

LOGAN SQUARE - FOR SALE

3640 W Armitage Avenue , Chicago, IL



Beautiful Bow Truss Building For Sale

PROPERTY OVERVIEW

An incredible opportunity awaits with its beautiful Bow Truss architecture and open space that allows for a wide variety of opportunity. This 7,500 SF building sits along Armitage Avenue in Logan Square and is adjacent to the Chicago Medical Center. This raw shell property includes 14' ceiling with 8 parking spots located in the back.

ASKING:

\$1,030,000

MIKE ROURKE

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PROPERTY HIGHLIGHTS

Beautiful Bow Truss

7,500 SF

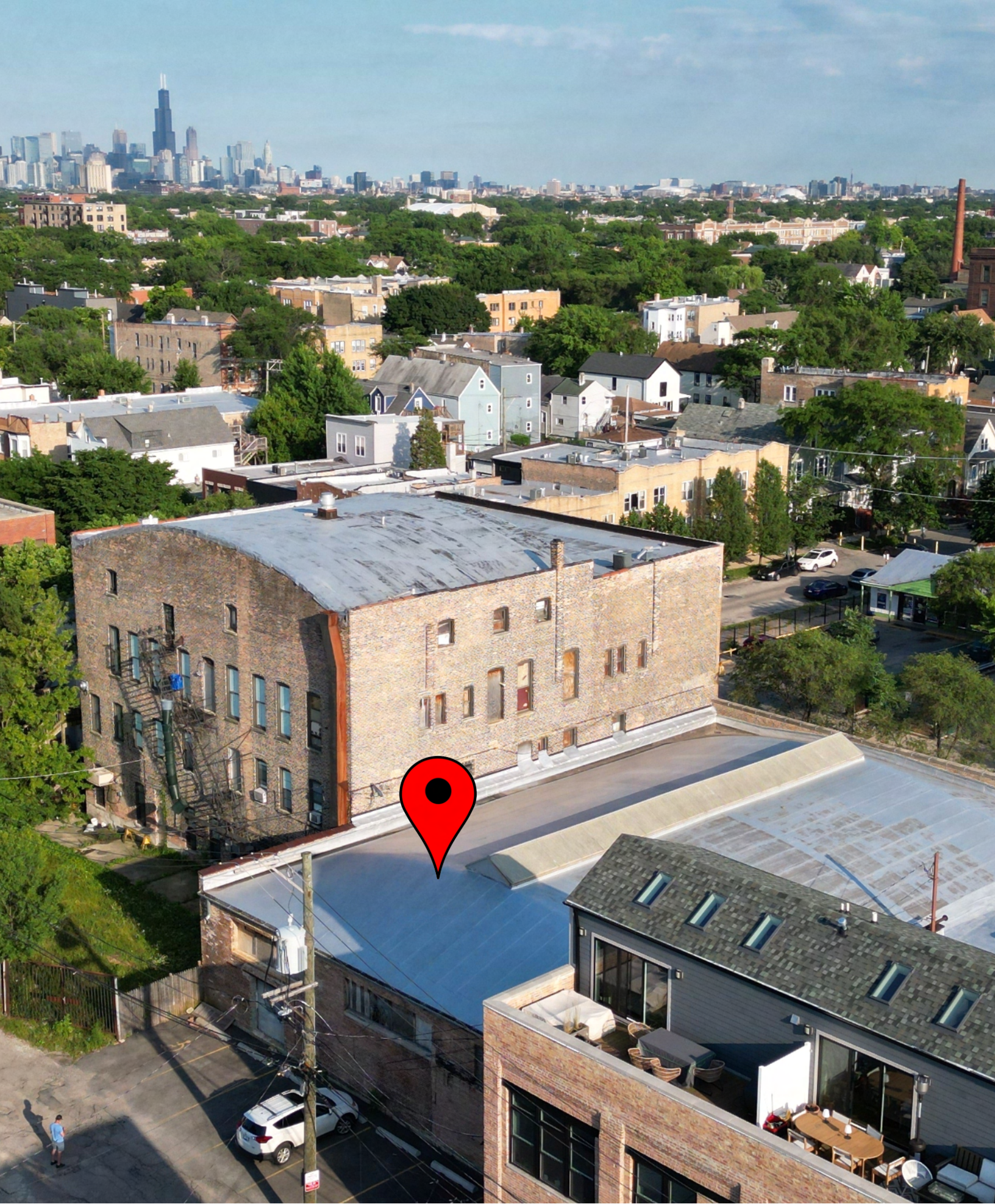
14' ceiling height

8 parking spaces

Raw shell

Lot Size 75 x 125

Zoned C1-1



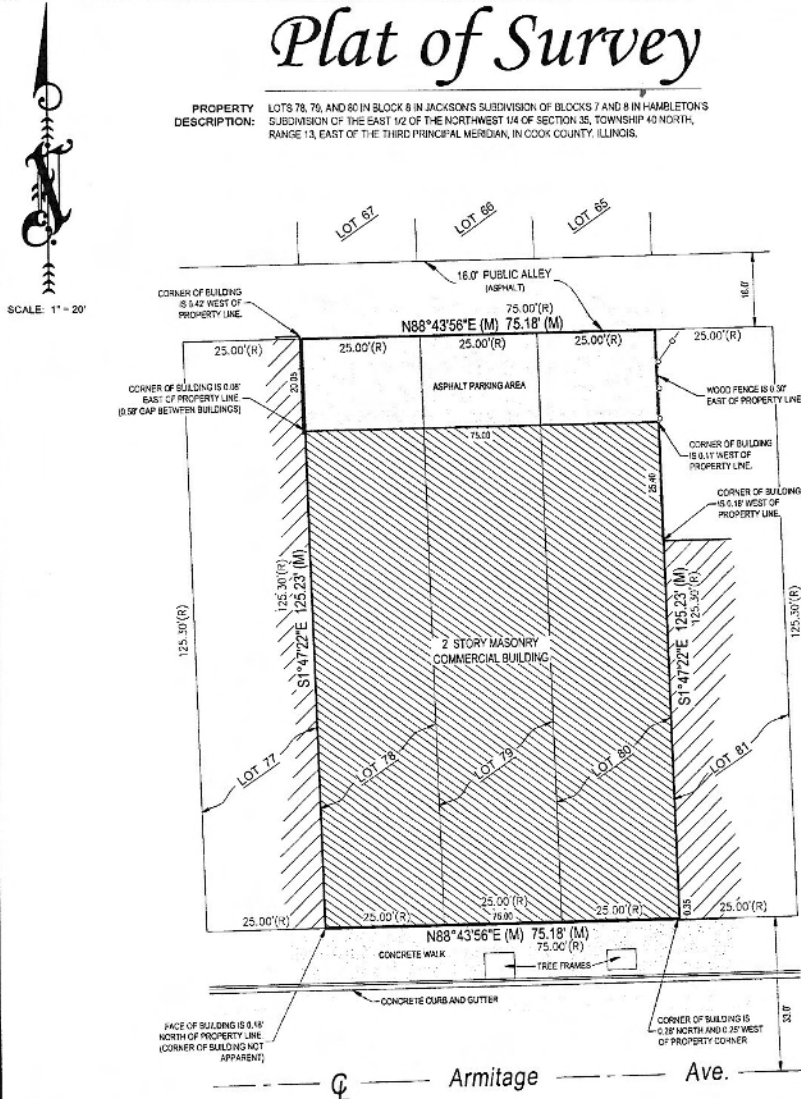






Plat of Survey

PROPERTY DESCRIPTION: LOTS 78, 79, AND 80 IN BLOCK 8 IN JACKSON'S SUBDIVISION OF BLOCKS 7 AND 8 IN HAMILTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL, THIS 31st DAY OF JANUARY, A.D. 2023.

KRZYŚTÓF BILANDO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3705
LICENSE EXPIRES 11/30/2024



ABBREVIATIONS:

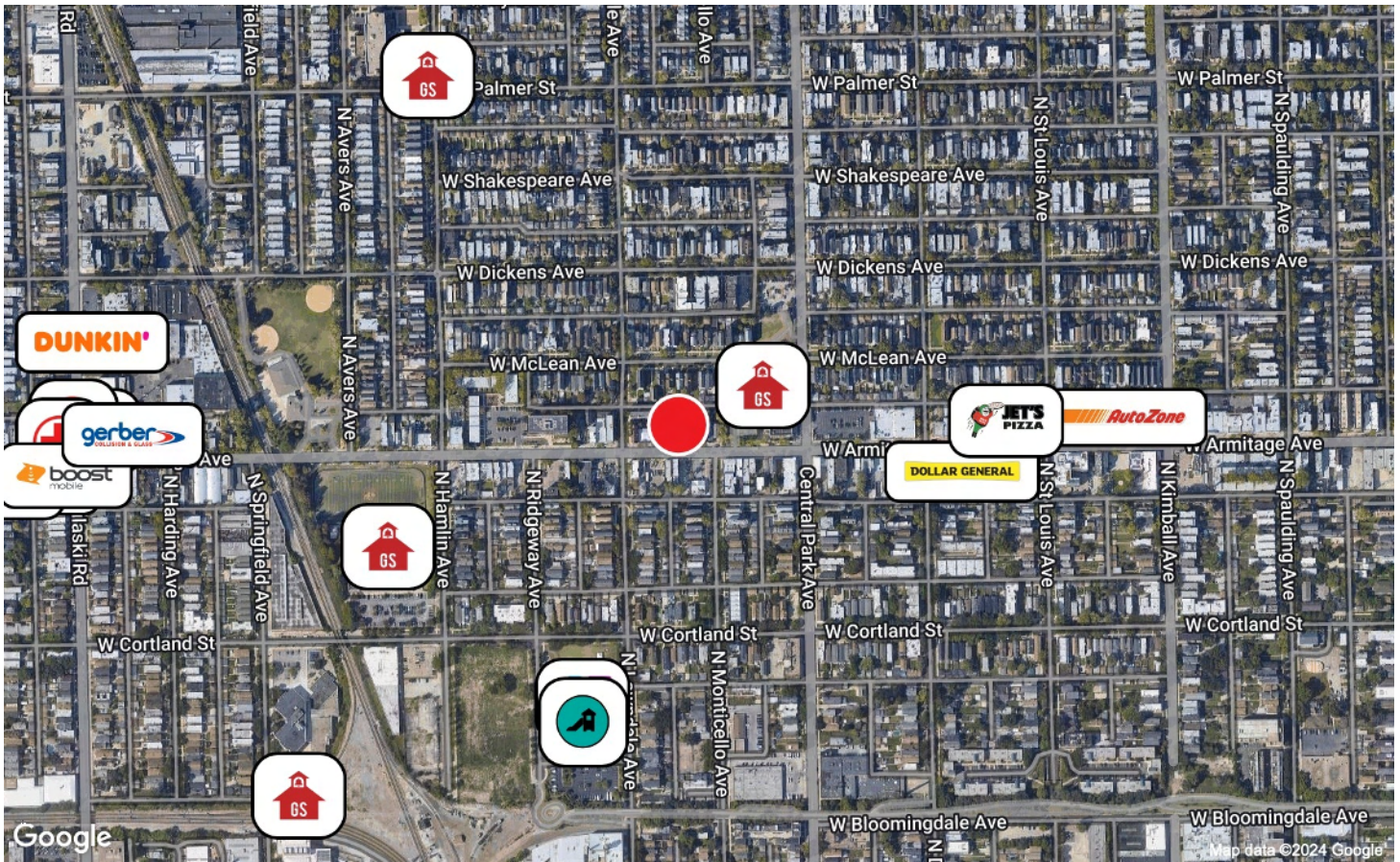
(R) = RECORD VALUE
(M) = MEASURED VALUE
(C) = CALCULATED VALUE
(D) = DEED VALUE

PREPARED FOR:
Sebastian Barsh
Castle Rock Properties Inc.
PROPERTY ADDRESS:
3640 W. Armitage Ave.
Chicago, IL 60647

ACORN CONSULTANTS, LTD.
1340 GIESE ROAD
BATAVIA, ILLINOIS 60610
TEL: (630) 391-1215
kblando@comcast.net

BOOK:
DRAWN: ERP
CHECKED: KB
FIELD DATE: 01-28-2022
PROJECT NO.
2023-003





Retail and Traffic Information

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hot spots noted by *Bon Appétit* among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

Known for its historic greystones, large bungalows, and stately mansions, Logan Square has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.

Demographics

3640 W Armitage Ave, Chicago, IL 60647

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **9,382 SF**
 Year Built: **1960**

Total Available: **7,500 SF**
 % Leased: **20.06%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	65,379	216,371	442,286
2023 Estimate	67,459	221,300	451,044
2010 Census	78,549	247,883	498,549
Growth 2023 - 2028	-3.08%	-2.23%	-1.94%
Growth 2010 - 2023	-14.12%	-10.72%	-9.53%
2023 Population by Hispanic Origin	52,825	143,153	220,851
2023 Population	67,459	221,300	451,044
White	56,656 83.99%	170,539 77.06%	316,174 70.10%
Black	6,532 9.68%	35,253 15.93%	101,355 22.47%
Am. Indian & Alaskan	1,316 1.95%	3,975 1.80%	6,559 1.45%
Asian	1,140 1.69%	5,870 2.65%	15,821 3.51%
Hawaiian & Pacific Island	164 0.24%	449 0.20%	713 0.16%
Other	1,649 2.44%	5,215 2.36%	10,422 2.31%
U.S. Armed Forces	0	1	37
Households			
2028 Projection	20,419	71,480	153,634
2023 Estimate	21,225	73,591	157,579
2010 Census	25,517	84,924	178,854
Growth 2023 - 2028	-3.80%	-2.87%	-2.50%
Growth 2010 - 2023	-16.82%	-13.34%	-11.90%
Owner Occupied	6,932 32.66%	26,616 36.17%	61,969 39.33%
Renter Occupied	14,294 67.35%	46,975 63.83%	95,610 60.67%
2023 Households by HH Income			
Income: <\$25,000	4,011 18.90%	13,695 18.61%	28,710 18.22%
Income: \$25,000 - \$50,000	4,252 20.03%	13,565 18.43%	26,543 16.84%
Income: \$50,000 - \$75,000	3,591 16.92%	12,084 16.42%	23,566 14.96%
Income: \$75,000 - \$100,000	2,613 12.31%	8,258 11.22%	17,040 10.81%
Income: \$100,000 - \$125,000	2,231 10.51%	7,082 9.62%	14,810 9.40%
Income: \$125,000 - \$150,000	1,549 7.30%	5,275 7.17%	11,589 7.35%
Income: \$150,000 - \$200,000	1,501 7.07%	6,420 8.72%	14,542 9.23%
Income: \$200,000+	1,476 6.95%	7,212 9.80%	20,779 13.19%
2023 Avg Household Income	\$87,233	\$95,782	\$105,158
2023 Med Household Income	\$65,763	\$69,591	\$74,967



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