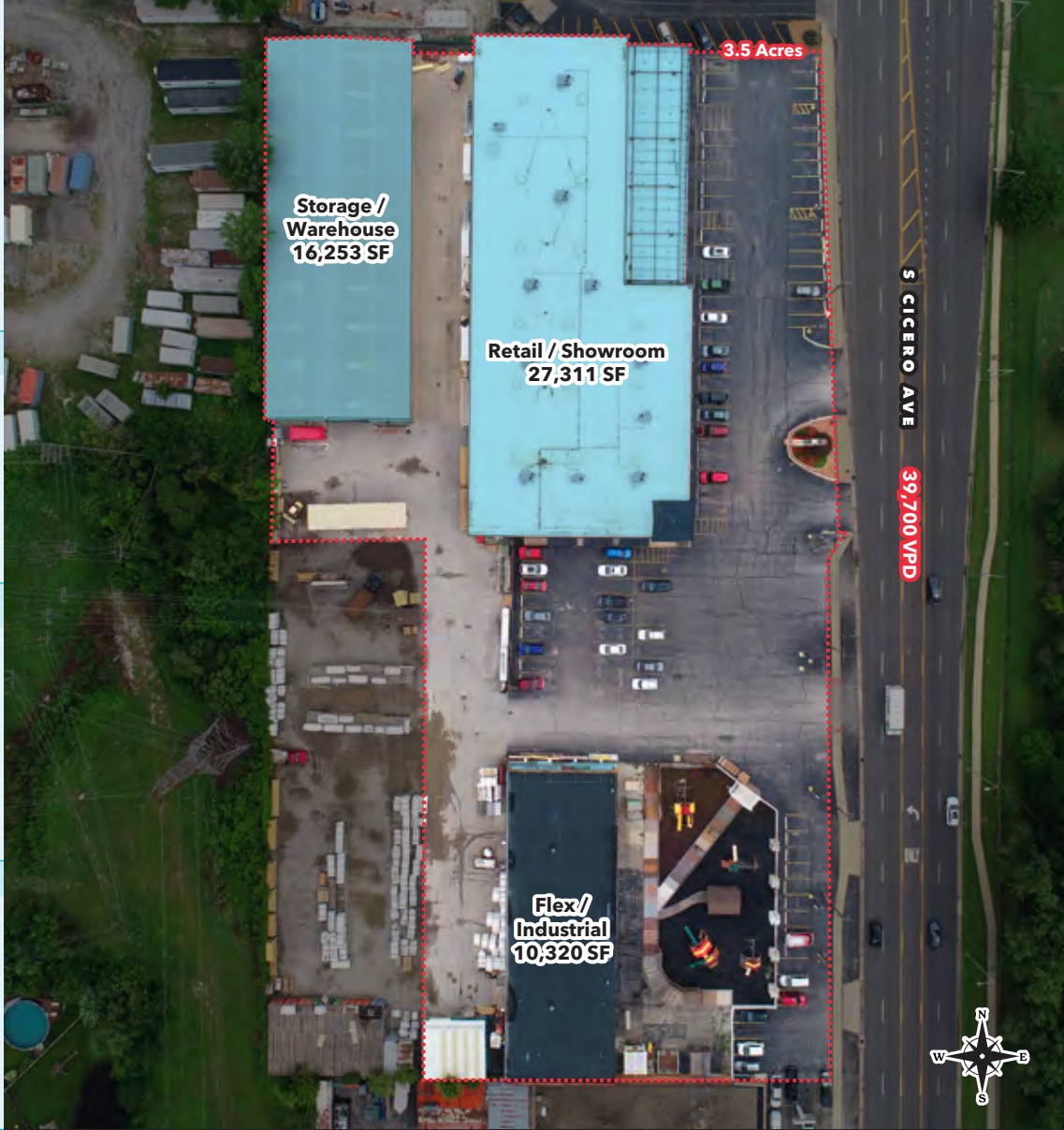
INVESTMENT HIGHLIGHTS

- ▶ Offered for sale as real estate only, or as a combined real estate & business acquisition
- ▶ Turnkey opportunity for an owner-user, operator-investor, or entrepreneur seeking an established brand with a loyal customer base
- ▶ Significant land and building value with potential for continued use, repositioning, or redevelopment
- ▶ ±575 feet of frontage along S. Cicero Avenue with exposure to nearly 40K VPD



PROPERTY DESCRIPTION

Address:	11150 S. Cicero Avenue, Alsip, IL 60803
Zoning:	B1 Business
Total Building Area:	53,884 SF
Total Land Area:	3.5 acres (±152,434 SF)
PINs:	24-21-200-025-0000 24-21-200-014-0000 24-21-200-036-0000 24-21-200-033-0000 24-21-200-034-0000 24-21-200-051-0000
2024 RE Taxes:	\$212,380.26
RETAIL / SHOWROOM BUILDING	
Building SF:	27,311 SF
Ceiling Height:	23' clear
Overhead Doors:	One (1) door - 9' wide x 10'
HVAC:	Fully air-conditioned
Sprinkler:	Wet sprinkler system
Parking:	Plentiful surface parking (70+ stalls with the ability to expand)
STORAGE/WAREHOUSE BUILDING	
Building SF:	16,253 SF
Ceiling Height:	18' to high point of center pitched roof
Overhead Doors:	Two (2) openings - 25' wide x 14' high; drive-through capability (no doors)
HVAC:	None
Sprinkler:	Dry sprinkler system
Columns:	No interior columns — clear span
Power:	1,200 AMPs of power shared with main showroom
FLEX / INDUSTRIAL BUILDING	
Building SF:	10,320 SF
Ceiling Height:	18' clear
Overhead Doors:	Two (2) doors - 20' wide x 13.5' high
HVAC:	None
Sprinkler:	Dry sprinkler system
Power:	200 AMP 3-phase power
Parking:	16 parking spaces with ability to expand



RETAIL / SHOWROOM BUILDING - EXTERIOR



RETAIL / SHOWROOM BUILDING - INTERIOR



STORAGE / WAREHOUSE BUILDING - EXTERIOR



STORAGE / WAREHOUSE BUILDING - INTERIOR



FLEX / INDUSTRIAL BUILDING - EXTERIOR FRONTING S. CICERO AVENUE



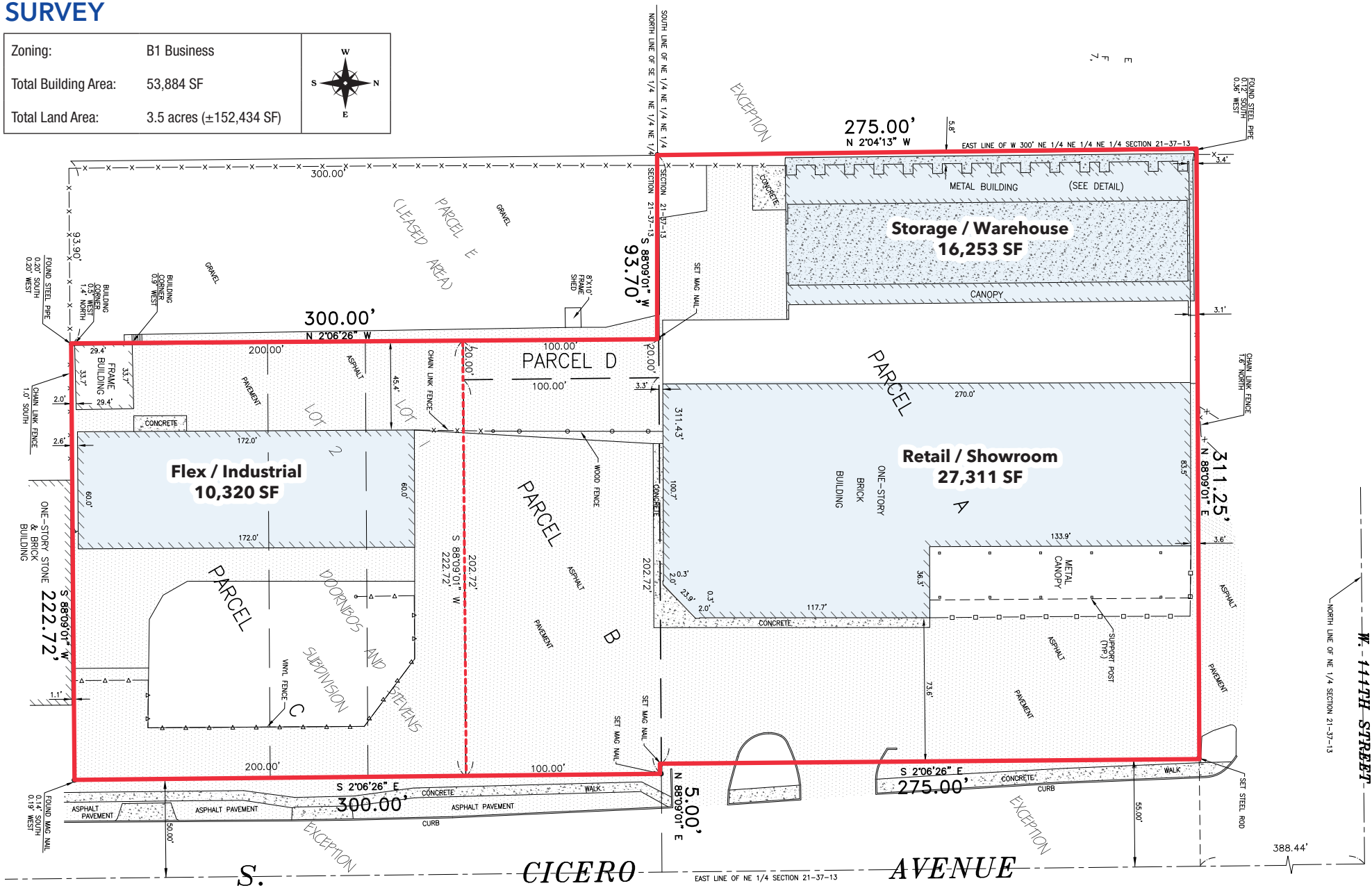
FLEX / INDUSTRIAL BUILDING - INTERIOR



FLEX / INDUSTRIAL BUILDING - REAR STORAGE / LOADING AREA

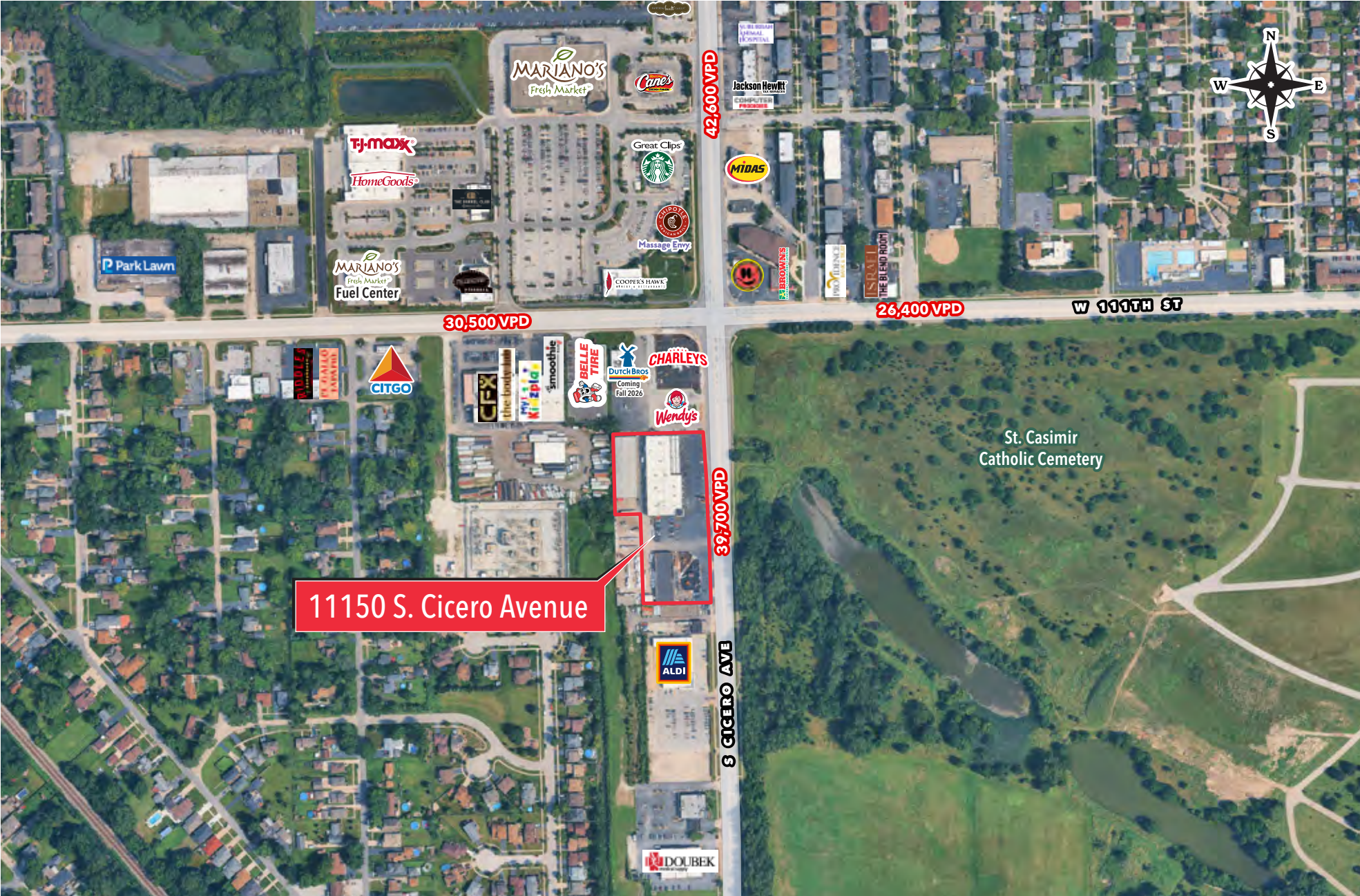


Zoning:	B1 Business	
Total Building Area:	53,884 SF	
Total Land Area:	3.5 acres (±152,434 SF)	



ZONING MAP

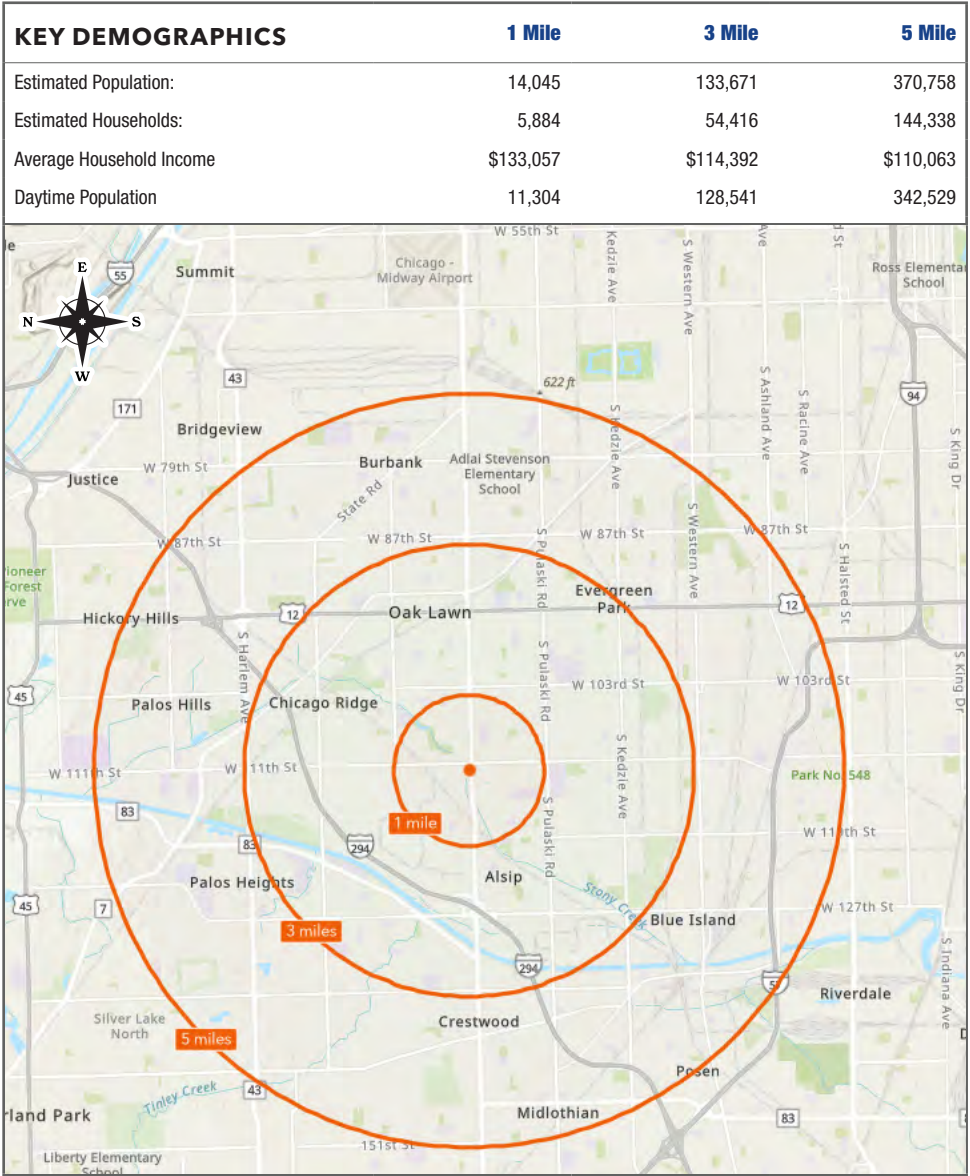




DEMOGRAPHIC SUMMARY

		1 mile	3 mile	5 mile
Population	2026 Estimated Population	14,045	133,671	370,758
	2031 Projected Population	13,689	130,481	361,875
	2020 Total Population (U.S. Census)	14,670	139,493	388,466
	2010 Population (U.S. Census)	14,787	139,347	391,367
	% Projected Growth 2023-2028	-2.5%	-2.4%	-2.4%
	% Historical Growth 2010-2021	-5.0%	-4.1%	-5.3%
	2026 Median Age	42.1	41.1	41.0
Households	2026 Estimated Households	5,884	54,416	144,338
	2031 Projected Households	5,825	53,991	143,257
	2020 Total Households (U.S. Census)	5,944	54,652	145,003
	2010 Total Households (U.S. Census)	6,031	54,255	143,281
	% HH Projected Growth 2023-2028	-1.0%	-0.8%	-0.7%
	% HH Historical Growth 2010-2021	-2.4%	0.3%	0.7%
Income	2026 Average Household Income	\$133,057	\$114,392	\$110,063
	2026 Median Household Income	\$104,834	\$90,536	\$84,877
	2026 Per Capita Income	\$54,322	\$46,851	\$43,053
Business	2026 Total Businesses	378	4,164	11,057
	2026 Total Employees	4,402	57,867	144,676
	2026 Estimated Daytime Population	11,304	128,541	342,529
Education (Age 25+)	2026 Adult Population (Ages 25+)	10,224	95,482	264,163
	2026 Elementary (Level 0 to 8)	2.4%	3.4%	4.7%
	2026 Some High School (Level 9 to 11)	3.4%	4.2%	5.2%
	2026 High School Diploma	24.1%	24.0%	25.0%
	2026 Some College/No Degree	19.2%	18.8%	19.0%
	2026 Associate Degree	13.4%	12.3%	10.8%
	2026 Bachelor Degree	22.9%	22.3%	19.6%
	2026 Graduate Degree	12.1%	12.0%	11.5%
Race & Ethnicity	% Any College	67.6%	65.4%	60.9%
	2026 White Population	69.2%	68.7%	51.8%
	2026 Black/African American Population	7.3%	10.0%	23.3%
	2026 Asian Population	3.5%	2.2%	1.8%
	2026 American Indian/Alaska Native Population	0.6%	0.6%	0.8%
	2026 Pacific Islander Population	0.1%	0.0%	0.0%
	2026 Other Race	9.1%	8.5%	11.5%
	2026 Population of Two or More Races	10.3%	9.9%	10.8%
	2026 Hispanic Population	19.1%	19.6%	16.2%

Source: Esri, Esri-Data Axle, U.S. Census



Market Overview

Alsip is part of a well-established commercial and residential trade area spanning Chicago's South Side and southwest suburbs, with convenient access to I-294, I-57 and I-80 and approximately 19 miles from downtown Chicago. The village is surrounded by established communities including Oak Lawn, Crestwood, Blue Island, Evergreen Park and Chicago's southwest side, providing access to a broad regional customer and employment base.

Major retail corridors and shopping destinations throughout the surrounding area draw consumers from across Chicago's South Side and southwest suburbs. The 111th & Cicero area is among the south suburbs' most active retail corridors, with nearly 40,000 VPD and a daytime population of more than 146,000 within three miles and 375,000 within five miles. The corridor is anchored by a dense concentration of national retailers and traffic generators, including a high-performing Mariano's at Stony Creek Promenade, ALDI, Cooper's Hawk Winery & Restaurant, T.J. Maxx and HomeGoods, along with numerous restaurants, retailers and service businesses.

Chicago Midway International Airport and the surrounding Midway Airport corridor are another major economic and traffic generator for the area. Located approximately 6.7 miles north of the subject property, Midway is one of the Chicago region's two major commercial airports, serving more than 21.5 million passengers annually. The airport supports a significant concentration of hotels, restaurants, retail, transportation and other commercial uses throughout Chicago's southwest side and nearby suburbs.



Alsip, IL

Alsip is an established southwest suburb of Chicago offering a mix of residential neighborhoods, commercial corridors and a significant industrial and employment base. Located in southern Cook County, the community benefits from its position near major expressways, regional employment centers and the dense population of Chicago's South Side and southwest suburbs. Its central location within this broader trade area, strong transportation infrastructure and proximity to major retail and commercial destinations make Alsip a well-connected part of the Chicago metropolitan area.

BEST PLACES IN ILLINOIS

Most Diverse Suburbs

#4 of 363

Most Diverse Places to Live

#7 of 636

Suburbs with the Lowest Cost of Living

#160 of 363

ACCESS & TRANSPORTATION

Alsip offers excellent regional connectivity via I-294, I-57 and I-80, with Cicero Avenue providing a major north-south route through Chicago's southwest suburbs. Pace bus service connects the area to the Midway CTA Station, providing access to the CTA Orange Line and downtown Chicago.

Chicago Midway International Airport
~15 min drive

Downtown Chicago (The Loop)
~30 min drive

I-294 (Tri-State Tollway)
~5 min drive

I-57
~10 min drive

AREA FEEL

Dense Suburban



REPORT CARD

B
OVERALL GRADE

B-	Public Schools	A-	Nightlife
C	Housing	A+	Diversity
B	Good for Families	C+	Weather
C+	Jobs	B	Health & Fitness
B	Cost of Living	B+	Commute
A-	Outdoor Activities		

INCOME & HOUSING

Median Household Income
\$66,585

Median Home Value
\$225,000

Median Rent
\$1,140

OWN - 64%
OWN VS RENT
RENT - 36%

Sources: Village of Alsip & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



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