

Midway Airport/Costco Prime Location Retail Space For Lease

24,667 SF & 13,641 SF Divisible/Expandable
7414 S Cicero Ave, Bedford Park, IL



- Midway Airport 2.5 miles north
- Easily accessible from Cicero Ave, State Rd, I-55 & I-294
- Signalized intersection, entrance/exit
- Located in Bedford Park's retail heart



Excellent pylon signage available

Demographics	3 Miles	5 Miles
Population	237,726	626,282
# Households	72,593	199,002
Ave Household Income	\$68,976	\$66,653
Traffic Counts		
Cicero Avenue	46,400	
State Road	21,000	

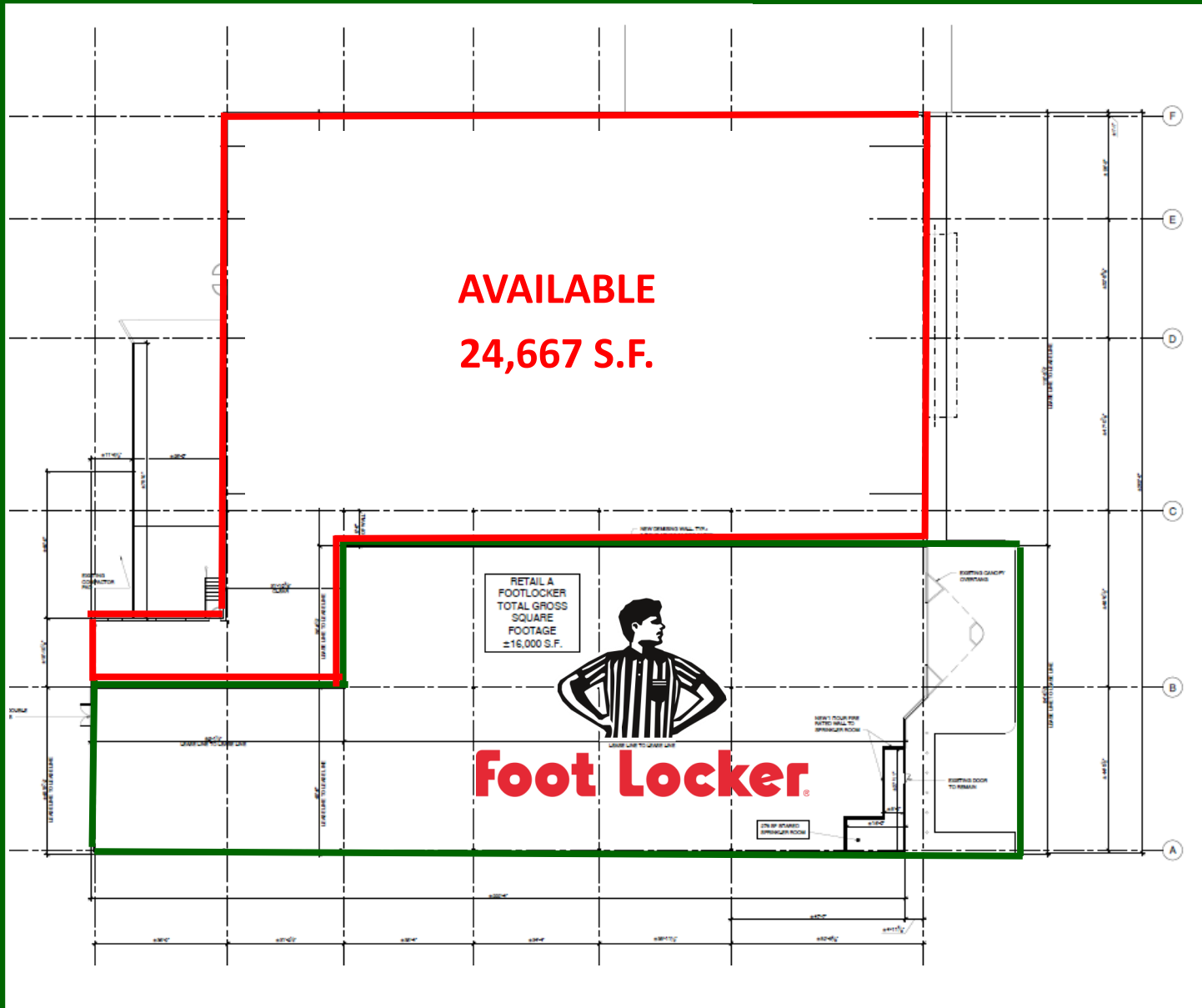


Join TCF Bank on busy corner of Cicero & State

CENTER MANAGEMENT, INC.
www.Center360.net
 248.540.9999
Info@center360.net

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JOIN FOOT LOCKER NOW!

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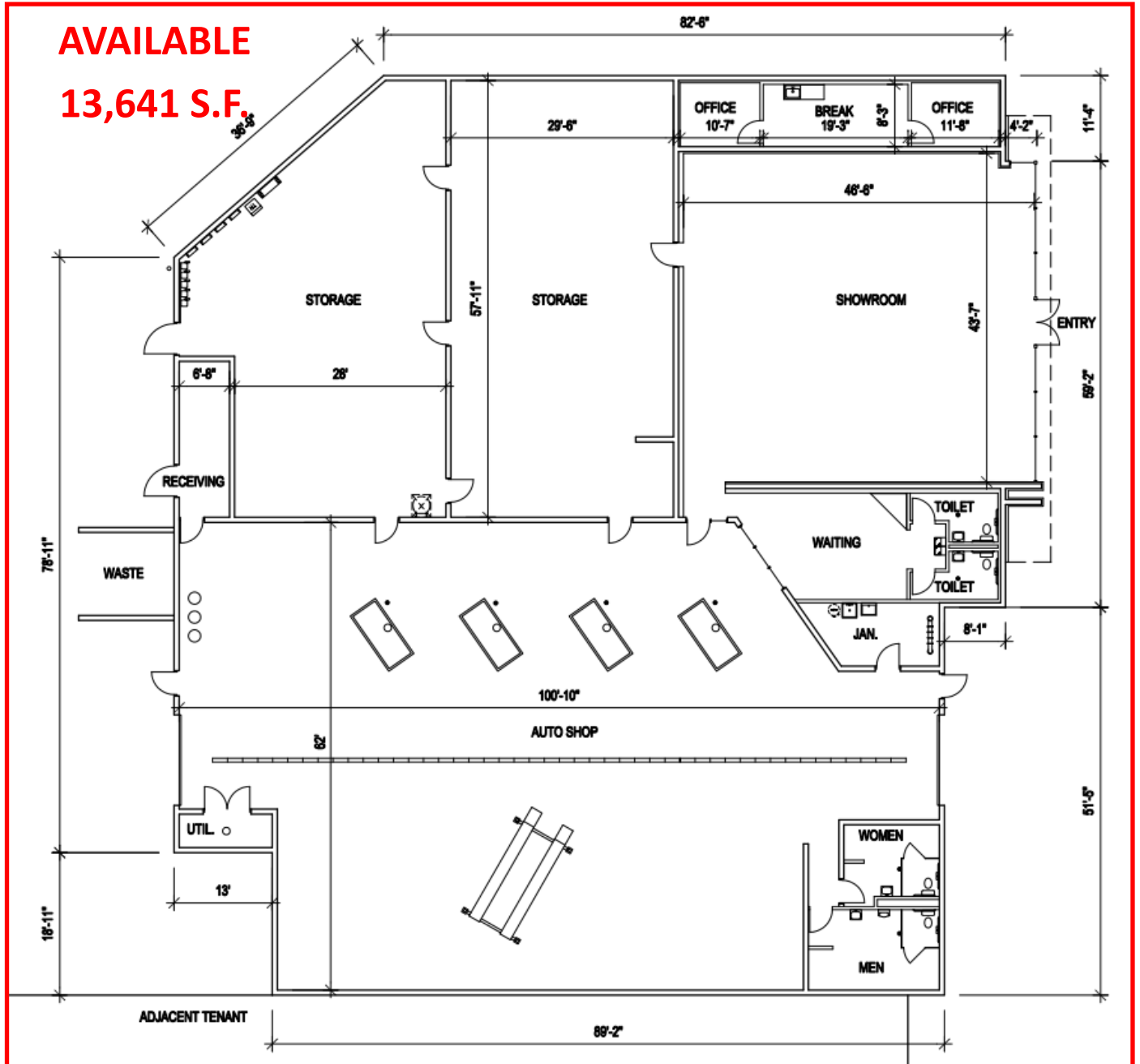
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**Current Layout
Former Sears Auto Center**

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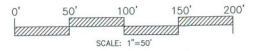
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9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

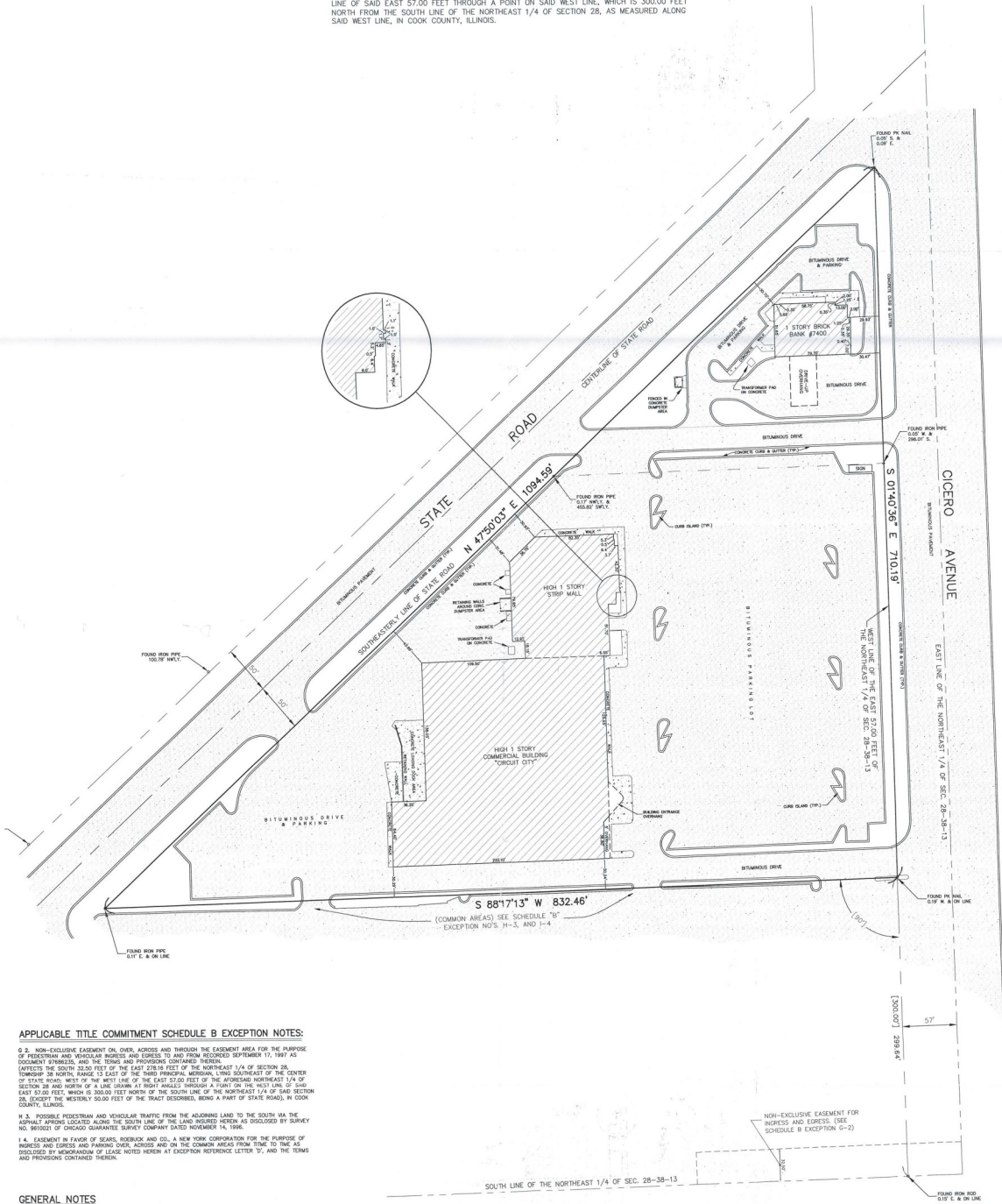
SHAPIRO SURVEYING, P.C.
Professional Land Surveyors
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003687

DuPage and Kane Counties
Phone: 630-690-3733
Fax: 630-690-3735



PLAT OF SURVEY

A TRIANGULAR PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEAST OF THE SOUTHEASTERLY LINE OF STATE ROAD, (SAID SOUTHEASTERLY LINE BEING 50.00 FEET SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROAD) AND ALSO LYING WEST OF THE EAST 57.00 FEET OF SAID QUARTER SECTION AND NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID EAST 57.00 FEET THROUGH A POINT ON SAID WEST LINE, WHICH IS 300.00 FEET NORTH FROM THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 28, AS MEASURED ALONG SAID WEST LINE, IN COOK COUNTY, ILLINOIS.



APPLICABLE TITLE COMMITMENT SCHEDULE B EXCEPTION NOTES:

- G. 2. NON-EXCLUSIVE EASEMENT ON, OVER, ACROSS AND THROUGH THE EXISTING AREA FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR TRAFFIC AND EGRESS TO AND FROM RECORDED SUBPARCEL 11, 1987 AS DOCUMENT #789033, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
- (AFFECTS THE SOUTH 20.00 FEET OF THE EAST 57.00 FEET OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEAST OF THE CENTER OF STATE ROAD, WEST OF THE WEST LINE OF THE EAST 57.00 FEET OF THE NORTHEAST 1/4 OF SECTION 28 AND NORTH OF A LINE DRAWN AT RIGHT ANGLES THROUGH A POINT ON THE WEST LINE OF SAID EAST 57.00 FEET, WHICH IS 300.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, AS MEASURED ALONG SAID WEST LINE, IN COOK COUNTY, ILLINOIS.)
- H. 3. POSSIBLE PEDESTRIAN AND VEHICULAR TRAFFIC FROM THE ADJOINING LAND TO THE SOUTH VIA THE ASPHALT APPOINTEE LOCATED ALONG THE SOUTH LINE OF THE LAND INSURED HEREIN AS DISCLOSED BY SURVEY NO. 9810021 OF CHICAGO GUARANTEE SURVEY COMPANY DATED NOVEMBER 14, 1996.
- I. 4. EASEMENT IN FAVOR OF SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING UNDER, ACROSS AND ON THE COMMON AREAS FROM TIME TO TIME AS DISCLOSED BY MEMORANDUM OF LEASE NOTED HEREIN AT EXCEPTION REFERENCE LETTER 'D', AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

GENERAL NOTES

- 1. PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO THE VILLAGE OF BEDFORD PARK ZONING ORDINANCES AS AMENDED.
- 2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- 3. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED ORIGINAL COPIES. THIS SURVEY WAS PREPARED FOR THE USE OF THE CLIENT AS STATED HEREON, AND IS NON-TRANSFERABLE.
- 4. CALL UTILITY AT 1-800-952-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 5. CURRENT CHICAGO TITLE INSURANCE COMPANY FILE COMMITMENT NO. 1471 DORSHAM WAS PROVIDED FOR THE SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SAID SURVEY IS IN CONFORMANCE WITH THIS COMMITMENT.
- 6. UTILITIES AND IMPROVEMENTS SHOWN HEREON ARE BASED ON VISIBLE FIELD VERIFIED STRUCTURES.

LEGEND

- DMS
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- BOUNDARY LINE
- CENTERLINE
- 100.00' HEAVENED DIMENSION
- BRICKWORK
- CONCRETE
- BRICKWORK PARTMENT
- BRICKWORK
- BUILDING
- ELECTRIC TRANSFORMER PAD

TOTAL AREA
295,605.50 SQ. FEET
6.786 ACRES

BASIS OF BEARINGS

WEST LINE LINE OF THE EAST 57.00 FEET OF THE NORTHEAST 1/4 OF SECTION 28-38-13 (THE WEST LINE OF CICERO AVENUE), ASSUMED TO BE S 01°40'36" E

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

On behalf of Shapiro Surveying P.C., I hereby certify that the above described property was surveyed under my supervision and that the enclosed plat is a correct representation of said survey.

Dated: 04/12/05

(Signed) *David A. Shapiro*