

**Quick Serve Restaurant (QSR) Space  
3100 S. Cicero Ave.  
Cicero, IL 60804**

**QSR AVAILABLE SPACE:**

- **1,200 SQ.FT.** (APPROXIMATELY)

**\$3,500 TOTAL RENT** per month  
INCLUDES ALL UTILITIES  
except garbage removal



**PROPERTY HIGHLIGHTS:**

- End Cap to High Volume Gasoline Station
- DAILY Customer Count of **6,500**
- Signage available on both Cicero Ave. and 31st Street

- Walk-in Freezer, multiple stainless steel coolers available for use.
- Space built-out for QSR Tenant
- Ample parking provided

**LOCATION:**

- South West Corner of Cicero Ave. and 31st Street
- Less than 1 mile North of I55
- Less than 2 miles South of I290

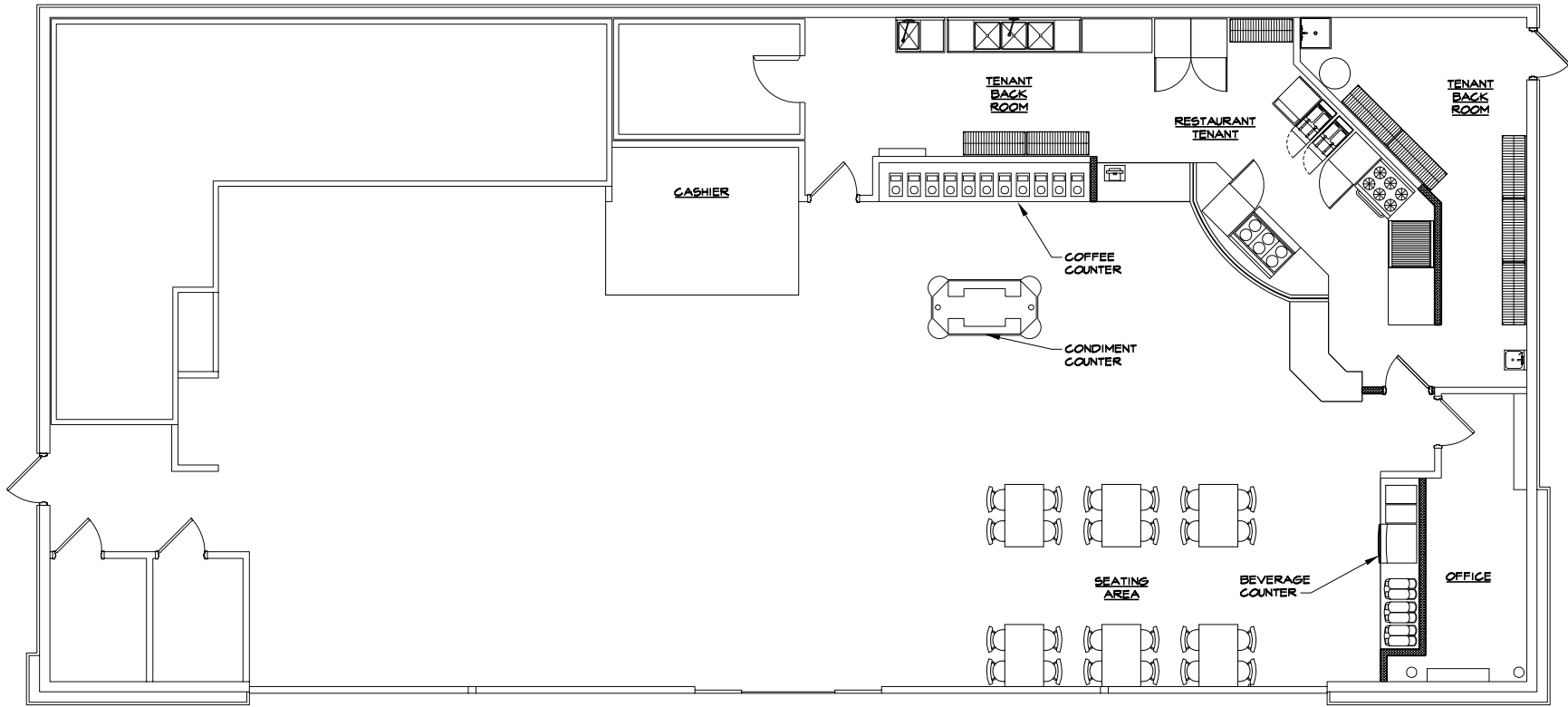


**DEMOGRAPHICS:**

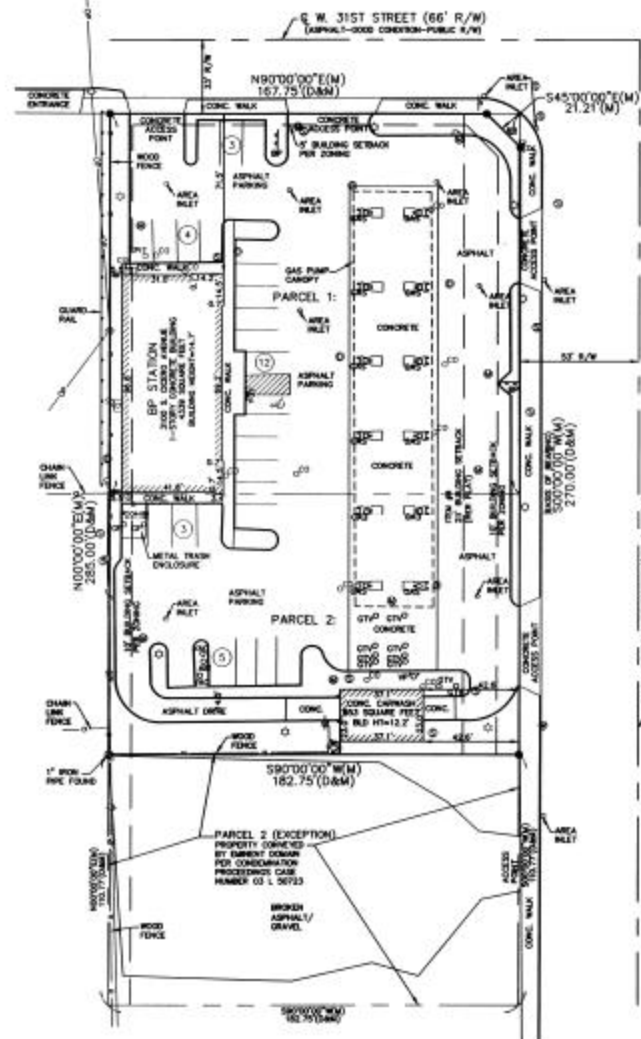
<b>Radius:</b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
<b>Population:</b>	268,445	726,336
<b>Avg. Income:</b>	\$56,554	\$59,469

**TRAFFIC:**

- Cicero Ave. & 31st Street  
57,800 vehicles per day



1 FLOOR PLAN  
DD.02 SCALE: 1/8" = 1'-0"



**LEGEND:**

- 1/2" x 24" REBAR W/ CAP SFT (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND
- GATE POST
- ⊖ ELECTRIC METER
- ⊖ POWER POLE
- ⊖ LIGHT POLE
- ⊖ SANITARY SEWER MANHOLE
- ⊖ PARKING STALL COUNT
- ⊖ HANDICAP PARKING SIGN
- ⊖ STORM SEWER MANHOLE
- ⊖ STREET/TRAFFIC SIGN
- ⊖ BOLLARD
- ⊖ WATER MANHOLE
- ⊖ OVERHEAD POWER LINE
- ⊖ CHAIN LINK FENCE
- ⊖ WOOD FENCE
- ⊖ GAS METER
- ⊖ AIR COMPRESSOR
- ⊖ GASOLINE PUMP
- ⊖ GAS TANK VALVE
- ⊖ VENT PIPE
- ⊖ MONITORING WELL
- ⊖ TRAFFIC CONTROL BOX
- ⊖ GREASE PIT
- ⊖ HANDICAPPED PARKING STALL
- ⊖ SANITARY SEWER CLEANOUT
- ⊖ VACUUM
- ⊖ TRAFFIC SIGNAL LIGHT POLE
- ⊖ BUSINESS SIGN
- ⊖ DESCRIBED
- ⊖ MEASURED

**GRAPHIC SCALE**



**PROPERTY ADDRESS:**  
3100 SOUTH CICERO AVENUE, CICERO, ILLINOIS

**LAND AREA:**  
51,971 SQUARE FEET OR 1.19 ACRES, MORE OR LESS.

**REFERENCE PLAT:**  
HAWTHORNE, IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ENCROACHMENT:**  
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

- NOTES:**
- PER THE CITY OF CICERO, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "C-2" - CENTRAL COMMERCIAL DISTRICT.
  - "C-2" ZONING REQUIREMENTS:
    - STREETS: 10 FEET
    - SEAS: 10 FEET
    - MAXIMUM BUILDING HEIGHT: 35 FEET
    - CARVING REQUIREMENTS: ONE PARKING SPACE PER EACH THREE EMPLOYEES
  - THERE EXISTS A TOTAL OF 27 PARKING STALLS ON THE SUBJECT PROPERTY (26 REGULAR + 1 HANDICAPPED).
  - THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "F" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 17031C0503L EFFECTIVE DATE AUGUST 19, 2008.
  - ACCESS TO THE SUBJECT PROPERTY VIA W. 31ST STREET AND S. CICERO AVENUE.
  - THE BASIS OF BEARING USED FOR THIS SURVEY WAS S00°00'00" ON THE EAST LINE OF THE SUBJECT PROPERTY.
  - UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
  - IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
  - ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
  - THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - THE WEST SIDE OF THE GAS STATION BUILDING, WHICH CROSSES THE 10 FOOT REAR BUILDING SETBACK LINE, IS CONSIDERED LEGAL NON-COMFORMING PER THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF CICERO, ILLINOIS.

**DESCRIPTION:**

**PARCEL 1:**  
THE NORTH 170 FEET OF THE EAST HALF OF BLOCK 25 IN HAWTHORNE, IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PER DOCUMENT 8610088F.

**PARCEL 2:**  
THE SOUTH 225.77 FEET OF THE NORTH 395.77 FEET OF THE EAST HALF OF BLOCK 25 IN HAWTHORNE, IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE SOUTH 110.77 FEET OF THE LAND TAKEN IN CONDEMNATION CASE 03L050723, ALL IN COOK COUNTY, ILLINOIS.

**SURVEY REFERENCE:**

- TITLE COMMITMENT NUMBER: 331480-034
- EFFECTIVE DATE: SEPTEMBER 30, 2009
- FIRST AMERICAN TITLE INSURANCE COMPANY
- 3. TERMS AND PROVISIONS OF LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE RECORDED JULY 24, 2002 AS DOCUMENT 002081897. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- 4. 25 FOOT BUILDING LINE ALONG THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION. (PLOTTED AND SHOWN)

**SURVEYOR'S CERTIFICATE:**

BY: BP PRODUCTS NORTH AMERICA INC. HARRIS N.A. PARENT PETROLEUM INC. AN ENERGY CORPORATION AND ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, PARENT PETROLEUM RETAIL INC., AN ILLINOIS CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8-10, AND 11(A), 13, 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND MSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 331480-034 DATED SEPTEMBER 30, 2009.

FIELD CHECKED ON: OCTOBER 13, 2009  
ERROR OF CLOSURE: 1:69,528

ROBERT W. JONES  
ILLINOIS LS-036-003373  
EXPIRATION DATE: 11/30/2010



VICINITY MAP:  
NOT TO SCALE

**UTILITY NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

**CALL J.U.L.I.E.**  
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATIONS  
**BEFORE EXCAVATING**  
1-800-892-0123



**DESIGN SURVEYS, LLC**  
707 N. MAIN STREET  
EUDORA, KANSAS 66025  
PH. (913) 686-4427  
FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY"  
PREPARED FOR:

THE MATTHEWS COMPANY Inc.  
National ALTA Survey Management

17220 Neeshop Street, Suite 106-110, Fountain Valley, CA 92708  
Tel: (714)-979-7185 Fax: (714)-641-2848  
www.themattthewscompany.com

NO.	DATE	REVISION	BY	APP'D.
1	12/11/09	REVISED TITLE AND COMMENTS	JMT	

**BP PRODUCTS NORTH AMERICA INC.**

3100 SOUTH CICERO AVENUE  
CICERO, ILLINOIS

SCALE: 1" = 30'	CHKD. / APV'D:
DATE: 10/13/09	APPROVED:
DWN. BY: JMT	SS# 18878
CHKD. BY:	