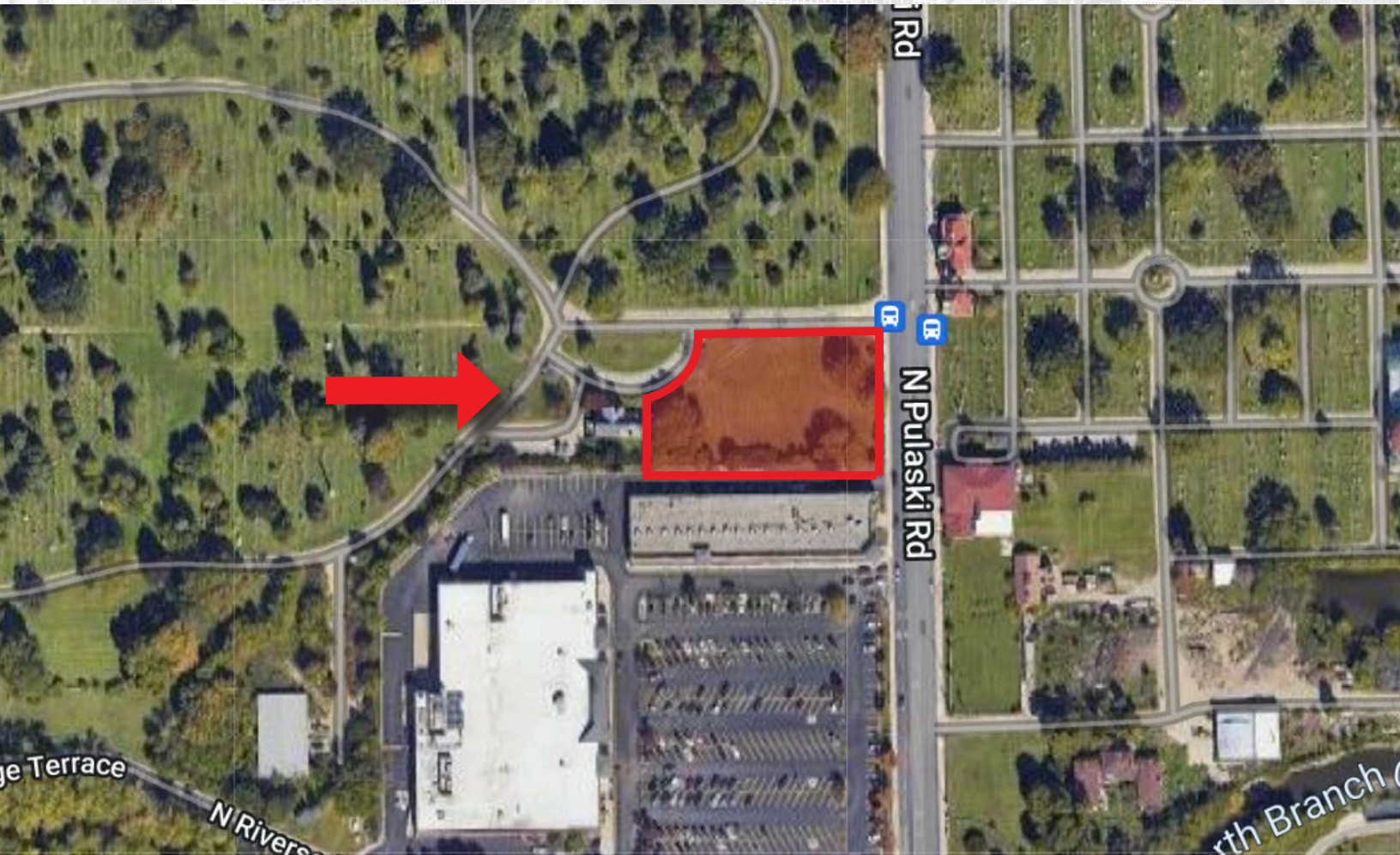


FOR SALE

5300 N. Pulaski Road, Chicago, IL

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LAND AVAILABLE

PROPERTY HIGHLIGHTS

- +/- One Acre 41,243 square foot vacant parcel of land in densely populated North Mayfair Chicago neighborhood
- Located immediately north of 87,720 square foot North Mayfair Commons SC anchored by high volume Jewel Osco
- Located just north of North Pulaski Road/Foster Avenue signalized intersection with a combined average daily traffic count of 48,100 vehicles
- Assuming B3-2 zoning classification, FAR = 2.2 or maximum allowed building area of 90,735 SF
- Full motion curb cut along North Pulaski Road + Other activity generators include Northeastern University (3 blocks northeast; 9,000 students), North Park University (8 blocks east; 3,000 students) and Peterson & Pulaski Business Park (24 companies with 3,000+ employees)
- Potential adjacent acreage may be available
- Land lease would be considered

JOE SCHILLER

312.254.0200

jschiller@atproperties.com

 atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

survey

GREMLEY & BIEDERMANN

PLCS Corporation

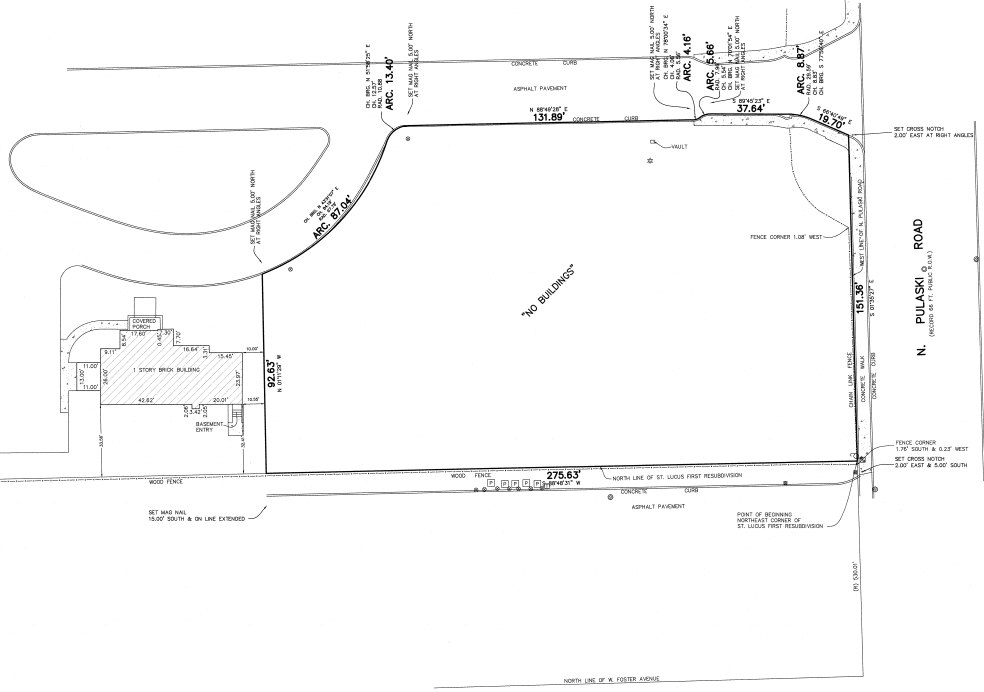
License No. 34-00332

PROFESSIONAL LAND SURVEYOR

4336 North Elston Avenue, Chicago, IL 60630
 Telephone: (773) 485-5182 Email: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, BEING THAT PART NORTH OF THE CENTER LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A THE INTERSECTION OF THE WEST LINE OF N. PULASKI ROAD AND THE NORTH LINE OF ST. LUCAS FIRST SUBDIVISION, THENCE SOUTH 89° 47' 00" WEST ALONG THE NORTH LINE OF ST. LUCAS FIRST SUBDIVISION APPROXIMATELY 375.43 FEET, THENCE NORTH 31° 32' 00" WEST (22.43 FEET); THENCE 14.41 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 37.88 FEET CONVEX SOUTHWESTERLY AND WHOLE SOUTH BEARS NORTH 45° 21' 00" EAST A DISTANCE OF 34.82 FEET; THENCE 13.40 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 32.88 FEET CONVEX SOUTHWESTERLY AND WHOLE SOUTH BEARS NORTH 45° 21' 00" EAST A DISTANCE OF 25.07 FEET; THENCE NORTH 87° 23' 00" EAST 133.88 FEET, THENCE 1.48 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 5.45 FEET CONVEX NORTHWESTERLY AND WHOLE SOUTH BEARS NORTH 79° 04' 00" EAST A DISTANCE OF 4.00 FEET; THENCE 5.66 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 7.95 FEET CONVEX SOUTHWESTERLY AND WHOLE SOUTH BEARS NORTH 70° 00' 00" EAST A DISTANCE OF 5.04 FEET; THENCE SOUTH 89° 47' 00" EAST BY 44 FEET; THENCE 87 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.35 FEET CONVEX SOUTHWESTERLY AND WHOLE SOUTH BEARS SOUTH 77° 04' 00" EAST A DISTANCE OF 8.85 FEET; THENCE SOUTH 89° 47' 00" EAST 30 FEET TO THE WEST LINE OF N. PULASKI ROAD, THENCE SOUTH 87° 00' 00" EAST ALONG THE WEST LINE OF N. PULASKI ROAD 151.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 13.34 SQUARE FEET OR 0.3046 ACRES, MORE OR LESS.



LEGEND

- Storm CB
- Water Meter
- Water Fire Hydrant
- Telephone Pole
- Utility Pole
- Electric Light Pole
- Sign Post
- Bumper Post
- Undersized Monhole
- Security Camera

GRAPHIC SCALE
 1" = 20'



SURVEY NOTES
 SURVEYOR'S LICENSE EXPIRES November 30, 2022
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AND IS SUBJECT TO ALL RESTRICTIONS AND LIMITATIONS APPEARING OF RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.
 PREMISES COVERED BY ICE & SNOW MAY OBTAIN ADDITIONAL IMPROVEMENTS.
 PROPERTY IS SUBJECT TO THE CITY OF CHICAGO'S ZONING ORDINANCES AND ANY APPLICABLE ORDINANCES.
 THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURES OR UTILITIES.
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OWNER BY: GREMLEY & BIEDERMANN	ORDER NO: 2022-29771-001
DATE: FEBRUARY 14, 2022	SCALE: 1" = 20'
PROJECT NO: 2022-29771-001	DATE: FEBRUARY 14, 2022

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALL LAND SURVEYORS AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 9 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON FEBRUARY 3, 2022.
 DATE OF PLAN FEBRUARY 14, 2022.
 ROBERT G. BIEDERMANN
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3952





retail and traffic information

Located on Chicago's Far North Side, Edgebrook/Sauganash was once part of the Sauganash land tract and was annexed to the City of Chicago in 1889. This affluent residential area combines the best of both worlds for those who want to live in the city yet also appreciate spacious yards, distinctive homes and quiet streets.



demographics

	1 mile	3 mile	5 mile
2024 Estimated Population	31,969	362,033	1,056,238
2024 Estimated Households	11,952	141,555	141,555
2024 Estimated Average Household Income	\$128,087	\$128,010	\$127,091

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