

FOR SALE 6402-6420- S STONY ISLAND AVENUE, CHICAGO

LAND / DEVELOPMENT OPPORTUNITY NEAR OBAMA PRESIDENTIAL CENTER



SITE AERIAL

6402-6420 S STONY ISLAND AVE, CHICAGO IL



PROPERTY HIGHLIGHTS

Footprint / Land Size: ± 32,248 SF

Asking: Subject to Offer

Zoned: B3-5 Community Shopping District

Floor to Area Ratio: 161,245 SF

Notable Permitted Uses: Multi-Family/Hotel Development Over Commercial

Located Just South of The Future Obama Presidential Center

Location: Chicago's Woodlawn Neighborhood, just 15 minutes south of Downtown Chicago

TOD: Yes

Property Taxes: \$6,465.86

5th Ward Alderman: Leslie Hairston

Traffic Counts:

9,950 vehicles per day on S Stony Island Avenue

9,350 vehicles per day on E 63rd Street

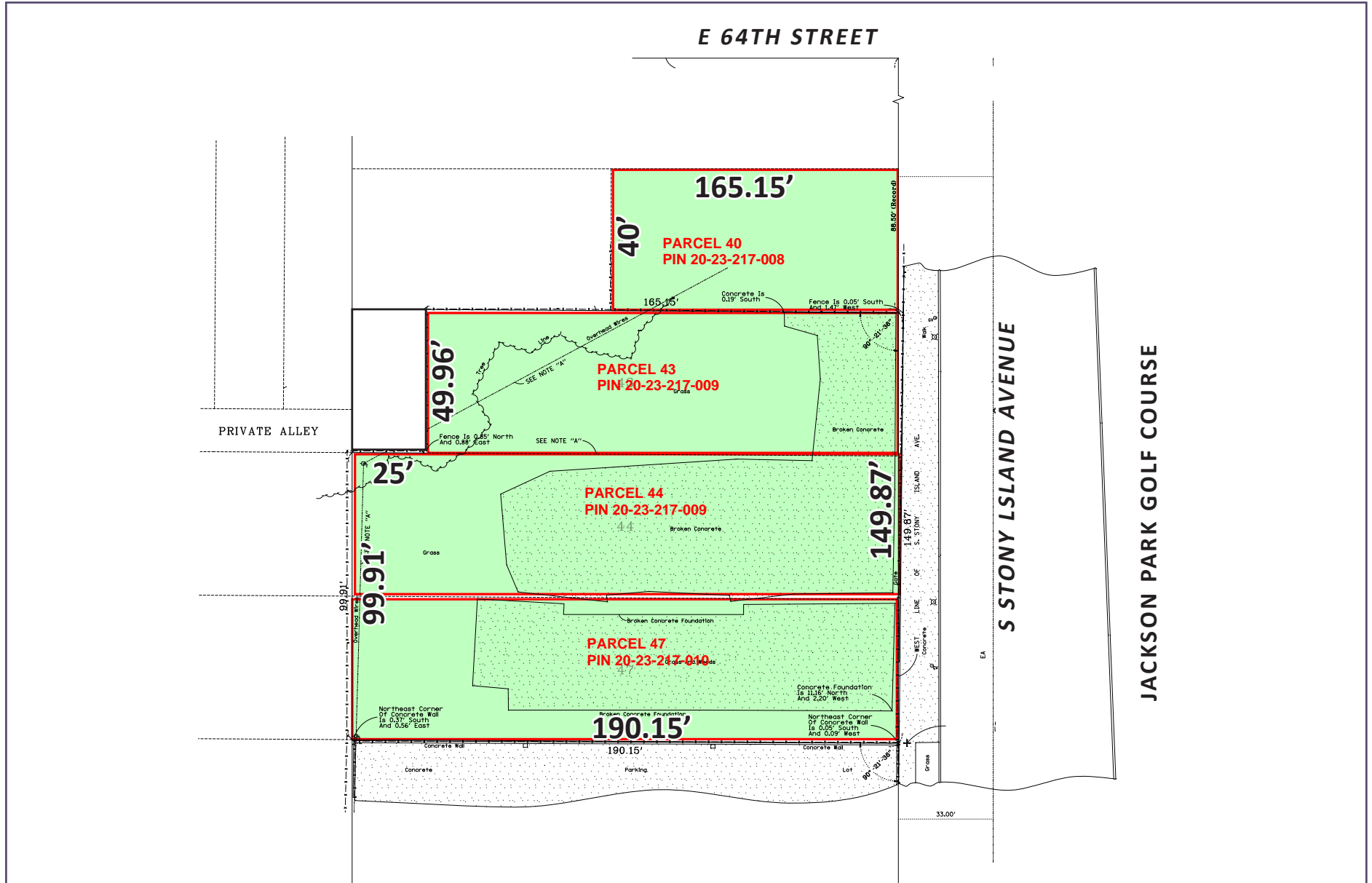
Please call for additional information:

Tom Svoboda - 312 935 1481

John Jaeger - 312 935 1037

PLAT OF SURVEY

6402-6420 S STONY ISLAND AVE, CHICAGO IL



THE OBAMA PRESIDENTIAL CENTER



The Obama Presidential Center, designed by architects Todd Williams and Billie Tsien, is a project expected to cost \$600 million located on the grounds of Jackson Park. Jackson Park is in the Woodlawn neighborhood on Chicago's South Side. The project broke ground in 2021 and construction & placement of foundation soon followed.

The Obama foundation announced its plans for hiring within the South Side community, allotting 28% of the 4,945 short-term construction jobs to South Side residents; the remaining 72% of employees being Cook County residents. Furthermore, upon the project's completion, approximately 86% of long-term jobs will go to South Side residents.

These employment efforts will give back greatly to the South Side community and neighborhoods like South Shore, Woodlawn, Jackson Park Highlands, Hyde Park, Washington Park, and more. Along with employment opportunities, it is safe to expect an immense outpouring of development and investor money into these appreciating areas.

Sources: obama.org, architecture.org, Chicago Tribune

THE OBAMA PRESIDENTIAL CENTER



THE IMPACT OF THE OBAMA PRESIDENTIAL CENTER

Obama Presidential Center
Breaking Ground Summer/Fall 2021

AFTER ITS OPENING, WILL GENERATE
2,175 Direct, Indirect
and Induced Jobs
on the South Side



TOGETHER WITH UNIVERSITY OF CHICAGO, ANDERSON ECONOMIC GROUP ESTIMATES THE FOLLOWING FOR HYDE PARK:

\$3B+

ECONOMIC
IMPACT

\$290MM

ANNUAL
IMPACT

\$30MM

IN LOCAL SPENDING AT
RESTAURANTS AND RETAILERS

\$600MM

IMPACT OF
CONSTRUCTION

\$738MM

CONSTRUCTION & START-UP IMPACT

750K

VISITORS EXPECTED ANNUALLY

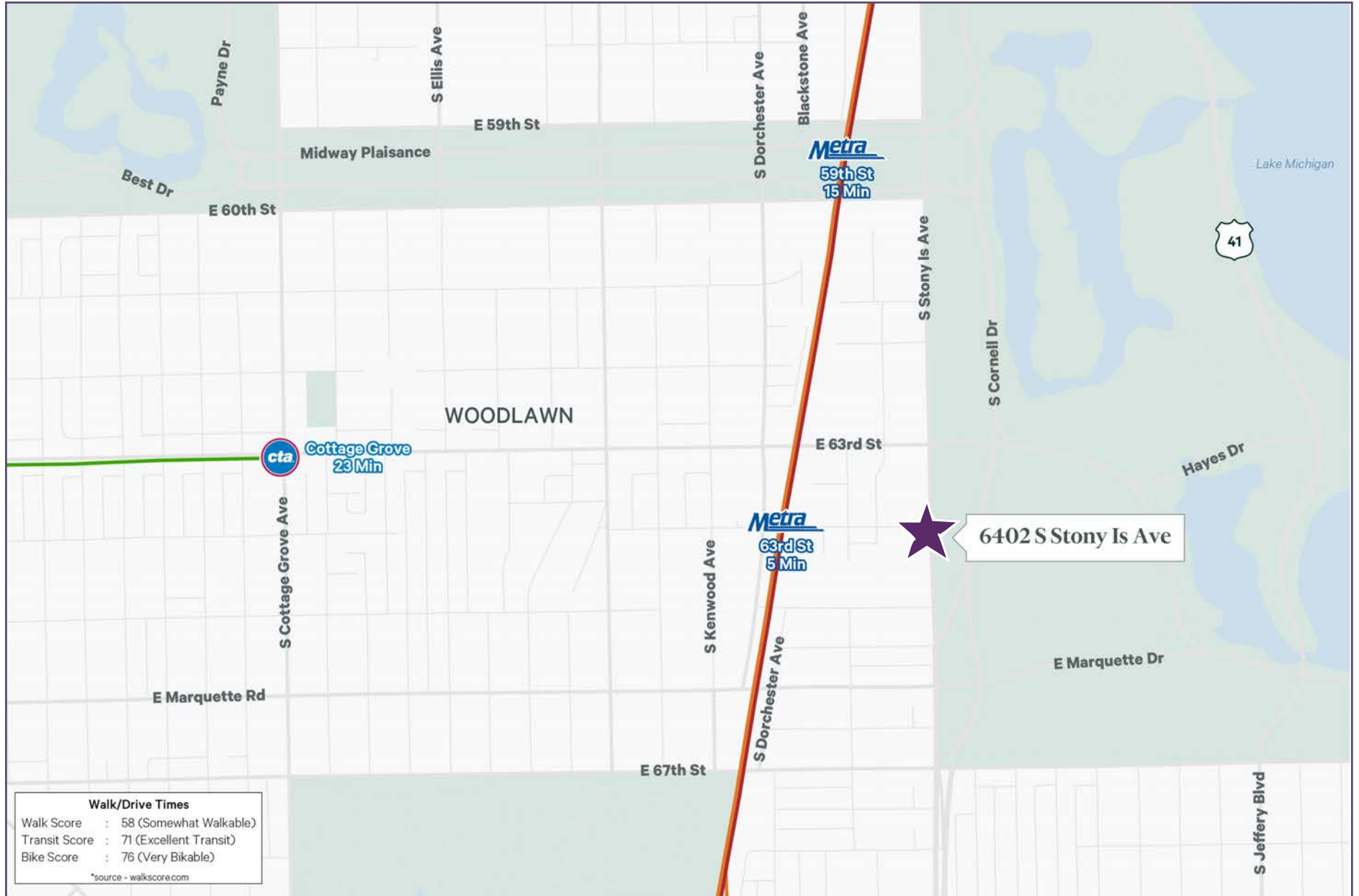
SITE SURROUNDINGS

6402-6420 S STONEY ISLAND AVE, CHICAGO IL

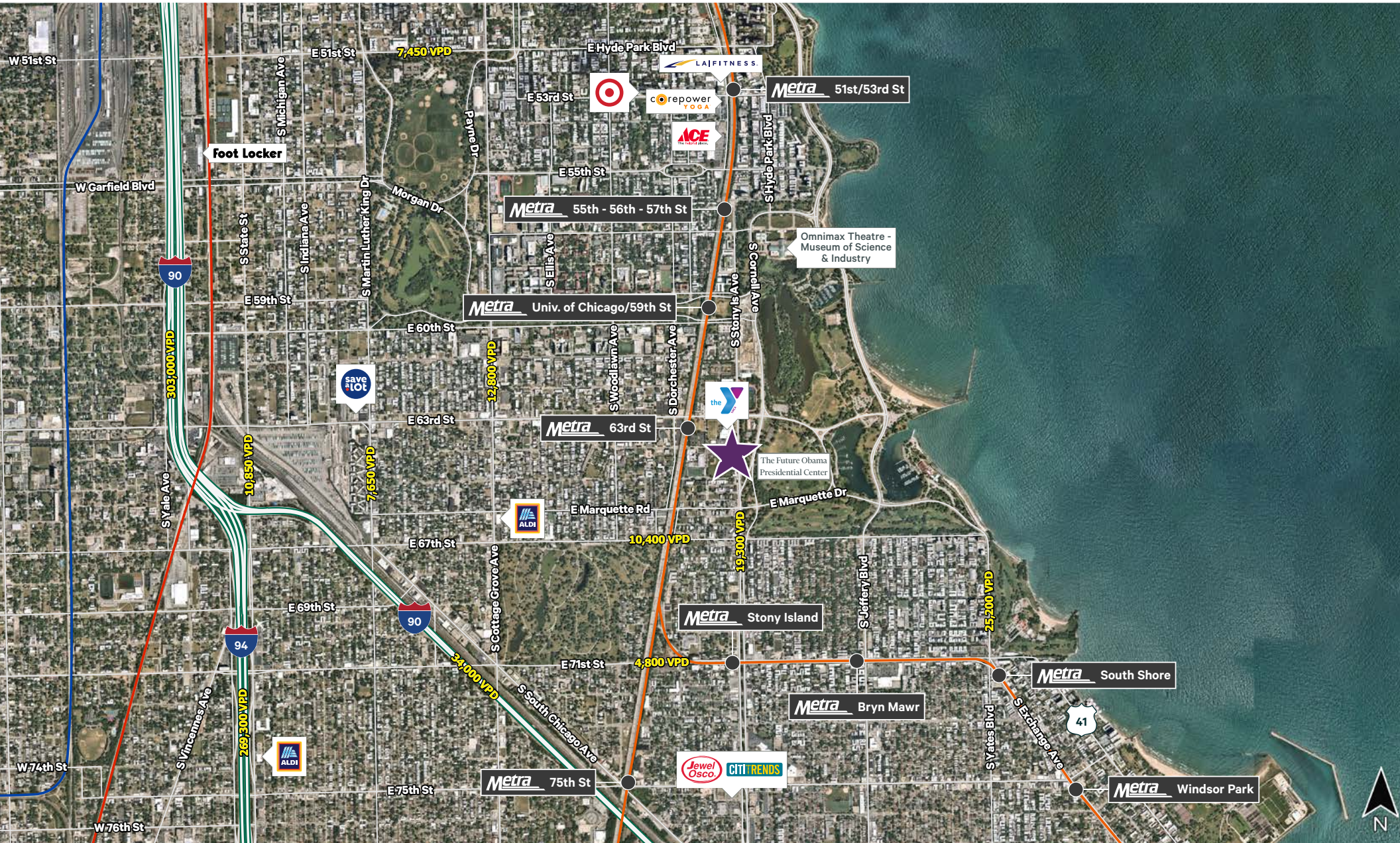


TRANSPORTATION MAP

6402-6420 S STONY ISLAND AVE, CHICAGO IL

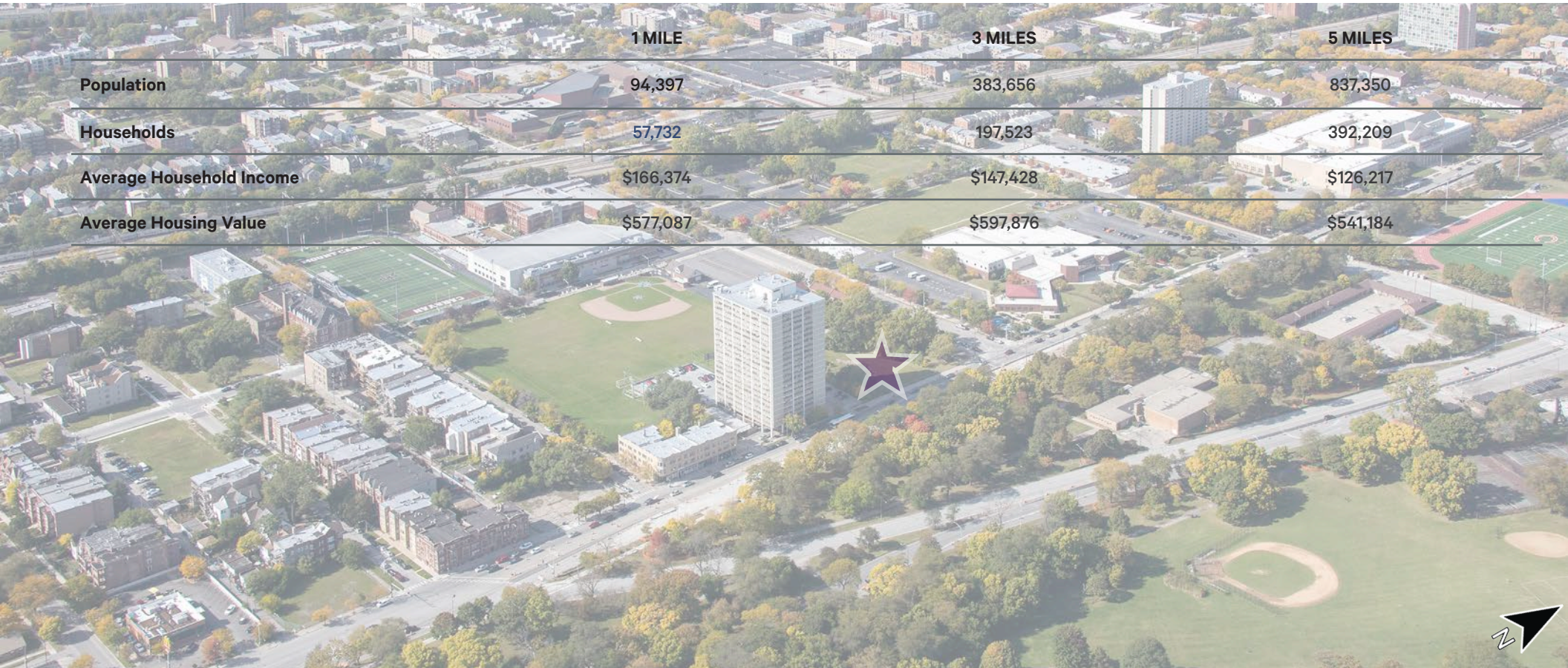


NEIGHBORING AMENITIES & RESTAURANTS



DEMOGRAPHIC SNAPSHOT

6402-6420 S STONY ISLAND AVE, CHICAGO IL



	1 MILE	3 MILES	5 MILES
Population	94,397	383,656	837,350
Households	57,732	197,523	392,209
Average Household Income	\$166,374	\$147,428	\$126,217
Average Housing Value	\$577,087	\$597,876	\$541,184

CONTACT

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