



1916
DAVID FIREPROOF STORAGE WAREHOUSE

REDEVELOPMENT OPPORTUNITY

3240 W. LAWRENCE AVENUE
CHICAGO, IL 60625

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LAWRENCE MART INC.

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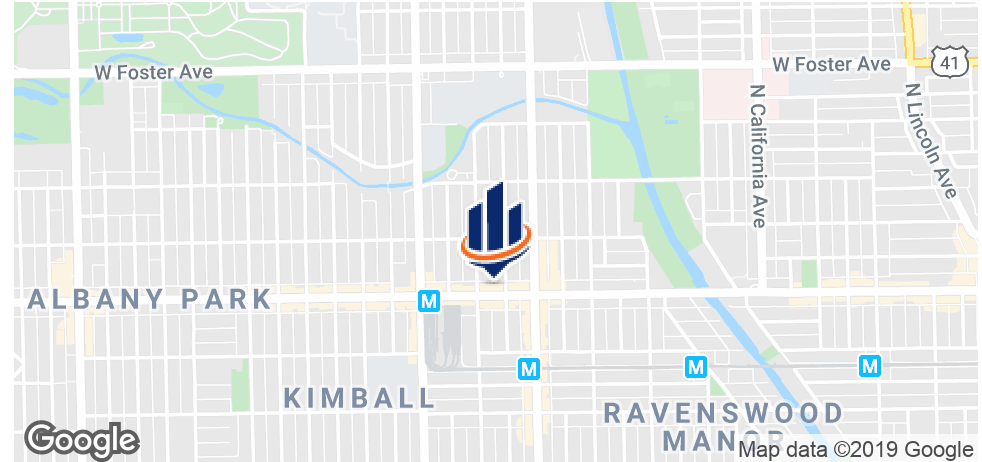
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PROPERTY INFORMATION

3240 W. Lawrence Avenue
Chicago, IL 60625

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	0.22 Acres
Year Built:	1917
Building Size:	28,200+- SF
Zoning:	B1-2
Price / SF:	\$74.47

PROPERTY OVERVIEW

The subject property consists of a five-story, masonry constructed industrial building with first floor retail space containing a gross building area of approximately 28,200+- square feet with a full unfinished basement. The property is currently used as an appliance storage and store. The 2018 property taxes are \$69,508.73.

LOCATION OVERVIEW

The subject property is located along the north side of Lawrence Avenue. The multi-story commercial properties in the area typically have retail on the first floor and either residential or office on the upper floors. The secondary streets are improved with residential properties. The Kimball Brown Line Stop is located about one block west of the subject and the southeast corner of Lawrence Avenue and Kimball Avenue. The Edens Expressway is located approximately 2 miles west with a full interchange along Lawrence Avenue.

Complete Highlights

SALE HIGHLIGHTS

- Five Stories Redevelopment Opportunity
- Built in 1917
- 5,640 Sq. Ft. on each Floor
- Zoned B1-2
- Masonry Constructed
- Modified Rubber Roof



Additional Photos





LOCATION INFORMATION

3240 W. Lawrence Avenue
Chicago, IL 60625



ALBANY PARK

Albany Park, eight miles northwest of the Loop, is one of the city's most ethnically diverse neighborhoods. It has long been a port of entry for immigrants and continues to be a springboard to the middle class for new families and entrepreneurs. The neighborhood got a major boost in 1978 when city government, the North River Commission, and the Lawrence Avenue Development Corporation cooperated to provide streetscape beautification, the Facade Rebate Program, low-interest loans, and other financing packages. Redevelopment efforts led to a decrease in commercial vacancies and an increase in residential property values in the 1980s and 1990s. Its main street, Lawrence Avenue, is lined with global markets, restaurants and shops representative of the more than 1,000 small "mom and pop" businesses on the neighborhood's commercial streets.



With a population of 51,992 [2010] the neighborhood also includes Chicago's Koreatown, and many Korean businesses are located on Lawrence Avenue near Kimball. It is known as "Seoul Drive." The neighborhood also includes a number of Korean churches. Every year there is a Korean festival in Albany Park, and the neighborhood is home to a Korean television station [WOCH-CD Channel 41] and a radio station [1330 AM] as well as two Korean-language newspapers. There are still many Korean businesses between the newer Mexican bakeries and Middle Eastern grocery stores. Approximately 45% of the businesses on this stretch of Lawrence Avenue are owned by Korean Americans.

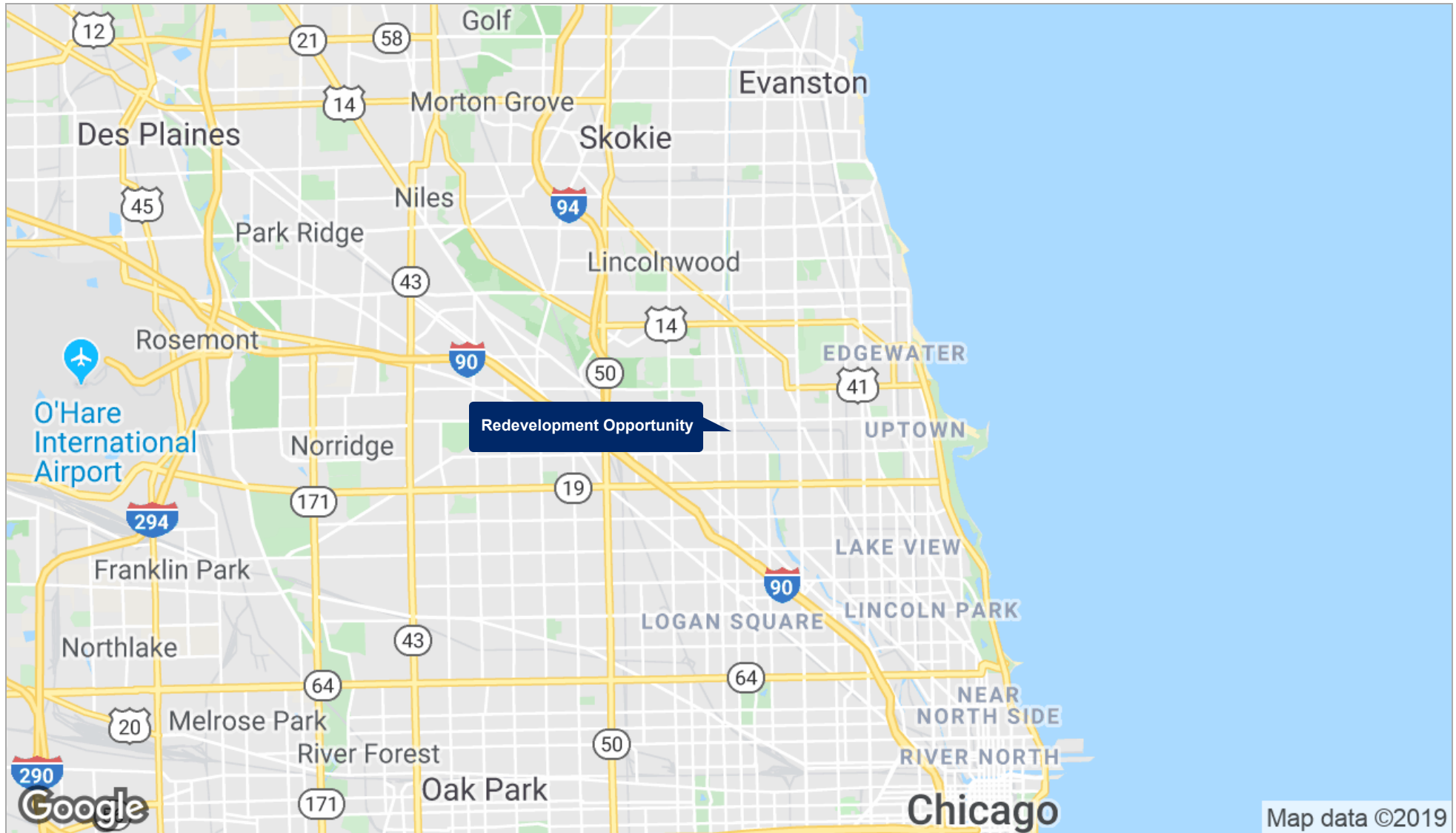
The Chicago Transit Authority's Brown Line terminates at Lawrence and Kimball Avenues. Albany Park is accessible through the Kimball, Kedzie, and Francisco stations of the Brown Line, the Montrose CTA Blue Line Station, as well as by the Edens Expressway [Interstate 94].



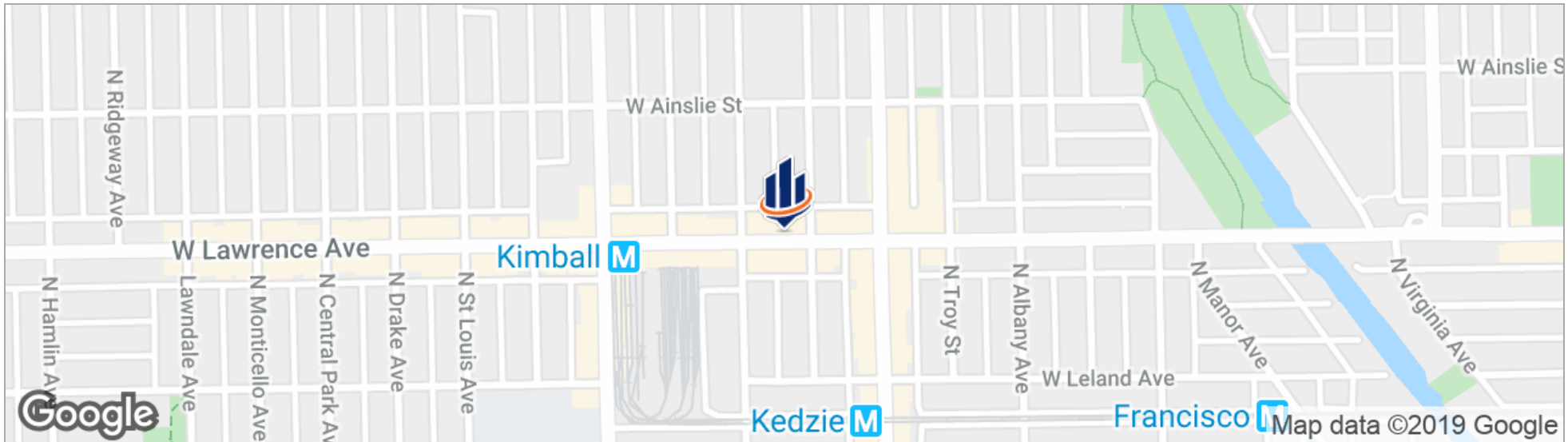
The neighborhood's 16-acre Eugene Field park includes two bridges as well as a playground, tennis courts, athletic fields, a 60-foot tall light tower and historic Tudor Revival style brick field house. The park was named for American writer Eugene Field, a Chicago journalist best known for his work as a children's poet including the classic Little Boy Blue.

Residents of the highly walkable and bike-able neighborhood will have even more to love with the addition of the 312 RiverRun trail. The two-mile trail will connect Albany Park and other nearby neighborhoods and will include the longest pedestrian bridge in Chicago with a wide expanse for runners, walkers and cyclists.

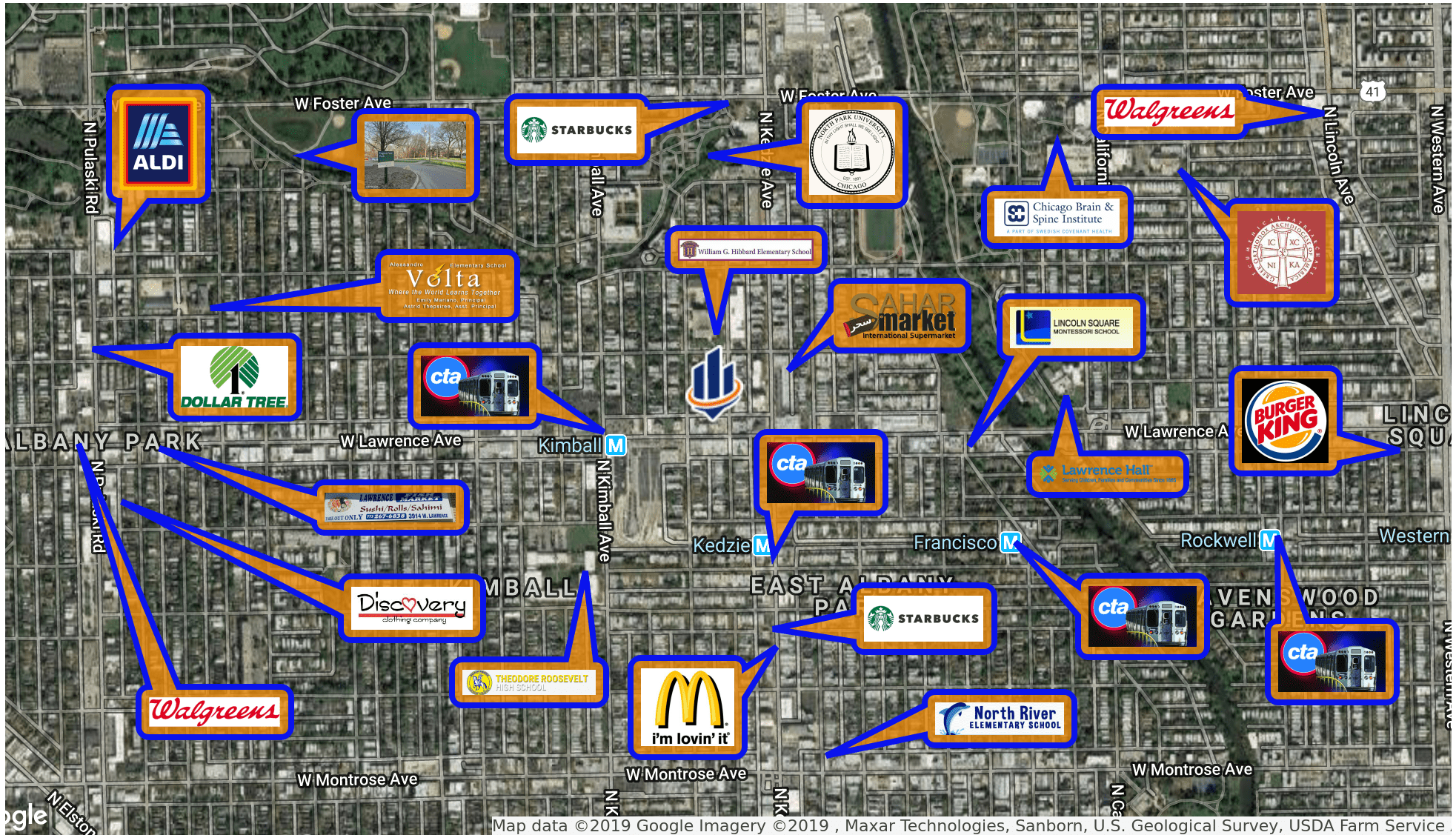
Regional Map



Location Maps



Retailer Map



Zoning Map



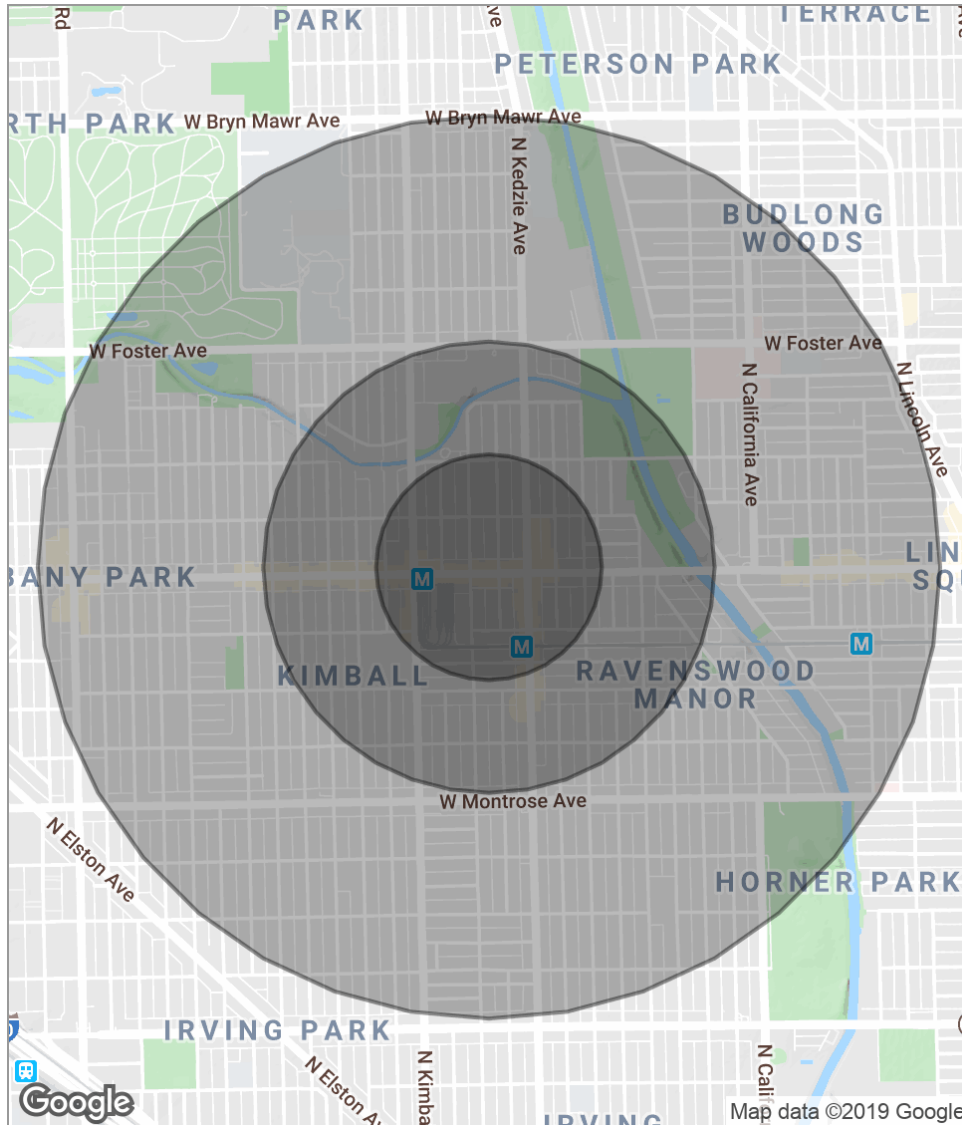
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DEMOGRAPHICS

3240 W. Lawrence Avenue
Chicago, IL 60625

MART INC.

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,308	23,503	73,521
Median age	29.5	29.7	31.1
Median age (Male)	29.3	29.5	31.2
Median age (Female)	30.8	31.0	31.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,053	7,598	24,524
# of persons per HH	3.1	3.1	3.0
Average HH income	\$54,246	\$56,513	\$61,740
Average house value	\$397,837	\$404,631	\$395,911

* Demographic data derived from 2010 US Census

ADVISOR BIOS

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FRANK MICKLIN

Senior Advisor



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PROFESSIONAL BACKGROUND

Frank Micklin serves as an advisor for SVN | Chicago Commercial multi-family group, focusing on Chicago's south and west sides. He offers more than 20 years of brokerage experience as well as unique hands-on operational experience to his clients.

Frank graduated from the University of Illinois - Chicago with a Bachelor's Degree in Finance. That knowledge continues to serve him well in the analysis of the properties he takes to market.

A family man, Frank resides in the southwest suburbs with his wife and two daughters. In his free time he is an avid billiards player.

JIM SEARS

Senior Vice President



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PROFESSIONAL BACKGROUND

Jim Sears serves as Senior Vice President of SVN | Chicago Commercial. An active broker in Illinois and Indiana, Sears brings more than 25 years of industry experience and more than \$350 million in completed transactions to the Chicago-based team.

His clients have included Freddie Mac, Citibank, Northern Trust, Harris Bank, ShoreBank, and Park National to a name a few.

His unique approach of partnering with each of his brokers in the marketing and sale of properties creates both a supportive work environment and a motivated, cooperative team dedicated to best serving the interests of their clients.

A graduate of the University of Miami [FL] with a BBA in Accounting, Sears first worked for the Big Eight firm of Price Waterhouse in Chicago as a tax specialist with an emphasis in real estate. Seeking a more entrepreneurial experience, Sears then began his real estate career with long time mentor and friend, Jack Fisher, with whom he eventually co-founded the firm of Fisher/Sears and Associates, Inc. in 1991. Desiring a national platform which utilizes state-of-the-art technology and marketing tools, Sears merged the firm with SVN in March 2008.

REID BENNETT, CCIM

National Council Chair Of Multifamily



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PROFESSIONAL BACKGROUND

Reid Bennett, CCIM serves as National Council Chair of Multifamily Properties for SVN International and a Senior Vice President for SVN - Chicago Commercial. As a licensed managing broker, he focuses primarily on the sale of apartment communities across the Midwest while teaming with members of his council to serve clients in over 150 markets across the country. Reid prides himself on understanding the nuances and analysis of multiple unit apartment dwellings, student housing communities & low-income Section 8 & Section 42 communities.

In 2016 & 2018 Reid received the Partners Circle Award from SVN where he was ranked #25 among all SVN advisors across the nation.

A graduate from the University of Iowa, Reid also has achieved the highly coveted designation of Certified Commercial Investment Member [CCIM].

Also active in his community, Reid is the Development Chair for River North Residents Association [RNRA] where he works in conjunction with developers and area residents to foster responsible development in one of Chicago's most active and desirable neighborhoods.

Prior to merging with SVN, Reid worked with condominium converters as well as large apartment complex buyers & sellers. He procured numerous multi-million dollar deals across the Midwest. Embodying the spirit of SVN, Reid fully utilizes the national platform and collaborative efforts to best perform for his clients on a global level.

Specialties: Multifamily Apartment Complexes, Low Income Housing, Student Housing, Senior Housing

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM] - Designee
Real Estate Investment Association [REIA] - Member
National Association of Realtors [NAR] - Member

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