

FOR SALE - CHICAGO, IL
1616 W GLENLAKE AVE
EDGEWATER NEIGHBORHOOD



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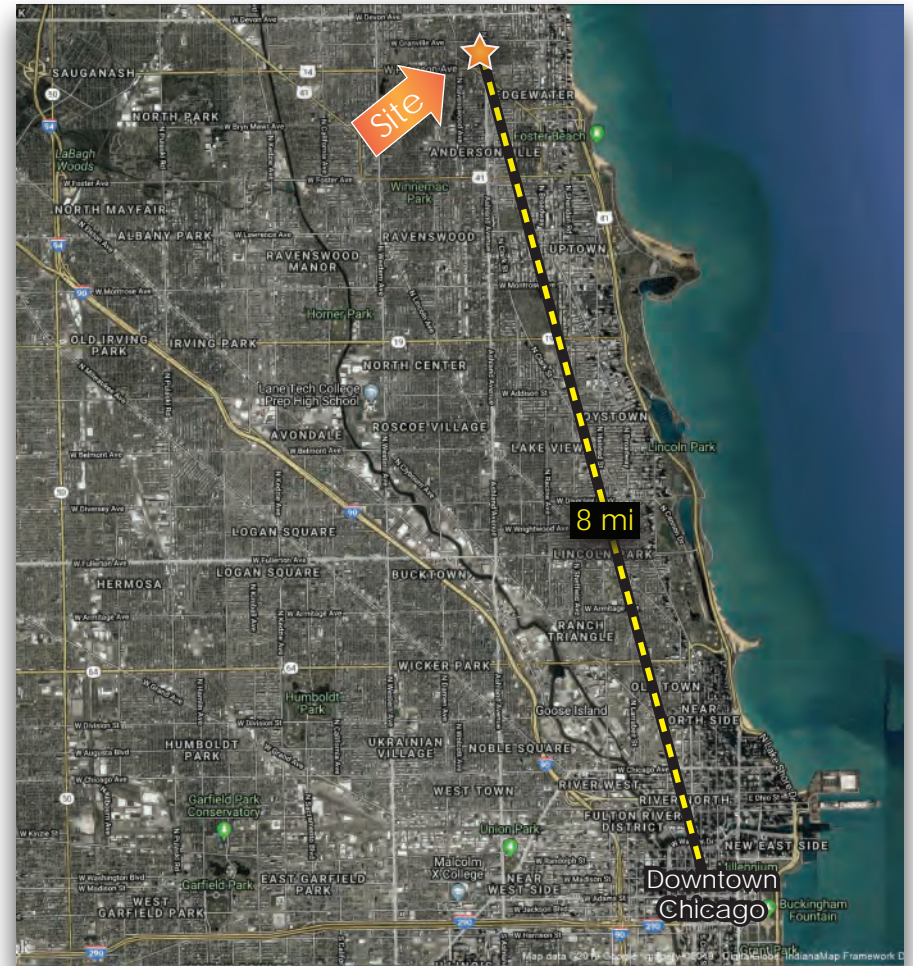
**CR
&M** CABANBAN
RUBIN AND
MAYBERRY
COMMERCIAL REALTY

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Available industrial infill location in the heart of the Edgewater neighborhood of Chicago. Close proximity to Lake Shore Drive with excellent access to public transportation. Ideal for light industrial, and "last mile" warehouse and distribution. This former printing shop is also ideal for commercial or residential redevelopment. The daytime population is 31,870 showing a significant employment base. The median household income within 1.5 miles is \$59,545 showing a strong income base. There are almost 20,000 vehicles per day that pass the property along Clark St. This is a rare opportunity for many types of businesses centrally located on the north side of the City.



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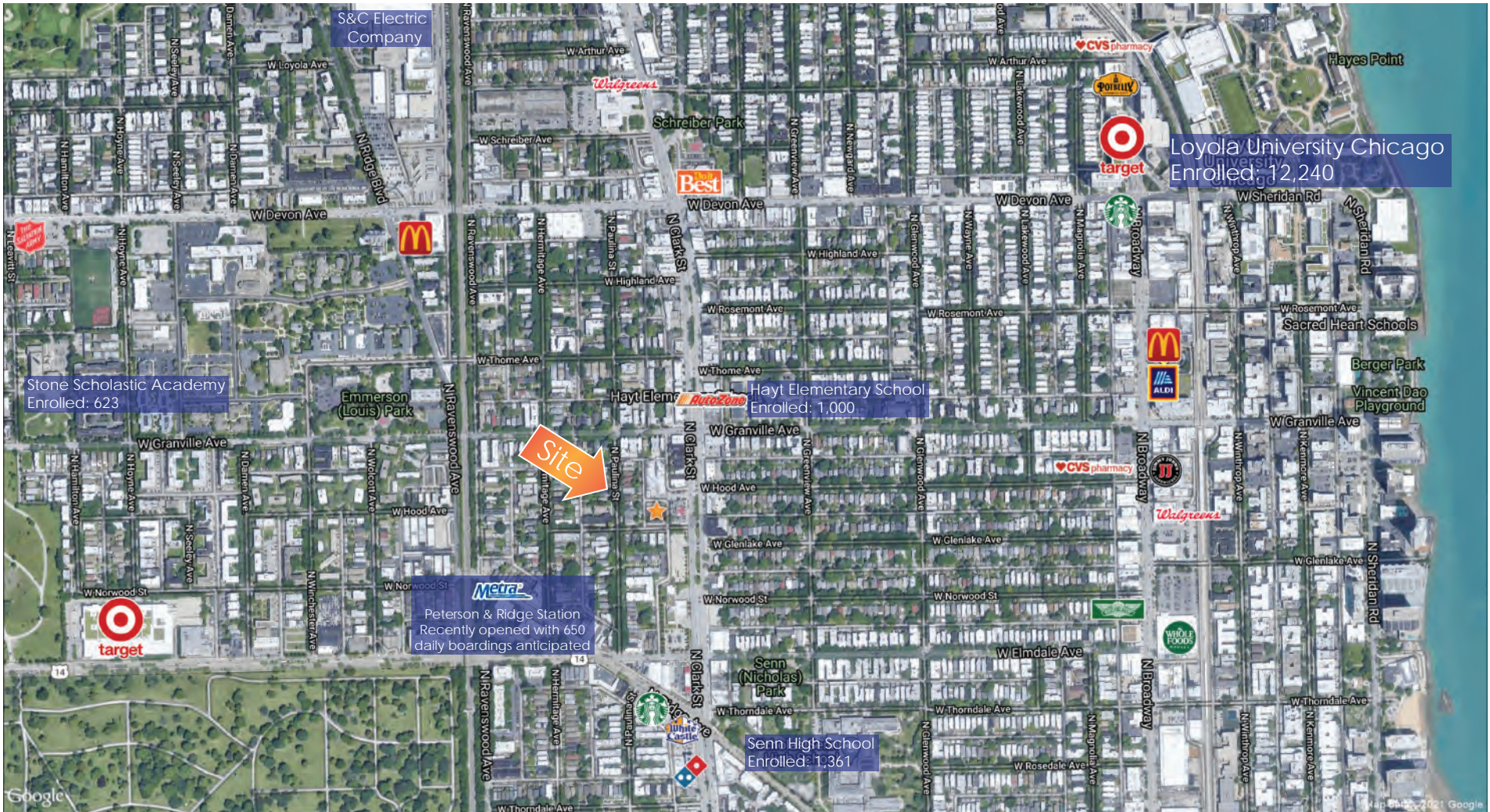
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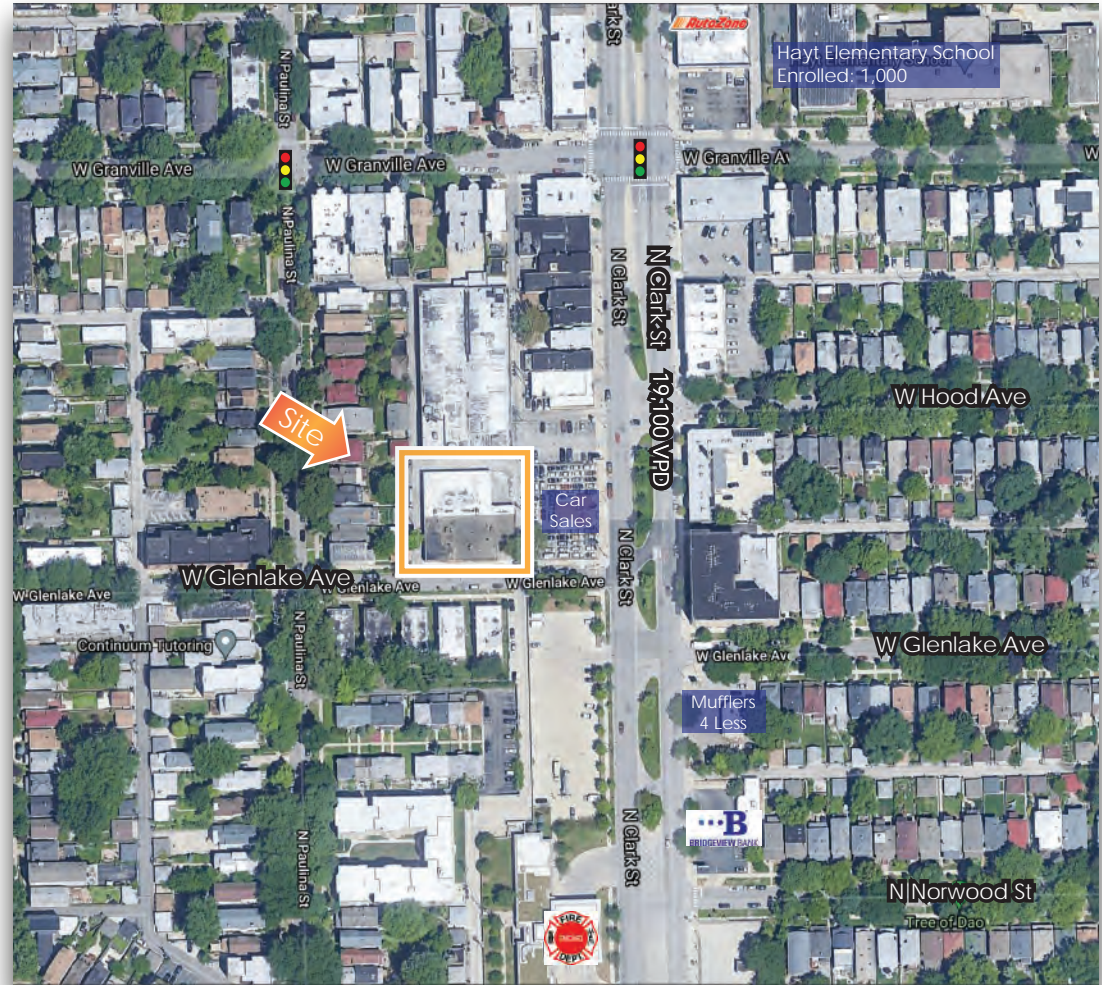
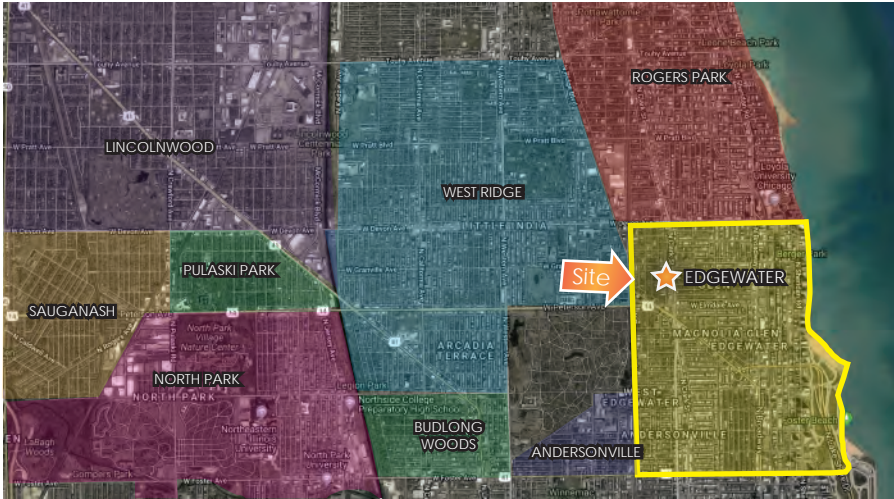
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	3,727	16,049	148,852
Median	\$62,688	\$64,959	\$59,545
	1,580	7,168	69,104



TRAFFIC COUNT:
Clark St - 19,100 VPD

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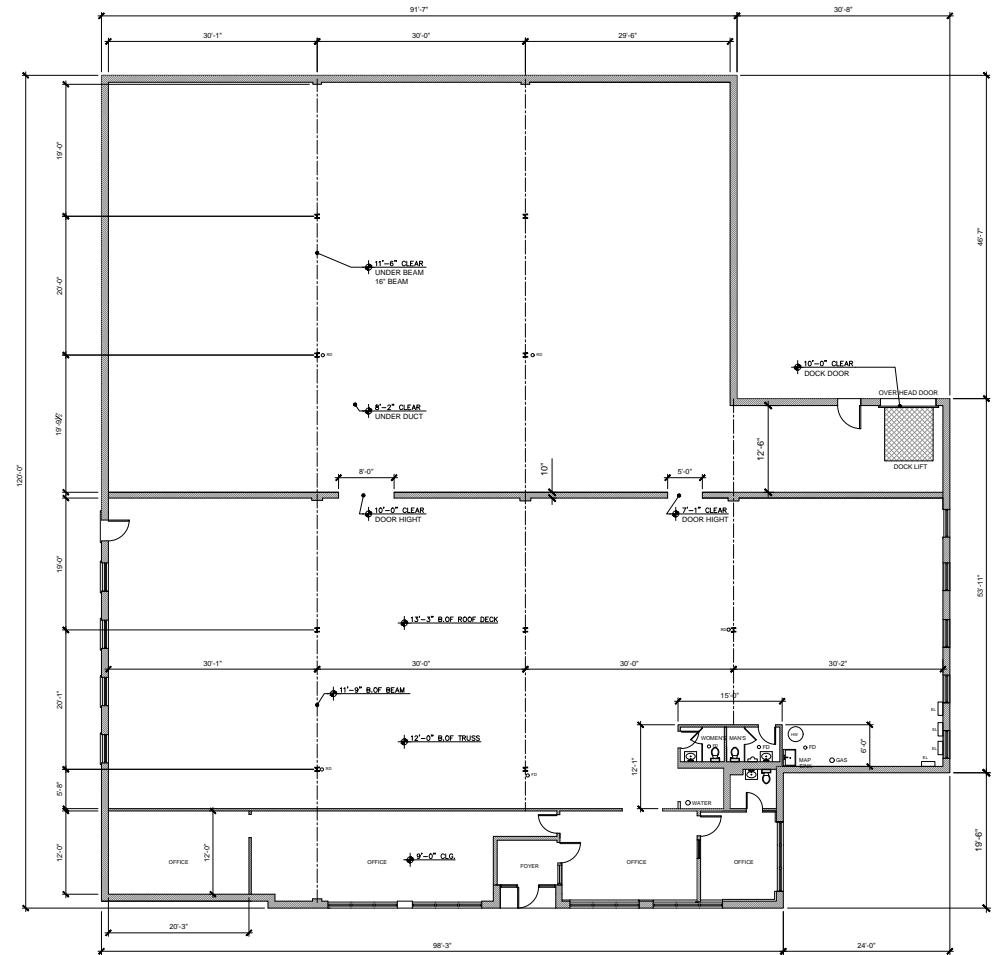
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HIGHLIGHTS

- 10,400 sqft building
- 12 - 14 Ft high ceilings
- 14,700 sqft of Land (approx.)
- Flex space
- Single story structure
- Ideal for office or light industrial use
- Possible redevelopment opportunity
- Zoning: B3-2
- Asking Price: \$1,375,000.00



1 EXISTING FLOOR PLAN
1/8" = 1'-0"

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