440 West 87th Street

BAIRD & WARNER
COMMERCIAL REAL ESTATE

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440 West 87th Street
Chicago, IL 60620

Vacant Land For Sale $500,000 | 84,591 sq ft. | 1.9 ac

PIN: 20-33-305-027-0000

EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire nearly two acres of vacant, undeveloped land near a great commercial corridor and near the highway. Zoned M1-2, the property supports a wide range of light industrial and limited commercial uses, including warehousing, distribution, light manufacturing, tech-industrial hybrids, and contractors' yards. The zoning's flexibility makes it an ideal site for developers or end-users looking to capitalize on the growing demand for well-located urban industrial space.

Location is a key strength. The property is strategically positioned with excellent access to I-90/94, I-290, and multiple freight rail lines, offering seamless connectivity to downtown Chicago and the broader regional market. This accessibility supports a wide range of users, particularly in the logistics, supply chain, and last-mile delivery sectors where speed to market is critical.

The land perfectly sits in between residential and commercial developments. To the east you have a variety of business: national brands such as ALDI, Home Depot, and Wendy's do some of their best business in this area.

Area map

Residents in the 60620 trade area demonstrate strong demand for:

- Grocery and warehouse-club shopping
- Baby and children's products
- Healthcare and personal services
- Discount retail and quick-service dining

These patterns strongly support neighborhood-serving retail and mixed-use development anchored by necessity-based tenants.

Investment highlights

•Immediate proximity to I-94 with traffic counts exceeding 260,000+ vehicles per day nearby

•Dense, Family-Oriented Residential Trade Area

•Local employment is concentrated in healthcare, transportation & warehousing, retail, education, and public administration

•Proven Retail Corridor Anchored by National & Credit Tenants

•Multiple national QSR brands with drive-thru formats operate successfully in the trade area

440 W. 87th
DUNKIN' DONUTS
CHIPOTLE MEXICAN GRILL
Jewel Osco
Wendy's
FLOOR & DECOR
W 87th St
E 87th St
E 88th St
E 89th St
S Lafayette Ave
S Wabash Ave
S State St
Google Maps

Trade report

Median Household Income	Median Age	Total Population	1st Dominant Segment
$47,193	**41.5**	**64,011**	**Family Foundations**
Source: 2024/2029 Income (Esri)	**Source:** 2024/2029 Age: 5 Year Increments (Esri)	**Source:** 2024 Age: 1 Year Increments (Esri)	**Source:** 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?

Hometown

Growing up and staying close to home; single householders

URBANIZATION - Where do people like this usually live?

Urban Periphery

City life for starting families in neighborhoods that fringe major cities

Top Tapestry Segments	Family Foundations	Modest Income Homes	City Strivers	City Commons
% of Households	14,121 (53.4%)	5,168 (19.5%)	4,812 (18.2%)	2,362 (8.9%)
Lifestyle Group	Hometown	Hometown	Midtown Singles	Midtown Singles
Urbanization Group	Urban Periphery	Urban Periphery	Principal Urban Centers	Metro Cities
Residence Type	Single Family	Single Family	High Density Apartments	Multi-Unit Rentals; Single Family
Household Type	Singles	Singles	Singles	Single Parents
Average Household Size	2.59	2.42	2.66	2.46
Median Age	40.3	37.9	37	31.5
Diversity Index	54.5	47.5	71.5	59.4
Median Household Income	$55,800	$34,200	$64,700	$29,500
Median Net Worth	$130,600	$18,700	$53,600	$12,100
Median Home Value	$198,400	$96,200	$529,300	$133,300
Homeownership	64.6	45.5	32.8	25
Employment	Services or Professional	Services or Professional	Services or Professional	Services or Professional
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	A strong focus is on religion and character. Go online for games, entertainment.	Enjoy playing and watching basketball. Shop at warehouse clubs and low-cost retailers.	Indulge in pedicures and manicures, tooth whiteners and exercise. Shop discount retailers and warehouse clubs for basics.	Shop primarily at warehouse clubs. Buy baby/children's products.
Financial	Many have no financial investments or retirement savings	Live for today, saving only for specific purposes	More than 1/3 of households maintain a savings account	Nearly 1/4 receive Social Security and public assistance
Media	Subscribe to premium cable TV	Favor TV as their media of choice	Watch movies on premium TV channels	Magazines are popular sources of news/trends
Vehicle	Drive 1-2 vehicles	Carpool,walk, bike or public transportation	Take public transportation	Take public transportation

Traffic counts

Traffic Counts by Highest Traffic Count

1 271,778
I- 94
2024 Est. daily traffic counts
Cross: W 83rd St
Cross Dir: S
Distance: 0.02 miles

Historical counts

Year	Count	Type
2018	270,400	AADT
2009	222,600	AADT
2004	258,800	AADT

2 270,860
Dan Ryan Expwy
2024 Est. daily traffic counts
Cross: W 79th St
Cross Dir: N
Distance: 0.06 miles

Historical counts

Year	Count	Type
2023	268,800	AADT

3 265,926
I- 94
2024 Est. daily traffic counts
Cross: W 91st St
Cross Dir: S
Distance: 0.15 miles

Historical counts

Year	Count	Type
2018	266,300	AADT
2014	257,300	AADT
2009	225,500	AADT
2006	213,200	AADT
2004	259,200	AADT

4 265,688
I 94
2024 Est. daily traffic counts
Cross: W 79th St
Cross Dir: N
Distance: 0.06 miles

Historical counts

Year	Count	Type
2022	262,900	AADT

5 264,868
2024 Est. daily traffic counts
Cross: –
Cross Dir: –
Distance: –

Historical counts

Year	Count	Type
2022	262,900	AADT
2018	273,200	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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