



LAND FOR DEVELOPMENT

PROPERTY INFORMATION

- 4,800 Sq Ft. vacant double lot.
- Zoning allows for most Commercial or Mixed - Use property types.
- Located along emerging Grand Ave with many new developments in progress.
- Easy access to Wicker Park, West Town, West Loop, United Center and more.
- Strong public transportation options in the area.
- Area tenants include - Publican Quality Bread, Alliance Bakery, Friends or Friends, Output Lounge, Uncle Mike's Place, Urban Remains and Warehouse 55 plus many more.

2024 TAXES

\$6,020

ZONED

B1-3

LOT SIZE

48 X 100

F.A.R.

X 3

ALDERMAN/WARD

Gilbert Villegas / 36th

PRICE

upon Request

MICHAEL WEBER

312.953.2193

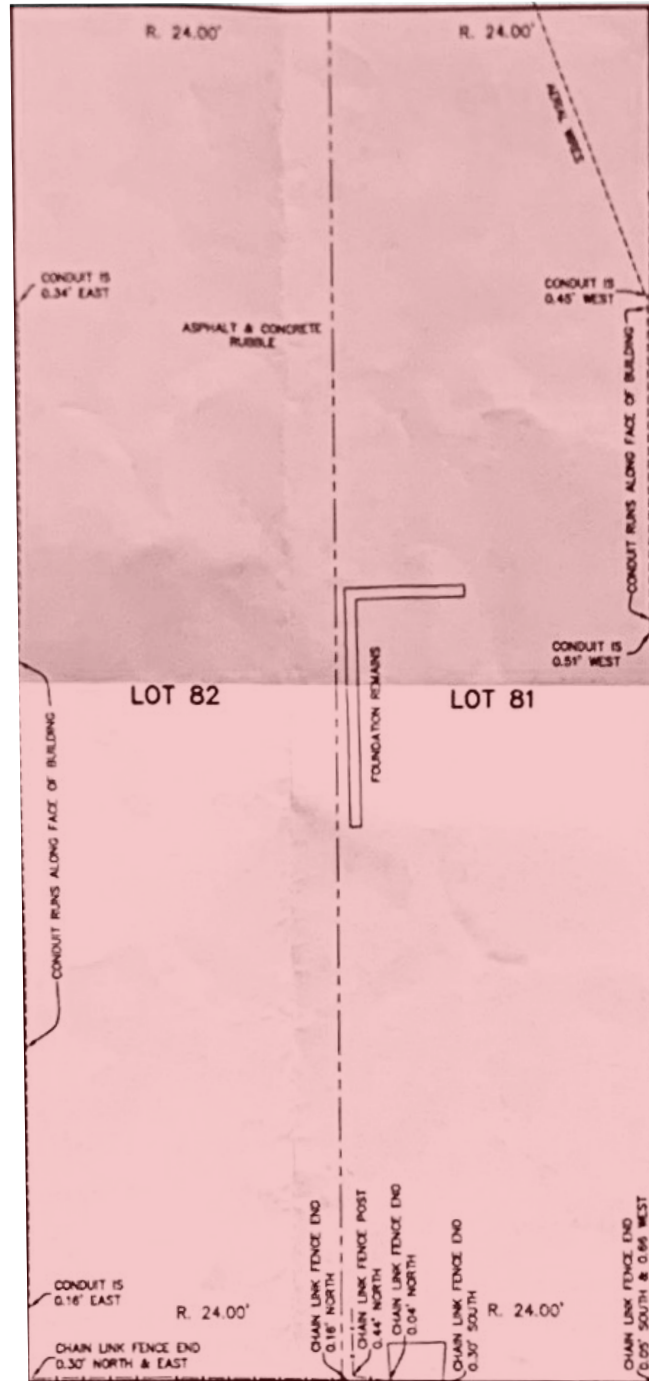
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COMMERCIAL





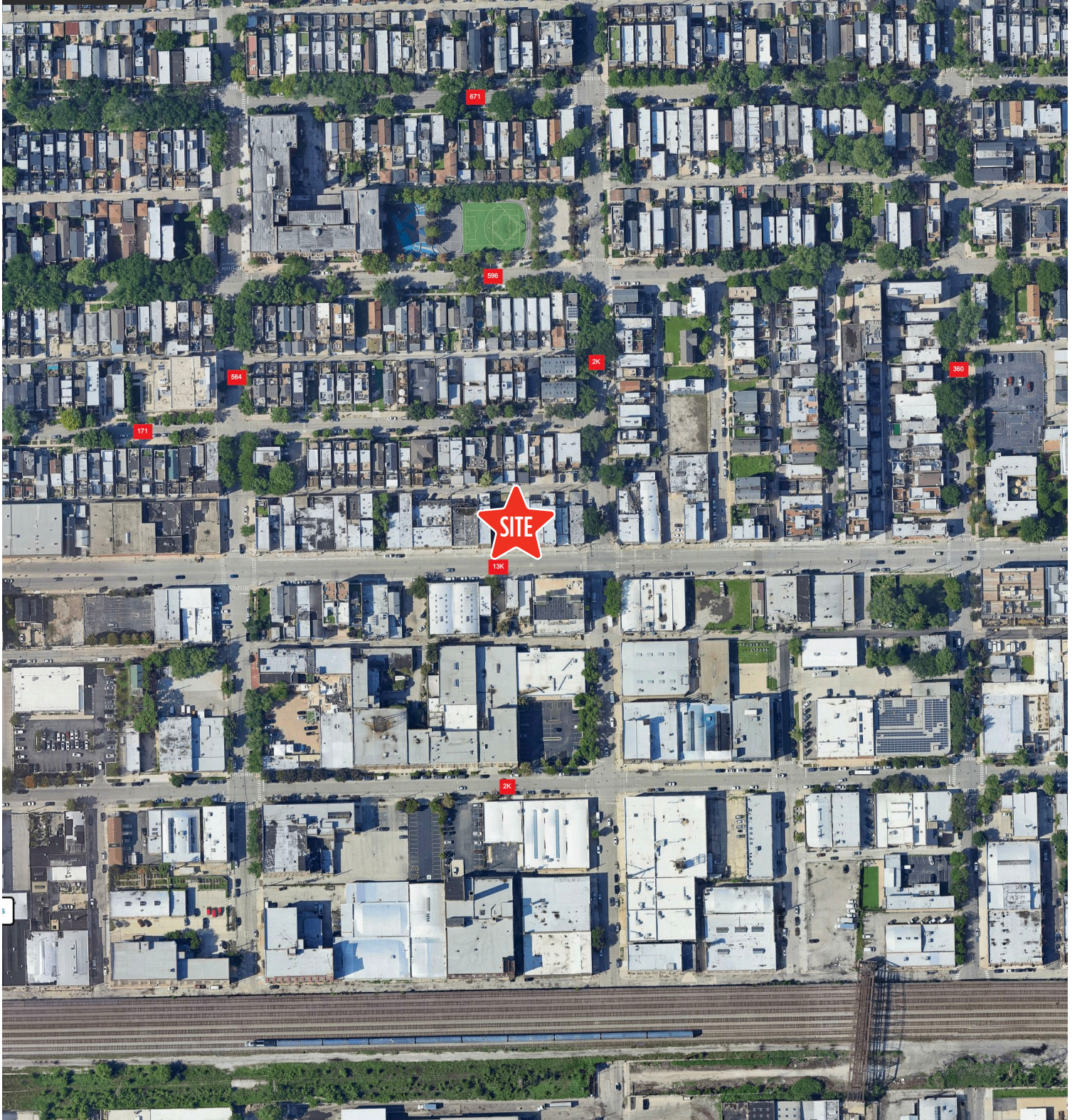
WEST TOWN

Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the last decade.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

57,475

3 MILE

566,320

5 MILE

1,181,022

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$193,249

3 MILE

\$186,813

5 MILE

\$159,352