



**SUBJECT
PROPERTY**



13,000 VPD

26,900 VPD

SALE

3832-56 S. Ashland

LAND SITE

Chicago, IL 60609

PRESENTED BY:

ADAM NAPP, CCIM

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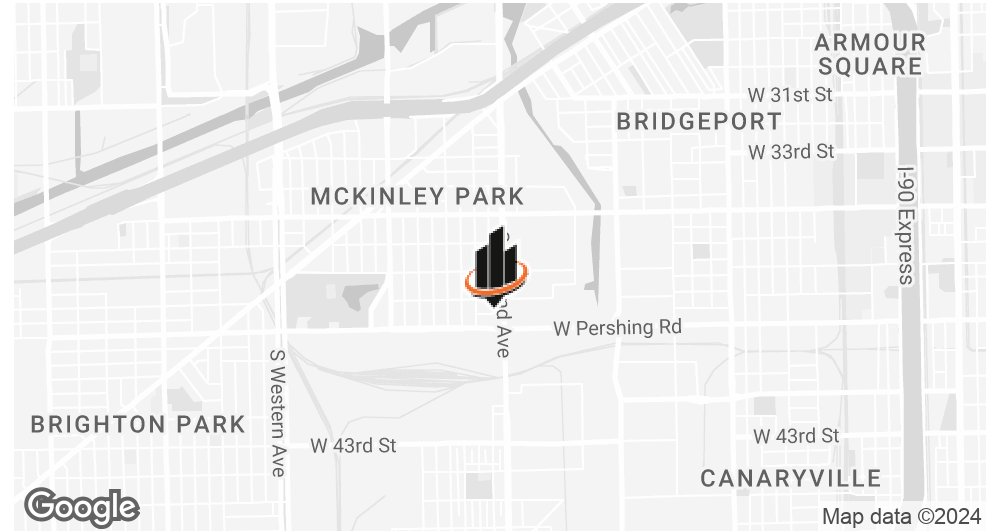
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	23,760 SF
ZONING:	M1-2 and C1-2
SUBMARKET:	McKinley Park / Bridgeport
TRAFFIC COUNT:	39,100
APN:	17-31-431-045 thru -048

PROPERTY OVERVIEW

NFR Letter IN-Hand! SVN Chicago Commercial is pleased to offer the development site at the hard corner of Ashland and Pershing (NWC) for SALE. A No Further Remediation Letter has been issued by the IEPA for the 23,760 SF corner site. The subject property is zoned M1-2 and C1-2 and is ideal for QSR, coffee, medical, or fuel uses. Traffic counts for the signalized intersection of Ashland and Pershing are 39,100 VPD. Located in the 11th Ward, the property sits adjacent to the McKinley Park Park and Bridgeport neighborhoods and offers easy access to downtown and all major highways. Additionally, it is three blocks from an Amazon delivery station and across from the Stockyards Planned Manufacturing District (PMD) and its 350 businesses and 8,600 employees.

Contact the listing advisor for further details.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	3832-56 S. Ashland
CITY, STATE, ZIP	Chicago, IL 60609
SUB-MARKET	McKinley Park / Bridgeport
CROSS-STREETS	Ashland / Pershing (39th)
SIDE OF THE STREET	West
SIGNAL INTERSECTION	Yes

PROPERTY HIGHLIGHTS

- Land Site For SALE
- NFR Letter In-Hand!
- Ideal for QSR, Coffee, Medical, Fuel
- 23,760 SF Land Area
- Signalized Intersection
- Intersection Traffic Counts - 39,100 VPD
- Zoned M1-2 and C1-2
- Adjacent to Dense McKinley Park and Bridgeport Neighborhoods
- Across From Stockyards Planned Manufacturing District (PMD) with 350 businesses and over 8,600 employees
- Easy Access to Downtown and all Major Highways
- 11th Ward

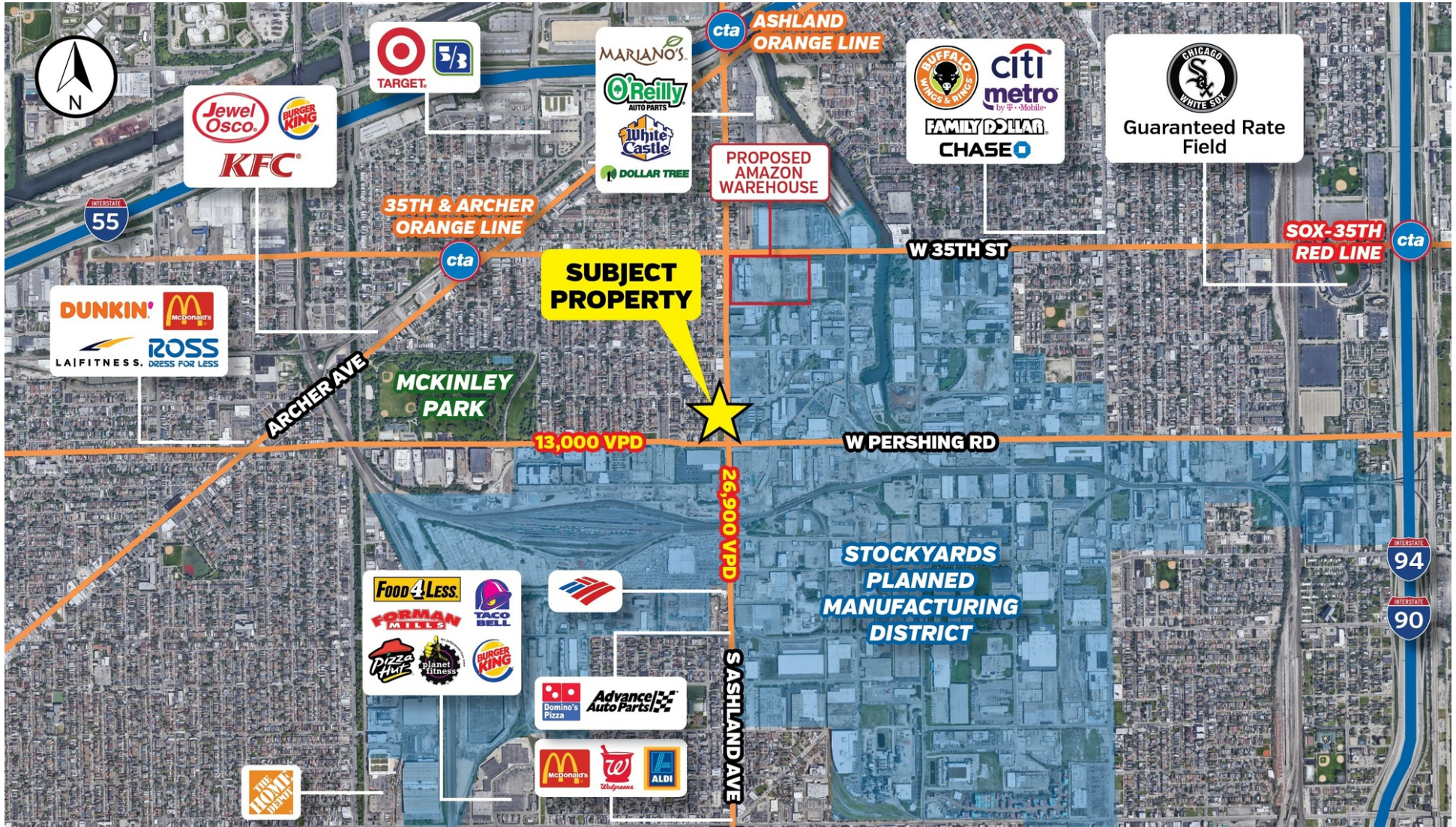
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RETAIL AERIAL MAP

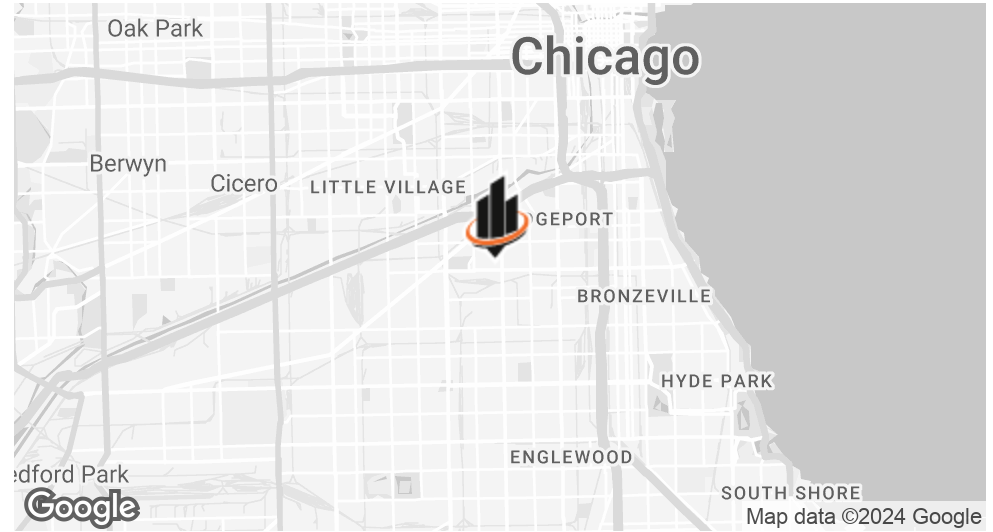
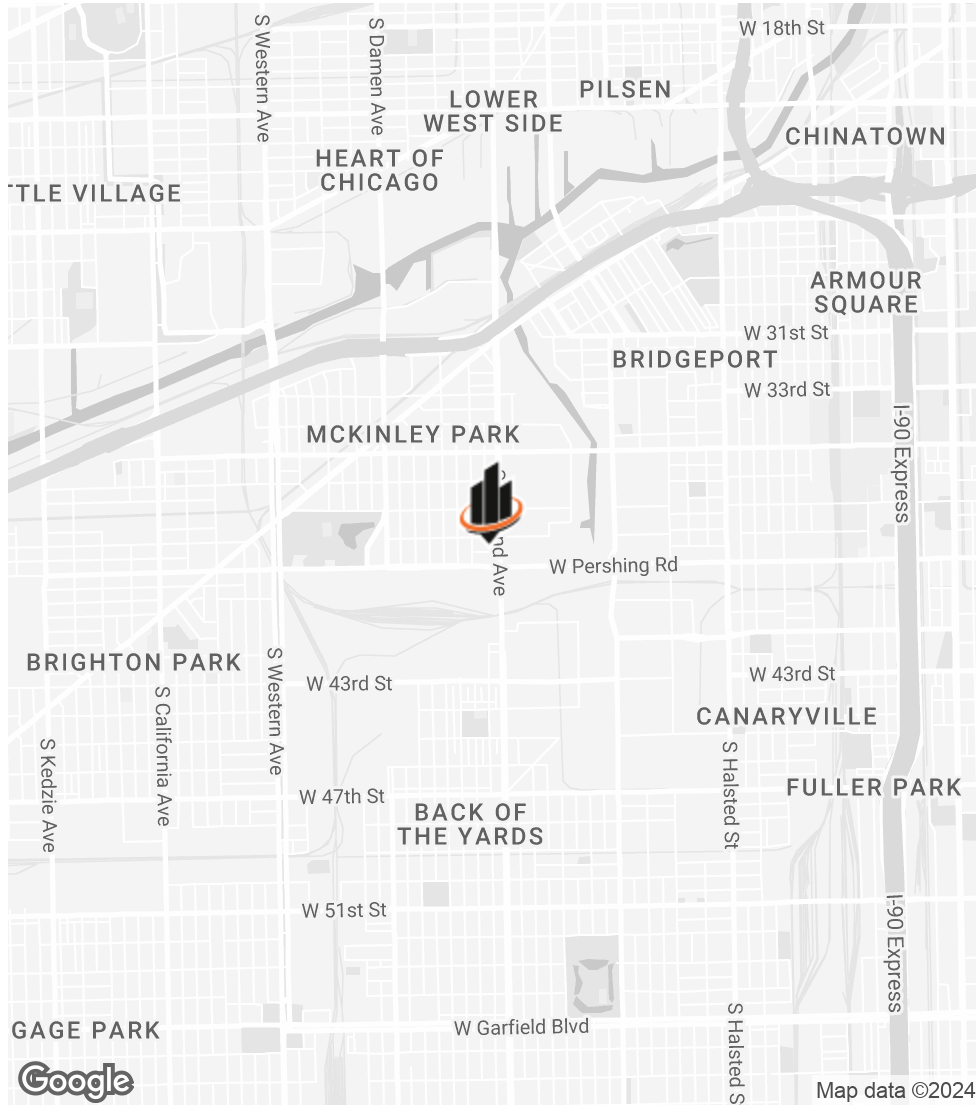


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LOCATION MAPS



LOCATION OVERVIEW

Located at the convergence of McKinley Park, Bridgeport, and the Stockyards PMD, the subject site is the northwest corner (NWC) of Ashland and Pershing on Chicago's near southwest side. The signalized intersection sees high vehicular traffic with 39,100 VPD. There is a dense residential population in McKinley Park to the west and Bridgeport to the east. In addition to the Amazon warehouse just blocks away, 350 businesses and over 8,600 employees are located within the adjacent Stockyards Planned Manufacturing District (PMD) which provides a captive weekly audience.

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DEMOGRAPHICS MAP & REPORT

POPULATION

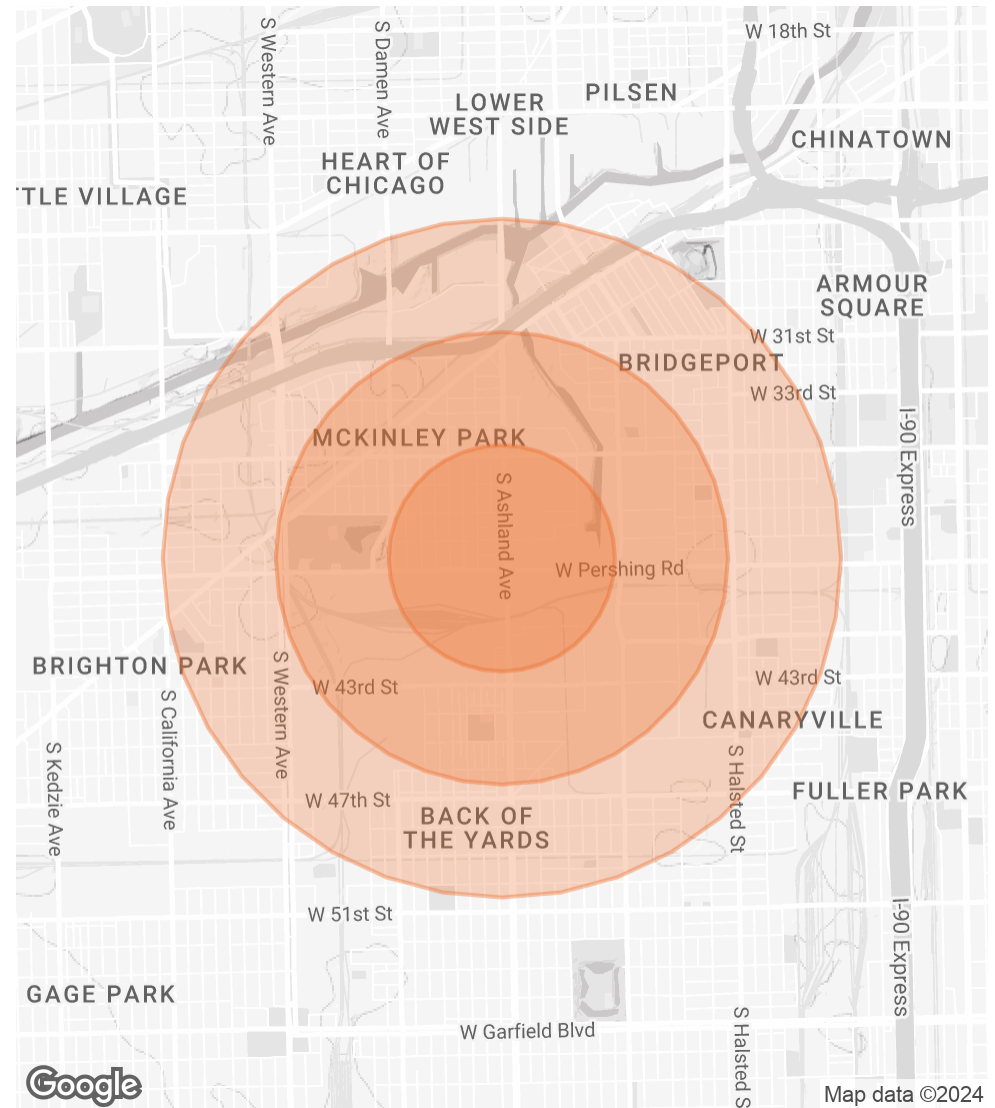
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	4,776	23,731	66,818
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,667	8,501	23,635
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$86,384	\$90,260	\$84,082
AVERAGE HOUSE VALUE	\$311,391	\$345,543	\$355,537

* Demographic data derived from 2020 ACS - US Census



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