



## LINCOLN YARDS BUILDING 7500 SF

### HIGHLIGHTS:

- **List price \$1,150,000**
- Vacant building awaits your adaptive reuse plans.
- 3000sf floor plates plus an English basement with 10' ceiling and an additional 2,000 sf.
- 12-13' ceilings throughout , lots of natural light.
- Building needs MEP work, was previously used as a single family residence.
- Solid structure on the edge of Lincoln Yards.
- Parking along Throop.
- 800amps power.

**MIKE ROURKE**

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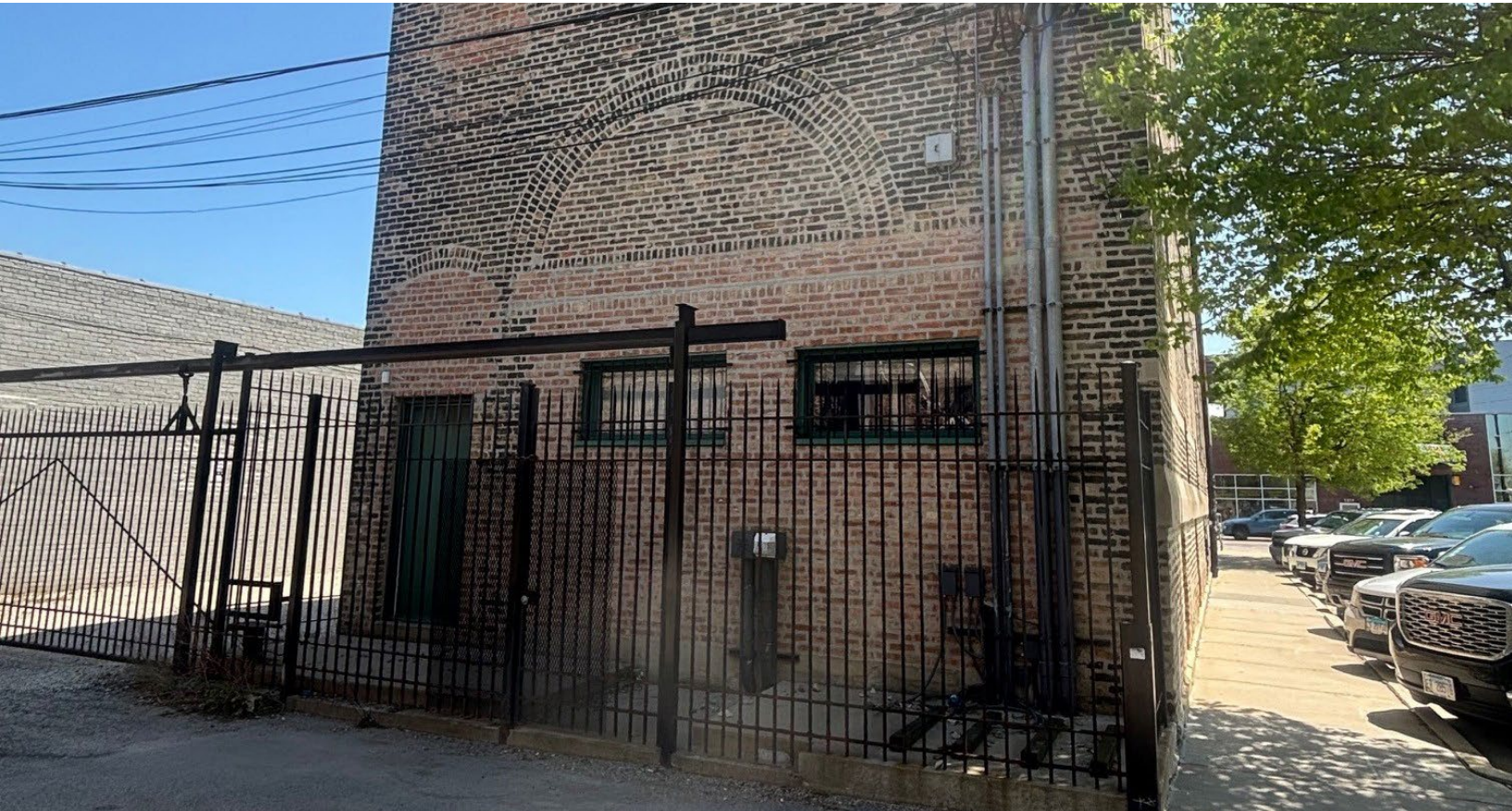




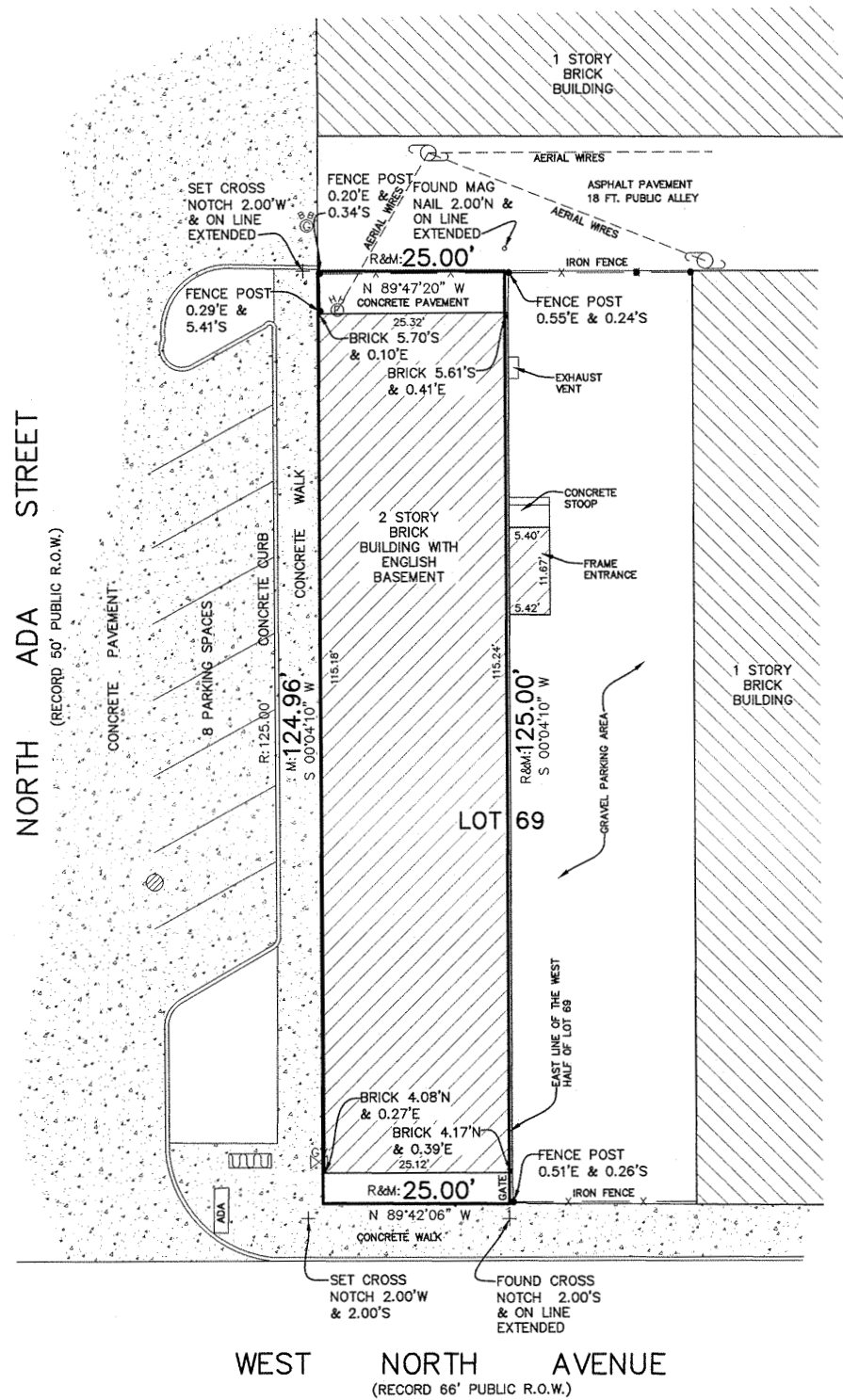


















1312 W North Ave Chicago, IL 60642	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	51,284	578,167	1,133,341
2030 Projected Population	51,058	587,798	1,131,742
2020 Census Population	48,408	527,565	1,094,706
2010 Census Population	46,950	486,616	1,036,180
Projected Annual Growth 2025 to 2030	-	0.3%	-
Historical Annual Growth 2010 to 2025	0.6%	1.3%	0.6%
2025 Median Age	31.8	33.9	34.4
<b>Households</b>			
2025 Estimated Households	24,373	309,882	548,301
2030 Projected Households	24,615	320,683	558,423
2020 Census Households	24,155	290,537	523,134
2010 Census Households	21,533	249,701	460,364
Projected Annual Growth 2025 to 2030	0.2%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	0.9%	1.6%	1.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	69.8%	64.2%	51.4%
2025 Estimated Black or African American	9.2%	10.8%	16.5%
2025 Estimated Asian or Pacific Islander	8.7%	10.5%	10.1%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.9%
2025 Estimated Other Races	11.9%	14.1%	21.1%
2025 Estimated Hispanic	14.6%	17.3%	26.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$256,459	\$199,156	\$161,485
2025 Estimated Median Household Income	\$175,985	\$129,914	\$108,243
2025 Estimated Per Capita Income	\$122,118	\$106,865	\$78,257
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.2%	5.2%
2025 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.9%	4.0%
2025 Estimated High School Graduate	6.0%	7.7%	13.5%
2025 Estimated Some College	7.4%	8.0%	11.0%
2025 Estimated Associates Degree Only	2.4%	3.2%	4.1%
2025 Estimated Bachelors Degree Only	47.2%	42.0%	34.6%
2025 Estimated Graduate Degree	34.0%	35.0%	27.6%
<b>Business</b>			
2025 Estimated Total Businesses	3,195	47,283	64,654
2025 Estimated Total Employees	30,094	720,569	877,682
2025 Estimated Employee Population per Business	9.4	15.2	13.6
2025 Estimated Residential Population per Business	16.1	12.2	17.5