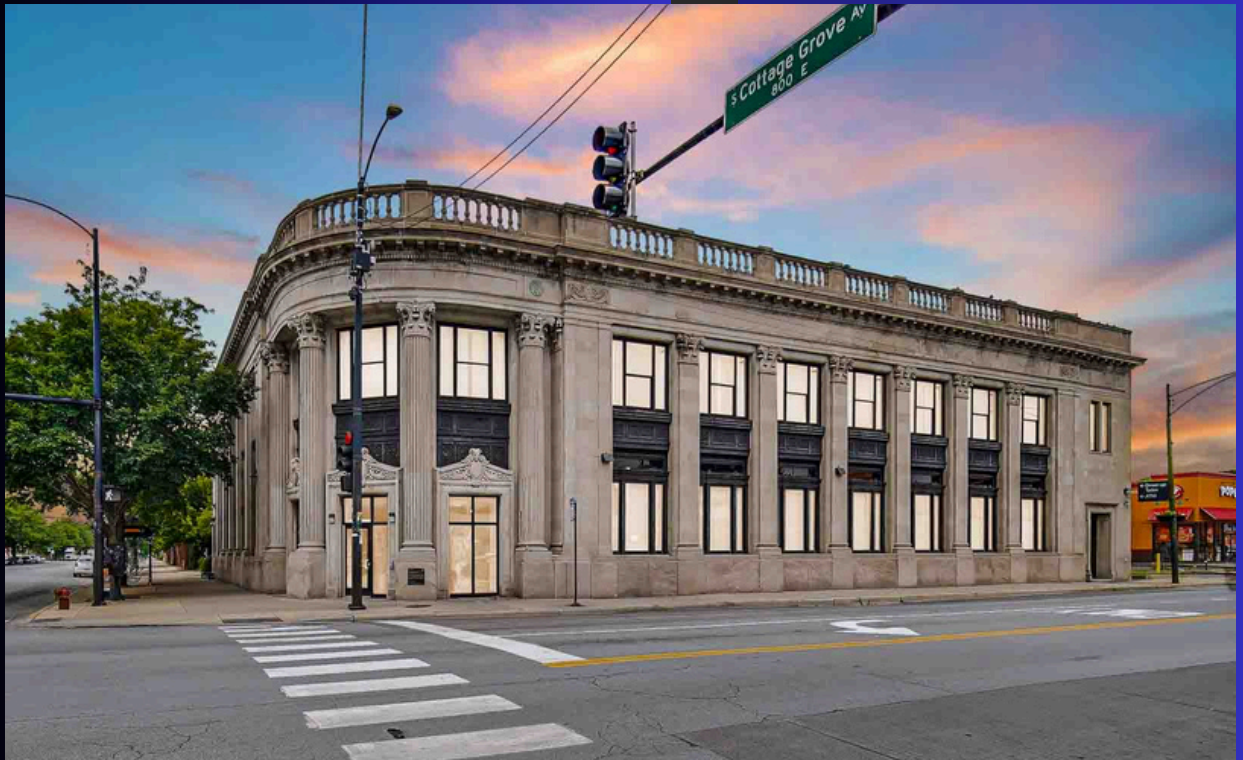




MoHall Commercial
& Urban Development



4659 S Cottage Grove Ave
Chicago, IL 60653

Available For Sale



Moses Hall
(312) 826-9925
Moses@MoHallCommercialUD.com
MoHallCommercialUD.com



James Daughrity
Chief Investment Officer, Daughrity Real Estate
(310)-596-6730
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James@DaughrityCRE.com

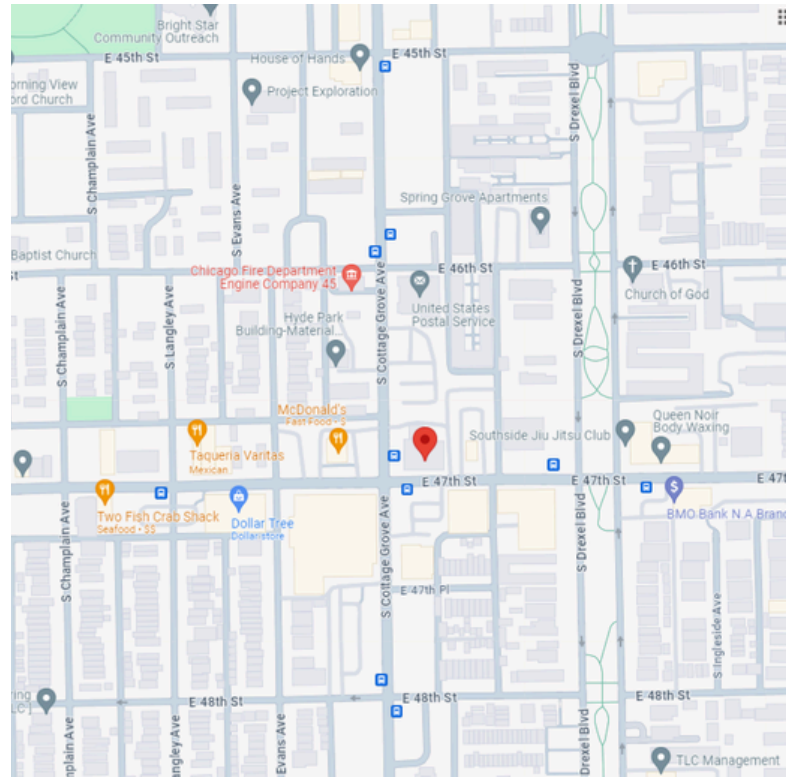
Executive Summary



This Offering Memorandum presents the unique sale opportunity of 4659 S Cottage Grove, a historical landmark located in Chicago's vibrant Bronzeville neighborhood. This Classical Revival building, constructed in 1922, offers 20,171 square feet of space, perfect for high-profile retail buyers seeking a prestigious and dynamic location. The property is zoned BI-1, allowing for diverse retail and business activities, and is available for purchase.

**FOR SALE OFFERED AT
\$1,900,000**

Property Overview



Discover an exceptional leasing opportunity at 4659 S Cottage Grove, strategically positioned in Chicago and historic Bronzeville neighborhood. This landmark property, originally constructed in 1922 as the South Side Trust and Savings Bank, offers 20,171 square feet of rentable commercial space, ideal for high-profile retailers seeking a prestigious location. The triple net lease is competitively priced at \$16 per square foot. Architect Albert A. Schwartz and Classical Revival design imbues the space with unparalleled charm, featuring ornate limestone facades and majestic Corinthian columns. The building and historic grandeur is matched by modern amenities, including access to two expansive parking lots, ensuring convenience for both staff and patrons. Located at a bustling corner, the property boasts excellent visibility and high foot traffic, further enhanced by its proximity to major CTA bus routes and train stations. The area is a cultural hub, close to landmarks such as the DuSable Museum and the upcoming Obama Presidential Center, attracting a diverse and engaged customer base. The surrounding Bronzeville area is witnessing a significant transformation, highlighted by the \$3.8 billion Bronzeville Lakefront megadevelopment. This project promises to rejuvenate the neighborhood with mixed-income housing, retail spaces, and a new life sciences hub, poised to draw even more business and visitors to the area. Embrace the opportunity to anchor your business in a location that seamlessly blends historical significance with a vibrant future.

Property Facts

- Property Type: Retail
- Year Built/Renovated 1922/2006
- Leasable Space at 20,171 sq ft
- Building Class: C
- Building Height: 2 Stories
- Land Acres 0.34 AC
- Parking: On site parking
- Lease will be \$16 sq ft NNN

Investment Highlights

- 4959 S. Cottage Grove is in a highly accessible location.
- The 4 & 47 CTA bus stops are just outside the building.

Market Overview

Bronzeville is experiencing a renaissance, making it an increasingly attractive area for commercial activities. The neighborhood is known for its rich cultural history and is rapidly becoming a hub for both residential and commercial development. The property's location near major cultural institutions and upcoming developments positions it favorably within a growing market.



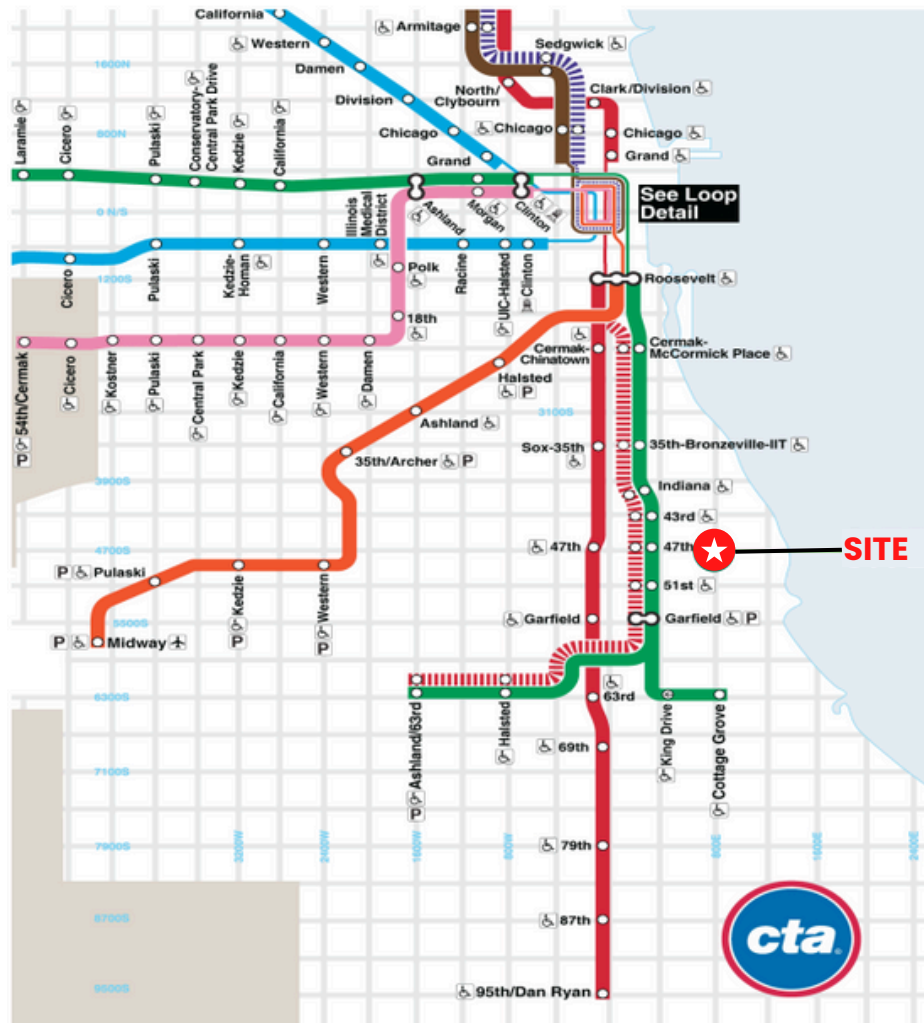
Financial Overview

The property is offered at a competitive rate of \$16 per square foot under a triple net lease, providing potential tenants with a clear understanding of leasing costs.

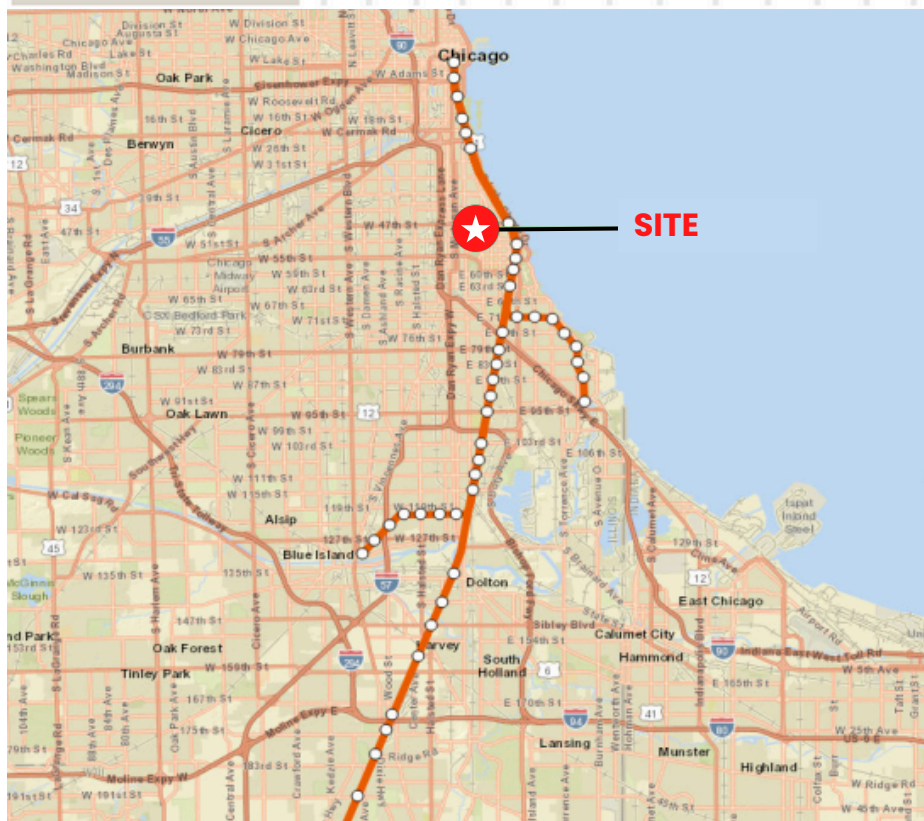
Legal and Zoning

Zoned B1-1, 4659 S Cottage Grove supports a range of business activities including shops, services, and food establishments, aligning with the City of Chicago's zoning objectives to enhance neighborhood shopping districts.

Location Summary



Situated in the heart of Bronzeville, the property benefits from high foot traffic and excellent visibility at a bustling corner location. It is well-connected via major CTA bus routes and nearby train stations, making it easily accessible. The ongoing development projects in the area, including the \$3.8 billion Bronzeville Lakefront development, are set to further enhance the economic and cultural landscape.



4959 S. Cottage Grove is in a highly accessible location.

- The 4 & 47 CTA bus stops are just outside the building.
- The 47th Green Line CTA Station is less than 10 blocks west of the property
- The Kenwood - 47th Avenue Metra Electric Station is located about 7 blocks to the east of the property.



Location Summary

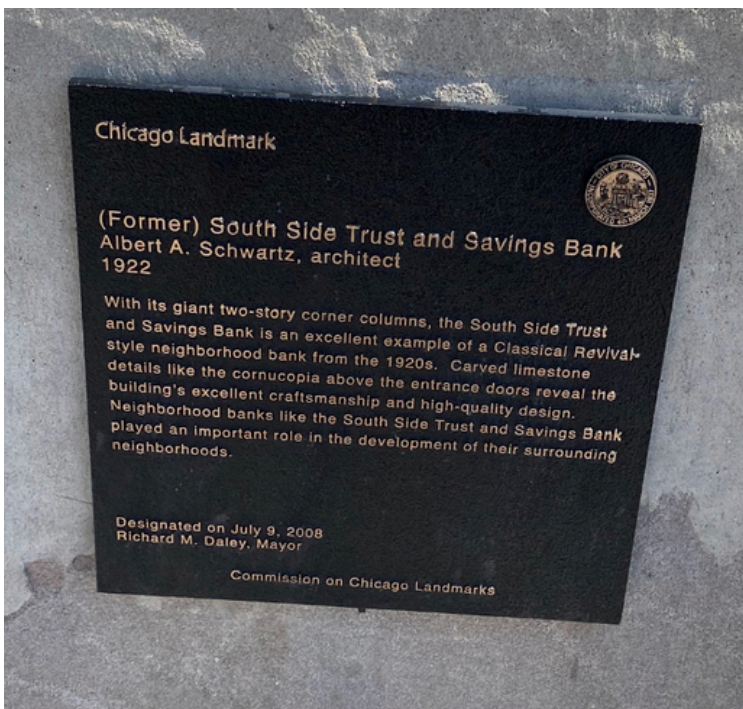
COMMUNITY INSTITUTIONS

- Burnham Lakefront Megadevelopment (Michael Reese)
- Chicago Baptist Institute
- DuSable Museum of
- African American History Harold Washington Cultural Center
- Historic Motor Row
- Illinois College of Optometry
- Illinois Institute of Technology
- McCormick Place Provident Hospital
- University of Chicago
- University of Chicago Medical Center
- US Army National Guard
- Washington Park

COMMUNITY ORGANIZATIONS

- 51st Street Business Association
- Black Metropolis National Heritage Commission
- Bronzeville Chamber of Commerce
- Bronzeville Community Development Partnership
- Bronzeville Retail Initiative
- Electricians Union
- Grand Boulevard Federation
- The Chicago White Sox
- The Gap Community Organization
- The Obama Presidential Center

Landmark Designation



Address: 4659 S. Cottage Grove Ave.

Year Built: 1922

Architect: Albert A. Schwartz

Date Designated a Chicago Landmark: July 9, 2008

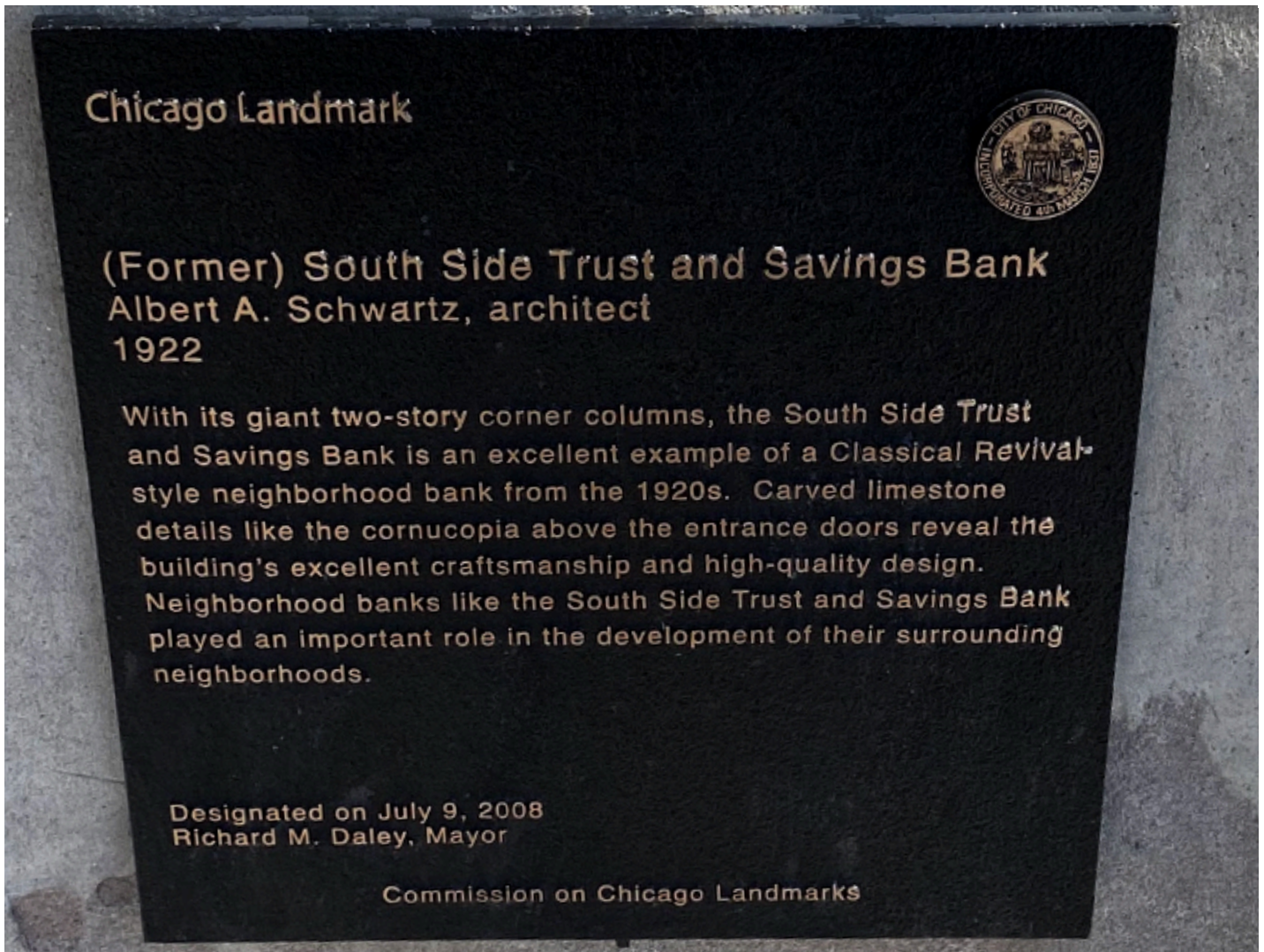
Architect Albert A. Schwartz designed this two-story-tall bank building in the Classical Revival style. The well-proportioned facades are clad with both smooth-faced and ornately-carved Indiana limestone. Two-story-tall limestone pilasters divide the facade into regular bays with recessed window openings. The building is topped with a prominent bracketed cornice and a limestone balustrade. The visual focal point of the building is its monumental curved corner entrance, framed with giant-order Corinthian columns extending the full height of the building. The three entrance doors are framed with limestone portals elaborately carved with Classical decoration, including cornucopia, ram heads, and cartouches. Neighborhood banks such as the South Side Trust and Savings Bank played an important role in the development of their surrounding neighborhoods.



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Landmark Designation



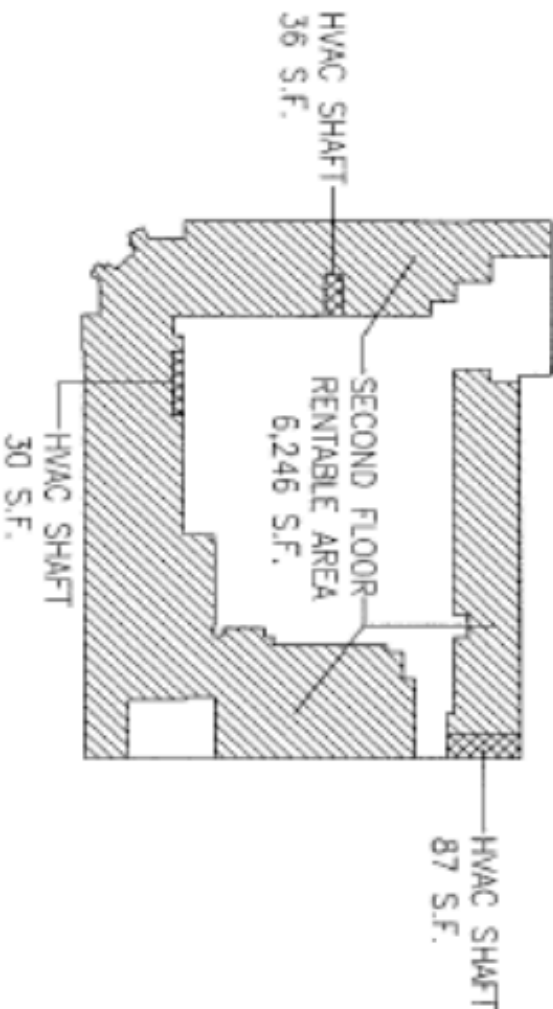
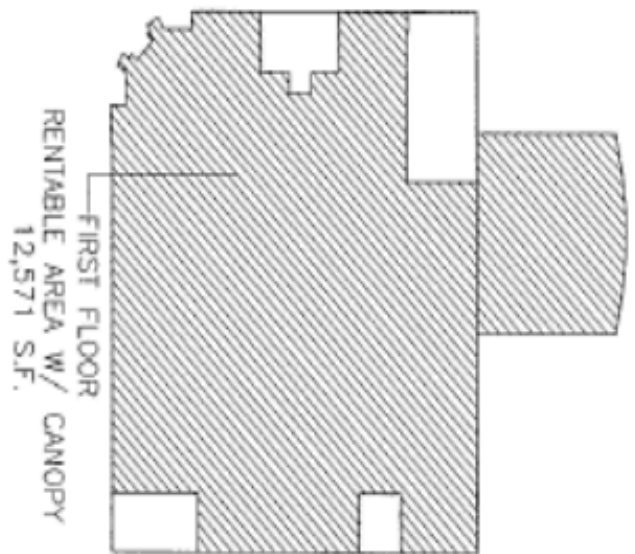
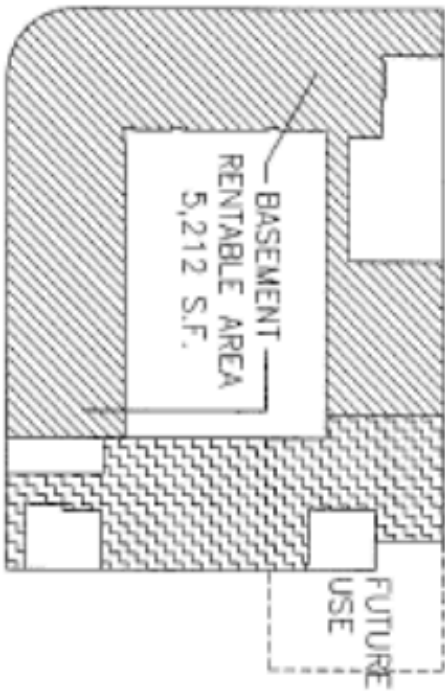
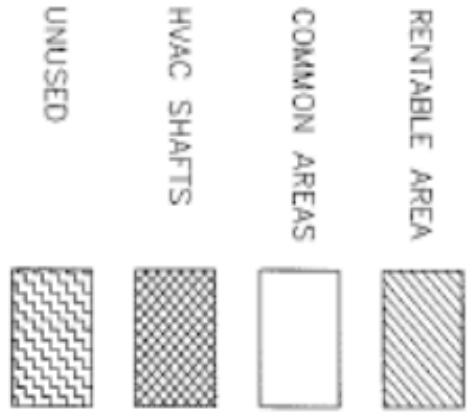
The South Side Trust and Savings Bank occupies the northeast corner of East 47th Street and Cottage Grove Avenue, a prominent commercial intersection in the Kenwood neighborhood. The building was commissioned by the South Side State bank, which was first established in 1919 at 43rd and Cottage Grove Avenue. Construction of the present bank was completed in 1922 at a cost of \$350,000. When it occupied the new building, the bank changed its name to the South Side Trust and Savings Bank and expanded its services to include commercial banking.

Architect Albert A. Schwartz designed the two-story-tall bank building in the Classical Revival style. The well-proportioned facades are clad with both smooth-faced and ornately carved Indiana limestone. Two-story-tall limestone pilasters topped with Corinthian capitals divide the facade into regular bays with recessed window openings. Each window opening is decorated with a metal spandrel panel between the first and second floors, and the original metal mullions framing the first-floor bay windows have been retained.

The focal point of the building is its monumental curved corner entrance, framed with four fluted Corinthian columns extending the full height of the building. The three entrance doors to the building are located at this corner, and each is surrounded with limestone portals elaborately carved with Classical motifs, including cornucopia, ram heads, and cartouches. An entablature, decorated with round marble accent panels and carved garlands, extends around both elevations and the curved corner above the second-floor windows. The top of the building is decorated with a prominent bracketed cornice and a limestone balustrade.

Like many other banks in the early 1930s, heavy withdrawals forced the South Side Trust and Savings Bank to close on June 6, 1931. Though it remained in receivership throughout the 1930s, the institution managed to survive the Depression, and continued to use the building as a bank until 1972. After a period of vacancy and neglect, the building underwent an extensive restoration in 2006. It again serves as a neighborhood bank, with professional offices on the second floor. The exterior of the building displays excellent integrity in terms of its historic design, materials and detailing.

Rentable Area Analysis

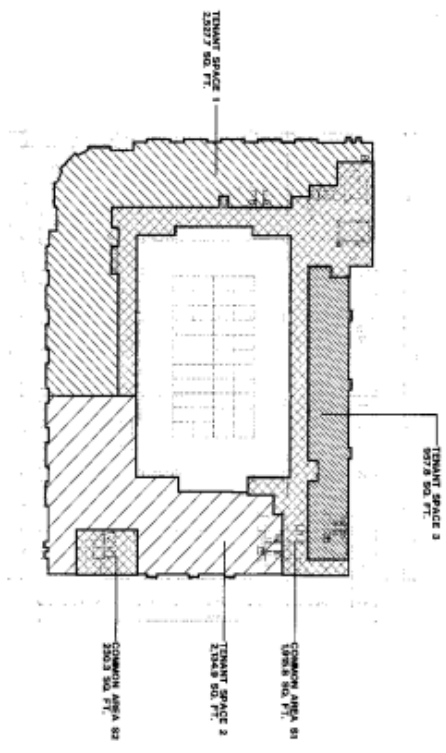
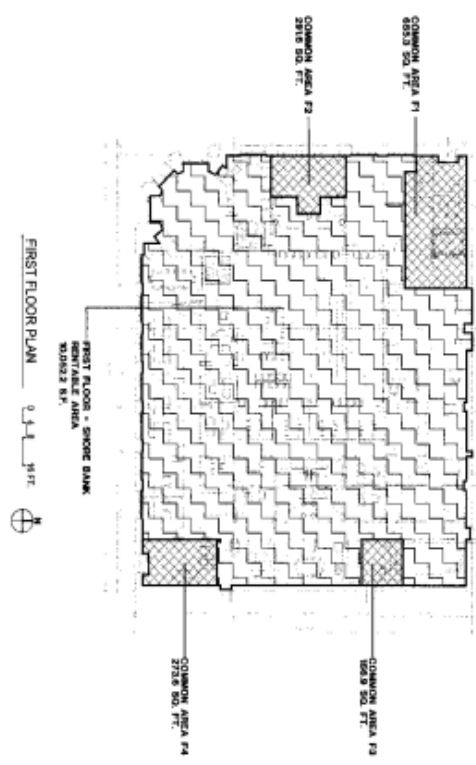
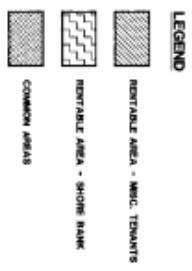
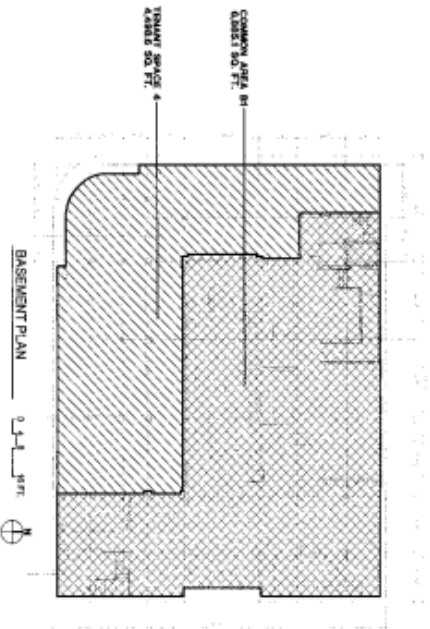


Area Analysis

4659 S. COTTAGE GROVE AVE. AREA ANALYSIS
 828 SOUTH WABASH AVENUE, SUITE 210 CHICAGO, IL 60605 T: 312.66
 3.0225 F: 312.663.4491

Johnson & Lee

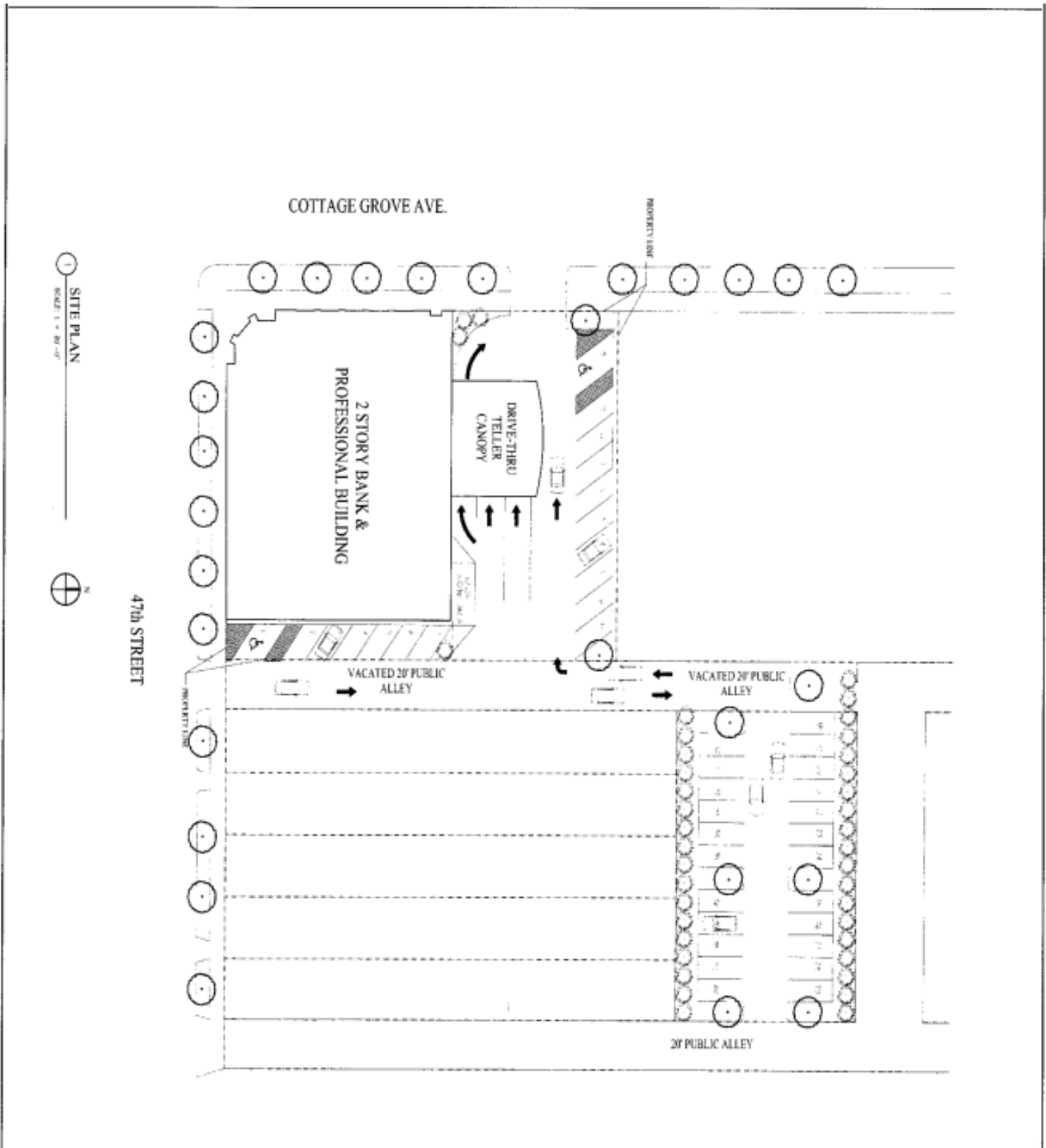
ARCHITECTS / PLANNERS



AREA TOTALS			
	RENTABLE AREA	COMMON AREA	TOTAL FLOOR AREA
BASEMENT			
Tenant Space 4	4,888 SQ. FT.		
Common Area B1		6,861 SQ. FT.	10,849 SQ. FT.
FIRST FLOOR			
SHORE BANK	10,032 SQ. FT.		
Common Area F1		828 SQ. FT.	
Common Area F2		816 SQ. FT.	
Common Area F3		104 SQ. FT.	
Common Area F4		278 SQ. FT.	
SECOND FLOOR			
Tenant Space 1	2,287 SQ. FT.		
Tenant Space 2	2,188 SQ. FT.		
Tenant Space 3	878 SQ. FT.		
Common Area S1		1,918 SQ. FT.	
Common Area S2		2,008 SQ. FT.	
TOTALS	20,173 SQ. FT.	10,488 SQ. FT.	30,661 SQ. FT.

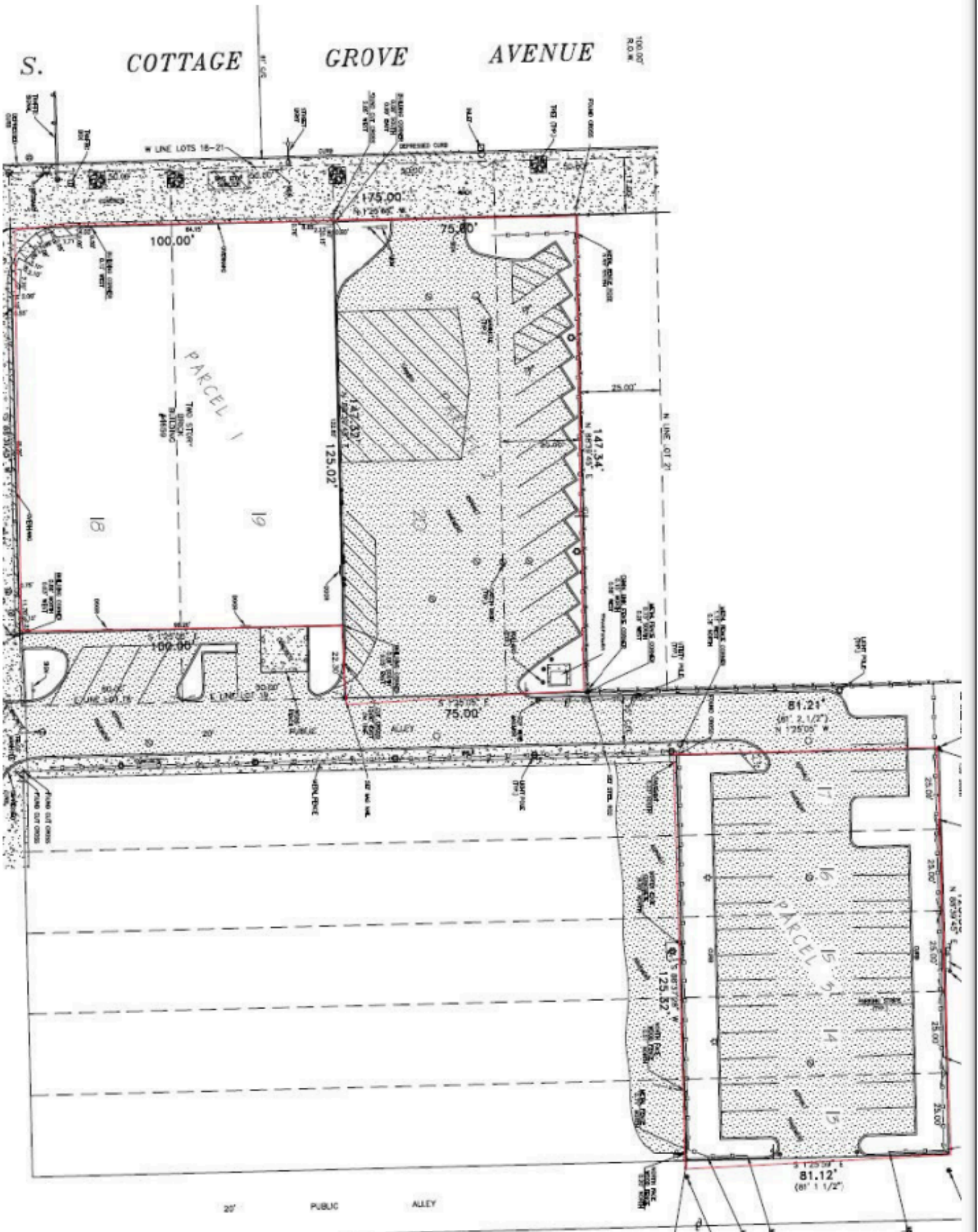
20,173
 30,661
 10,488

Site Plan

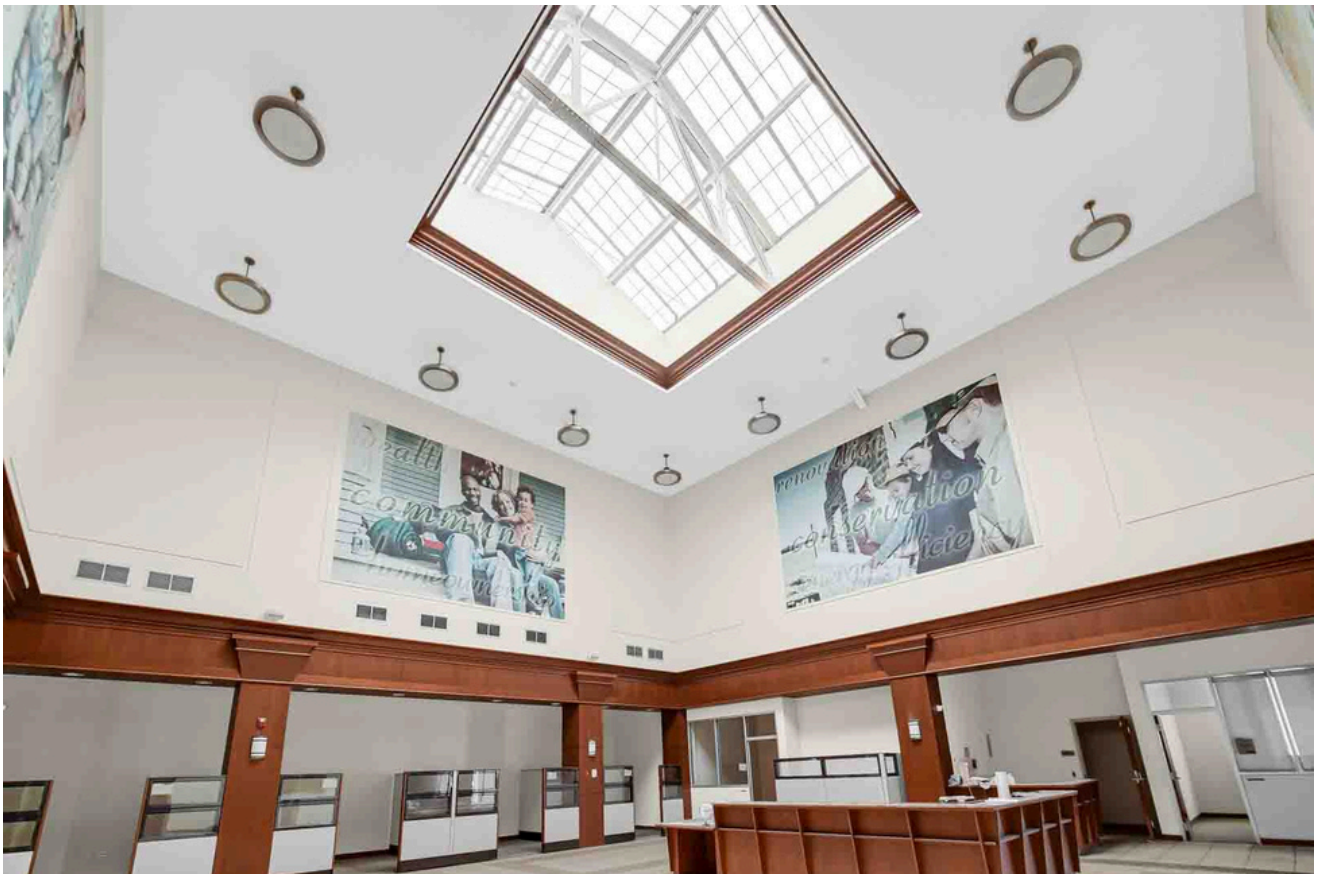


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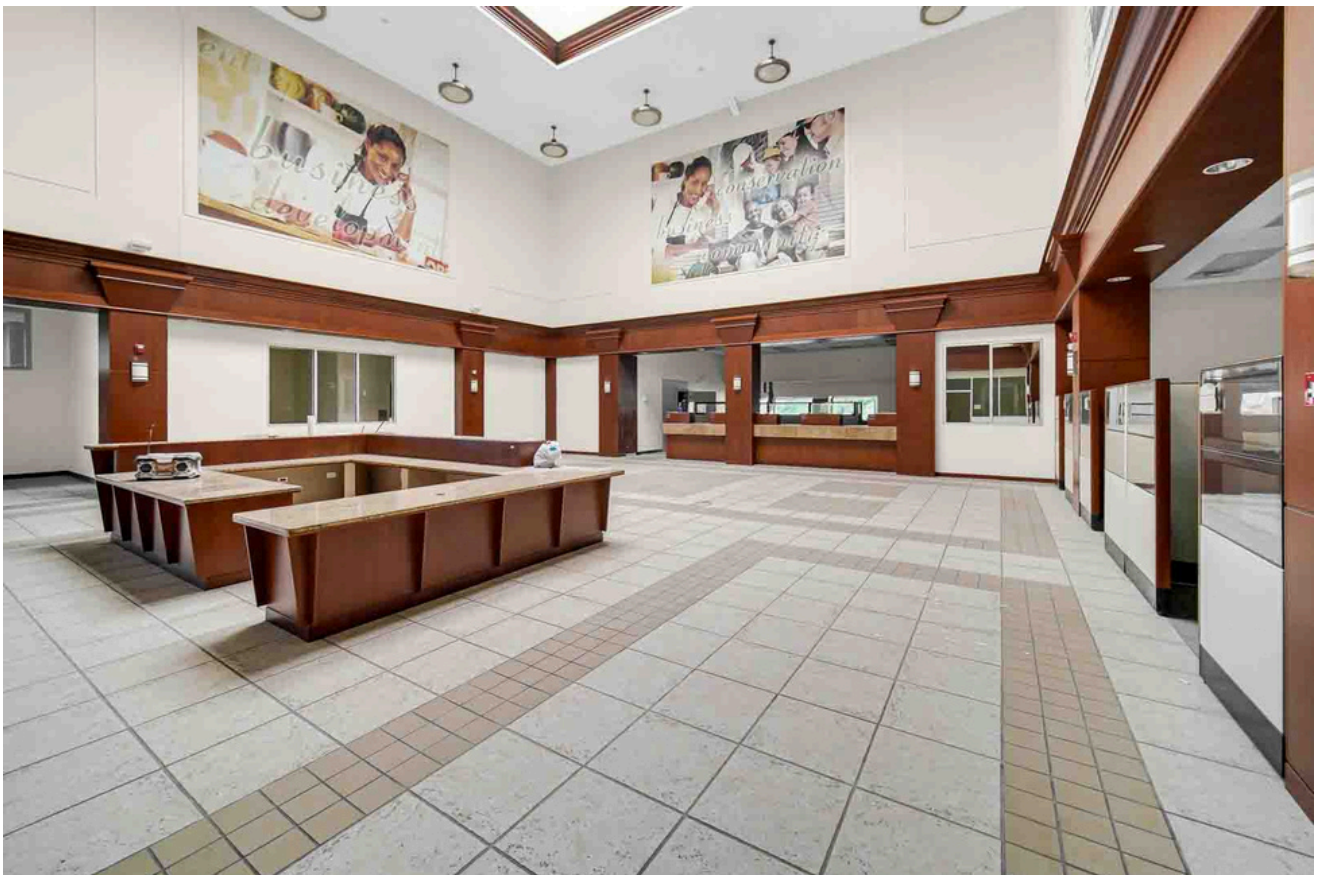
Plat of Survey



Interior Photos



Interior Photos



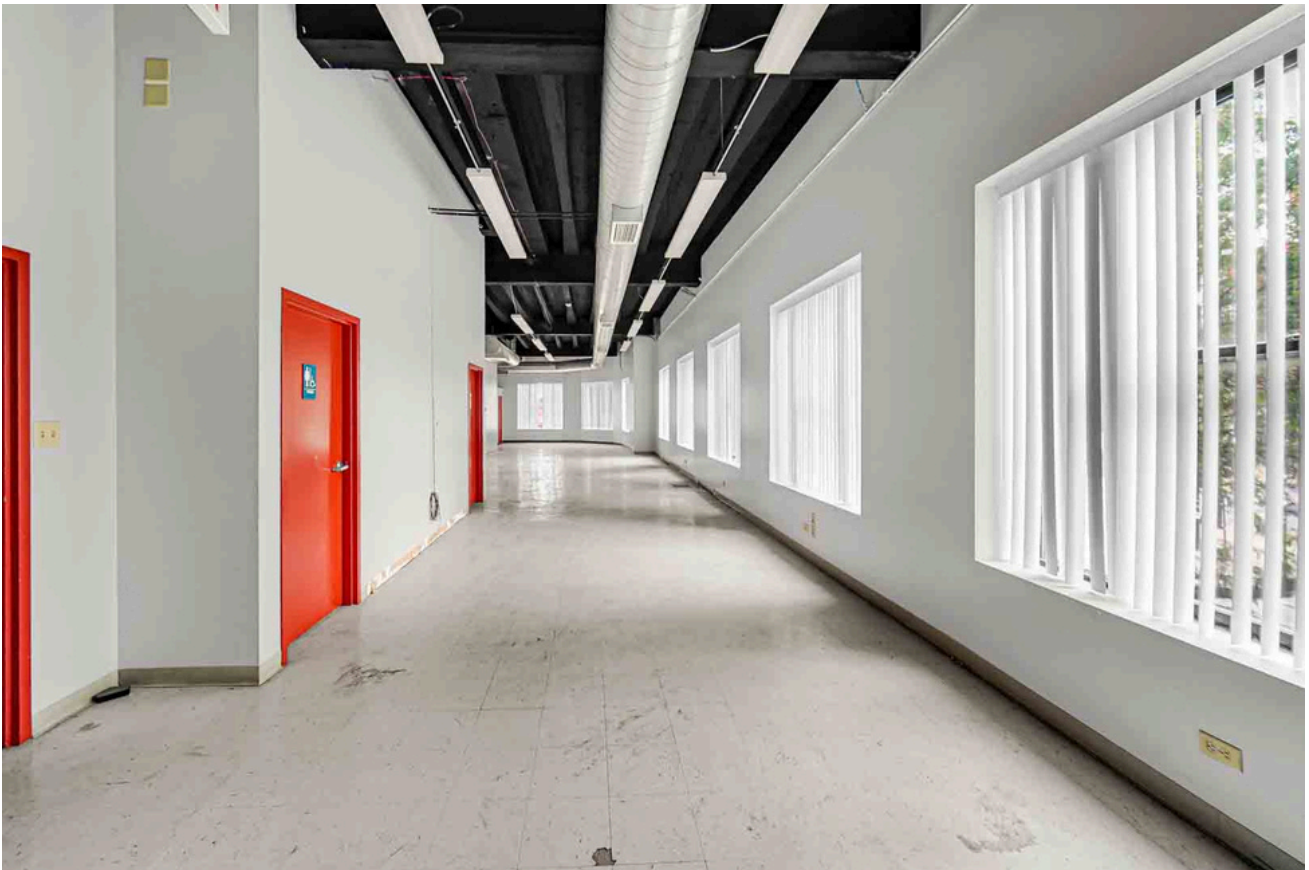
Interior Photos



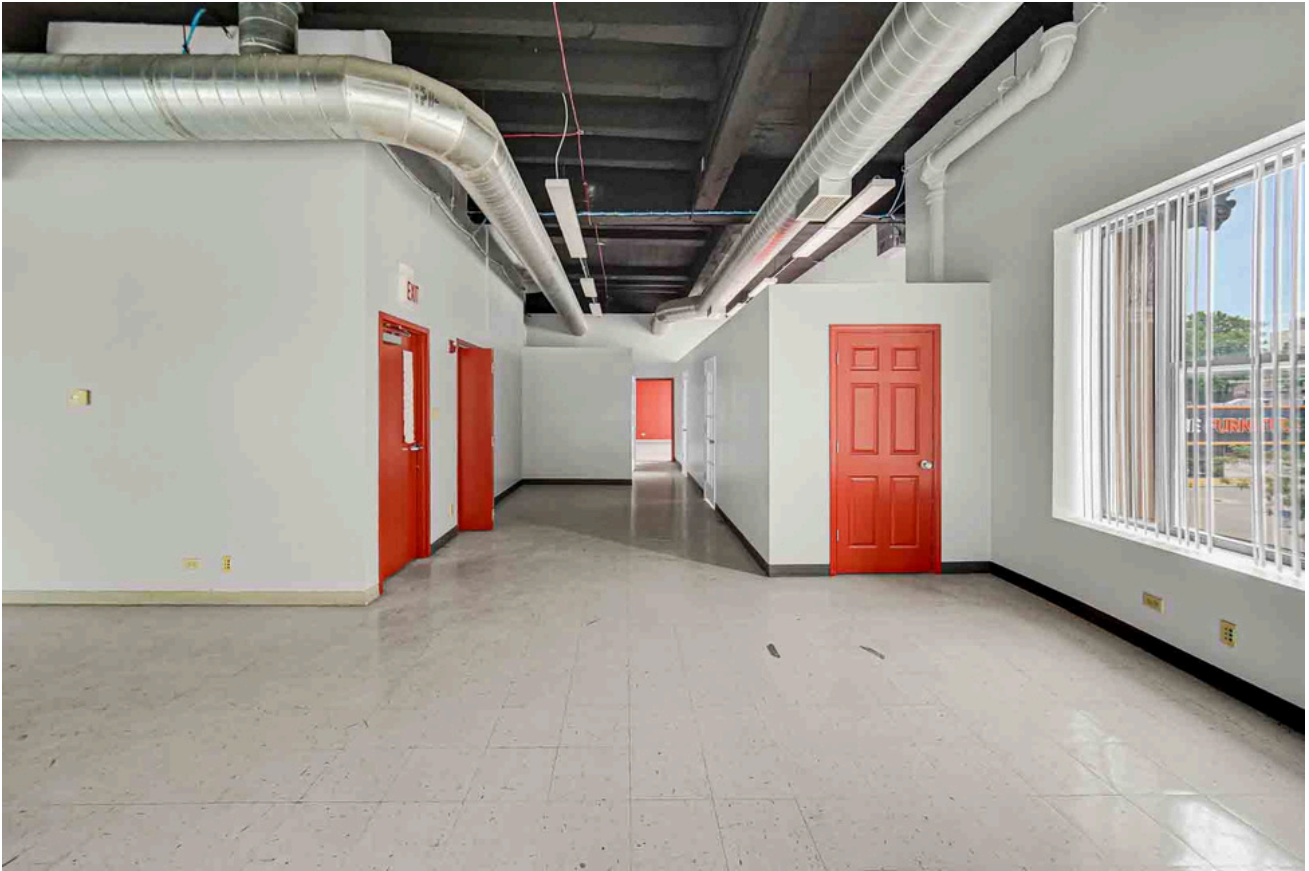
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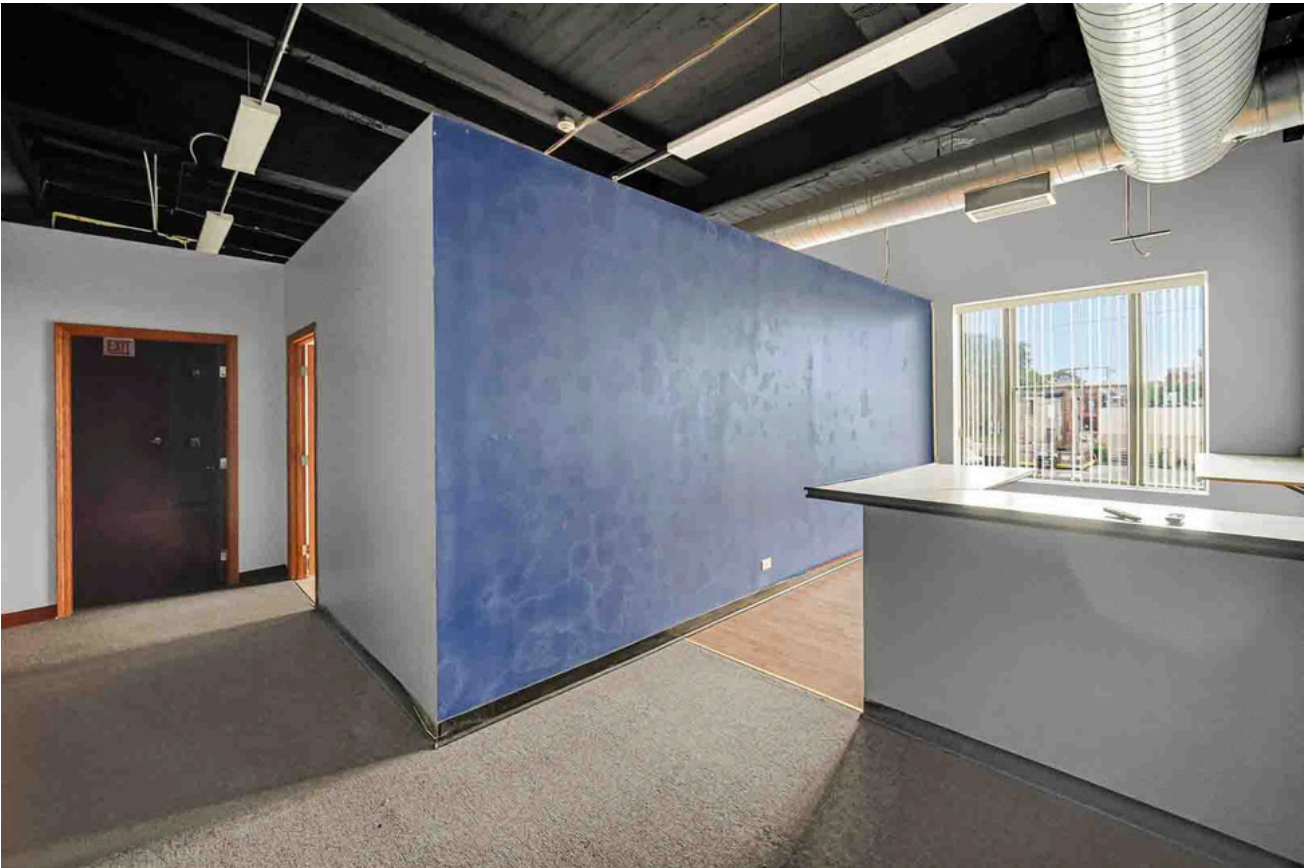
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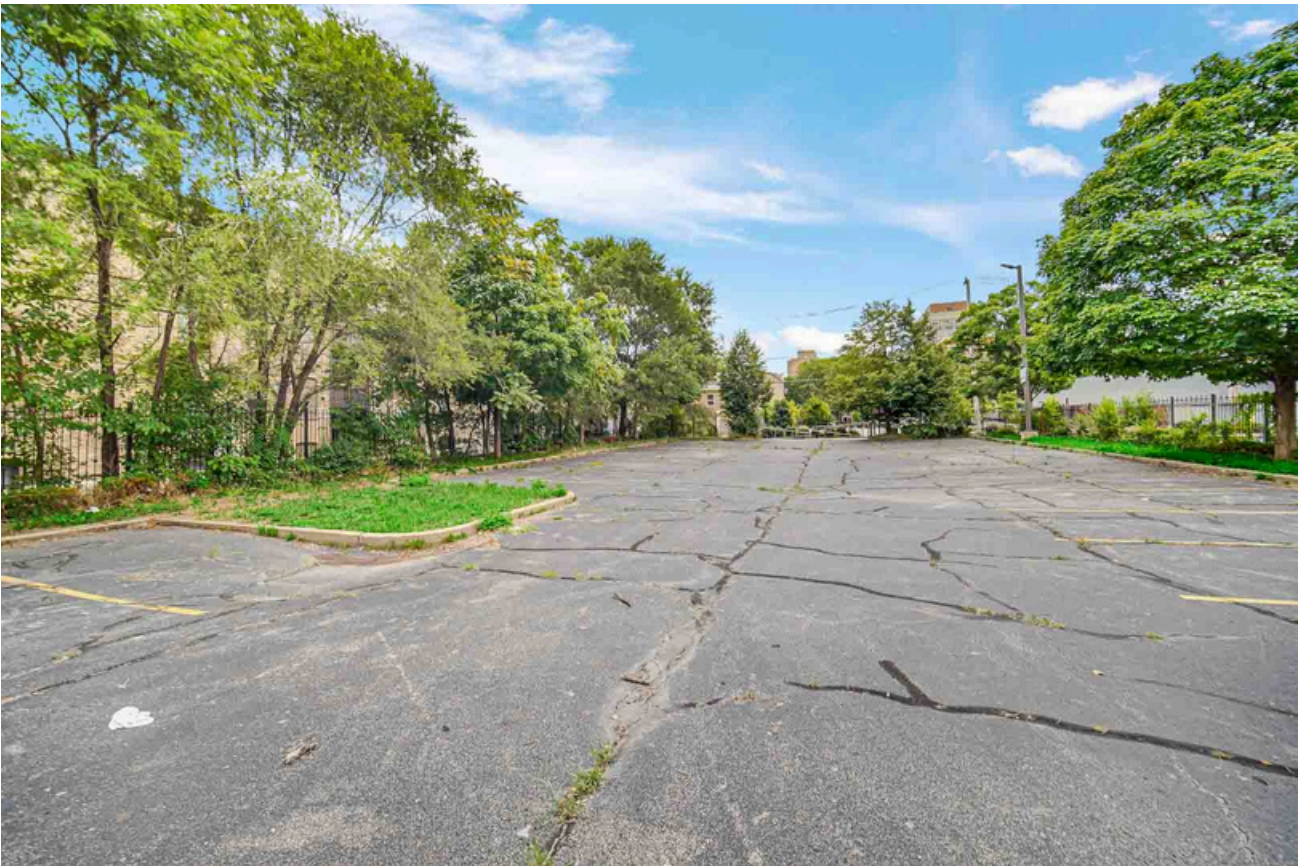
Interior Photos



Interior Photos



Exterior Photos



Exterior Photos





MoHall Commercial & U r b a n D e v e l o p m e n t

Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.