



JAMESON.

2241-51 N. KNOX AVE. & 4615 W. BELDON AVE.

FOR SALE LIGHT MANUFACTURING/INDUSTRIAL WAREHOUSE FACILITY
BELMONT CRAGIN NEIGHBORHOOD

MARK KISHTOW

SENIOR VICE PRESIDENT
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MARK JONES, CCIM

SENIOR VICE PRESIDENT, INVESTMENT SALES
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EXECUTIVE SUMMARY & PROPERTY DETAIL



FOR SALE
\$1,400,000

WARD 26
JESSICA L. FUENTES

LOT AREA
36,400 SF

ZONING
PMD 9

GROSS FLOOR AREA
29,076 SF

PIN #'S
13-34-110-017-0000,
003 & 004

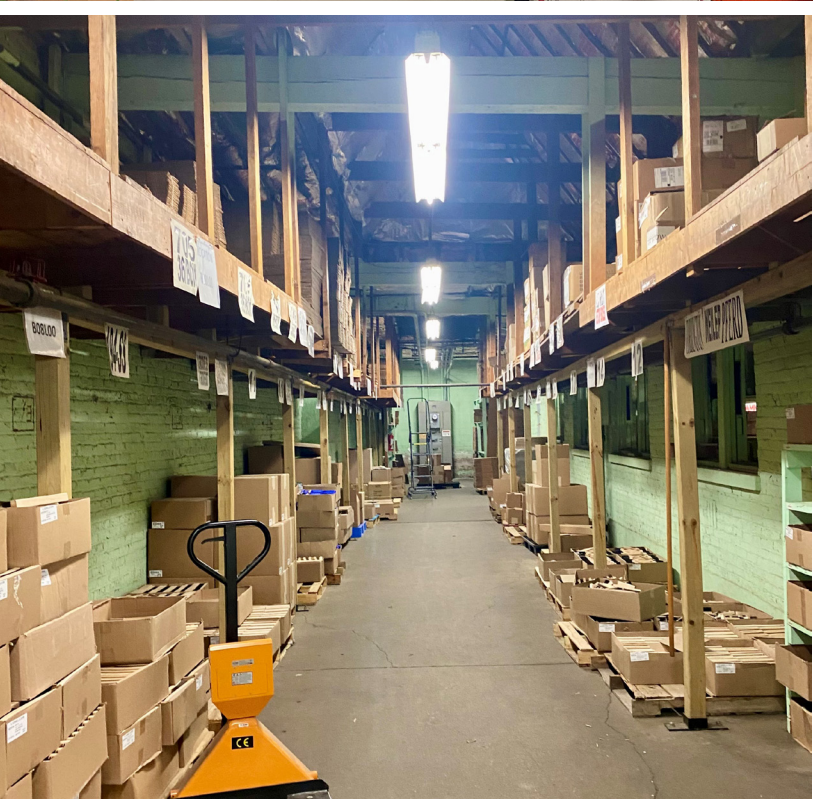
LOT DIMENSIONS
200' X 182'

2022 REAL ESTATE TAXES
\$92,557.01

PROPERTY HIGHLIGHTS

- GREAT OPPORTUNITY FOR A USER NEEDING OFFICE AND WAREHOUSE/MANUFACTURING CAPABILITIES
- 100% OWNER-OCCUPIED SINGLE-STORY MASONRY INDUSTRIAL BUILDING, OPERATED AS A BRUSH MANUFACTURER
- COMBINATION OF 3 BUILDINGS WITH 3 DRIVE-IN DOORS
- 200 FT FRONTAGE ON KNOX AVENUE
- THE PROPERTY ABUTS BELDON AVE TO THE NORTH AND HAS ACCESS TO 16 PARKING SPACES PLUS ALLEY ACCESS
- EXCELLENT STREET AND ALLEY ACCESS TO THE PROPERTY
- EASY ACCESS TO THE CHICAGO EXPRESSWAYS NORTH, SOUTH AND EAST VIA CICERO AND FULLERTON AVENUES







LAND SURVEY

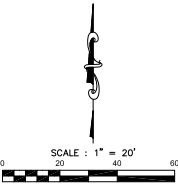
CDS
COMMERCIAL
DUE DILIGENCE SERVICES

19 SURVEY DRAWING

9 LEGEND

	PROPERTY LINE		FENCE
	POINT OF BEGINNING		OVERHEAD ELECTRIC LINES
	POINT OF COMMENCEMENT		BUILDING SETBACK LINE
	CENTERLINE		EASEMENT LINE
	REQUIRED CALL		
	RECORD CALL		
	BUILDING HEIGHT LOCATION		
	PARKING SPACES		
	RIGHT OF WAY		
	SET IRON ROD (IR)		
	FOUND MONUMENT AS NOTED		
	HANDICAP PARKING		
	UTILITY MANHOLE		
	UTILITY POLE		
	SEWERY SEWER MANHOLE		
	GAS VALVE		
	GAS PIPE		
	FIRE DEPARTMENT CONNECTION		

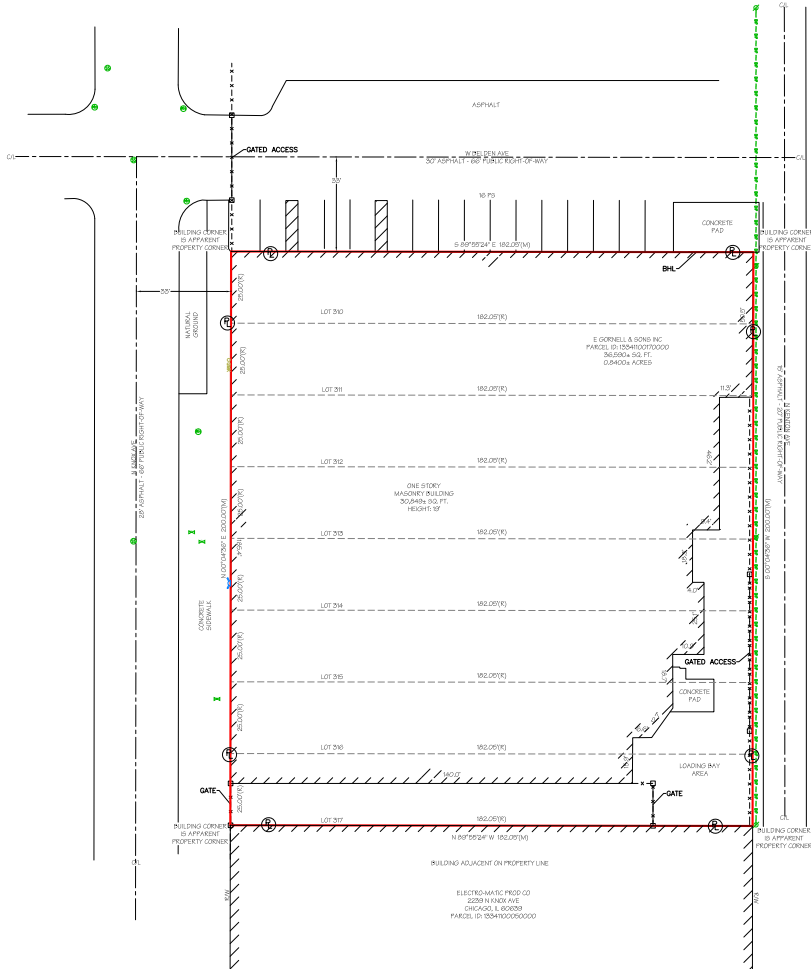
17 NORTH ARROW / SCALE



Approved CDS Surveyor

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 71723
479-443-4506
SURVEY@BLEWINC.COM

PRELIMINARY



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective January 23, 2016).

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-525-5444
website: www.firstcds.com
Toll Free: 888.322.7371

Drawn By: RH	Date: 12/20/2018
Surveyor: Commend	Reviewed: Client
Ref No: 18-5120	Date: 01/24/2019
Apprv By: BG	Reviewed: Client
Field Date: DECEMBER 6, 2018	Date: 12/20/2018
Scale: 1"=20'	Reviewed: Client

Prepared For

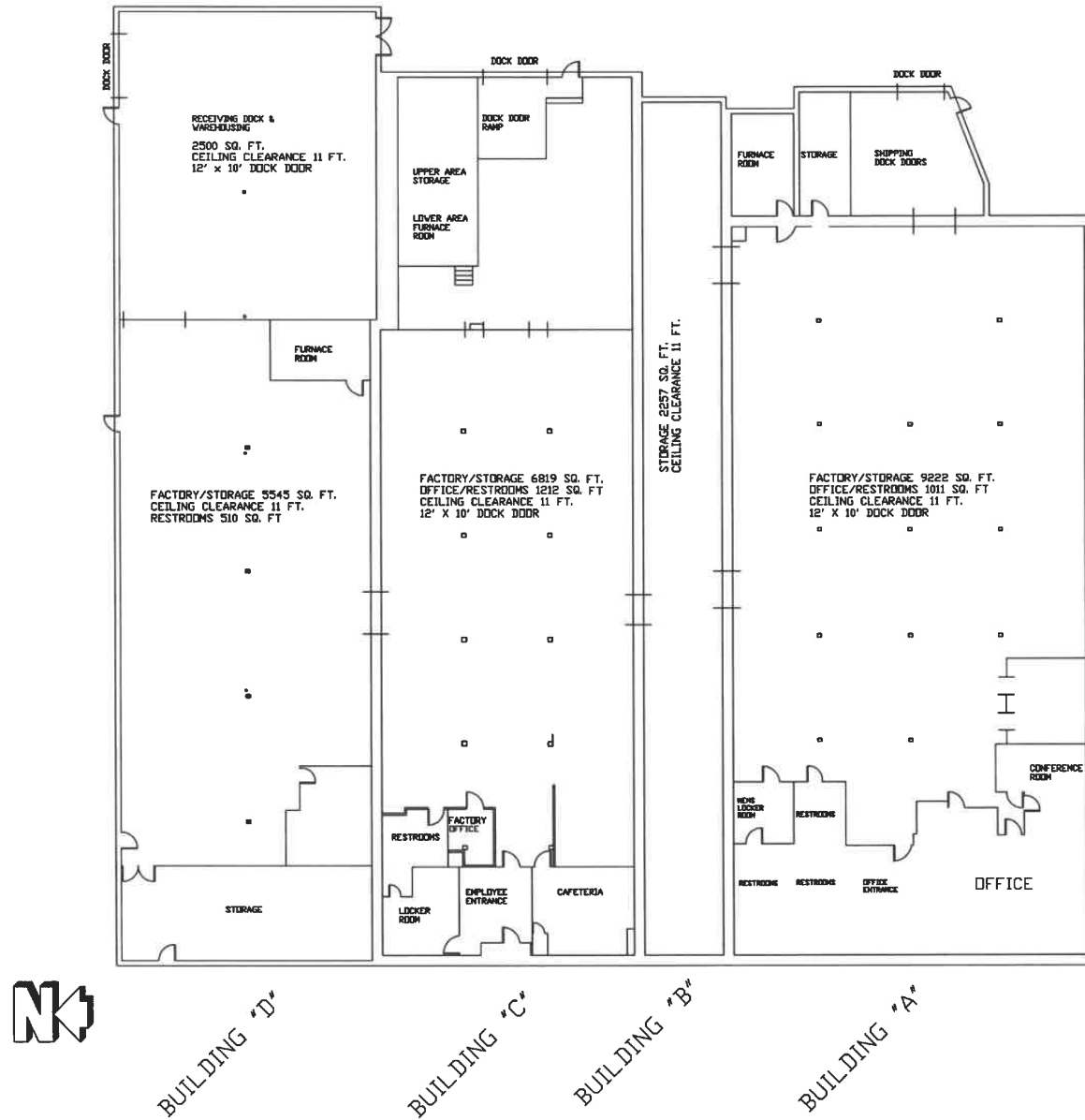
Client Ref. No:

20 PROJECT ADDRESS

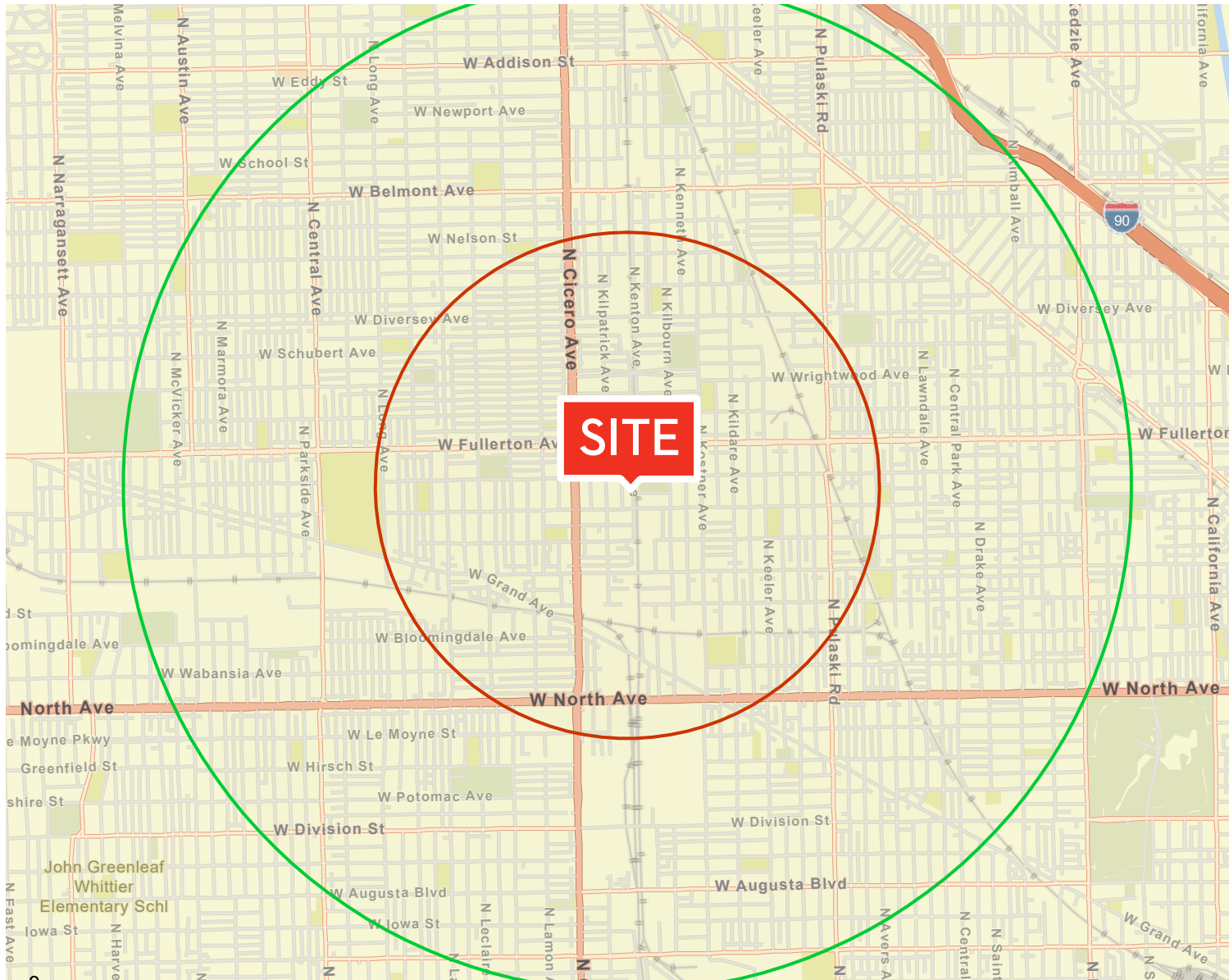
2241 & 2251 N KNOX AVE; 4615 W BELDON ST., CHICAGO, IL

Project Name:
KNOX AVE - CHICAGO, IL-NCS 937164
CDS Project Number:
18-11-0825

BUILDING LAYOUT

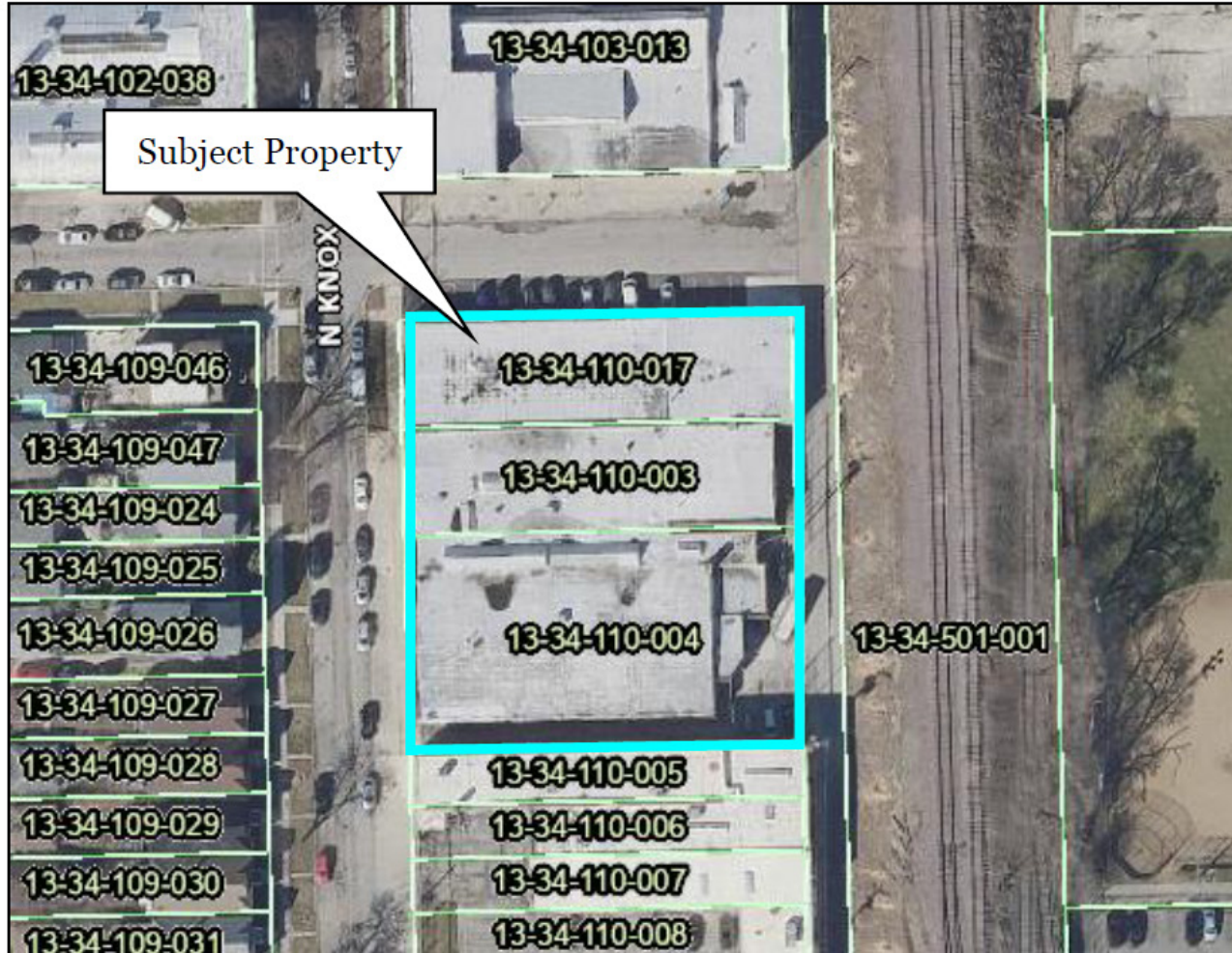


SITE MAP



COUNTY TAX MAP

Cook County Tax Map



DEMOGRAPHIC SUMMARY

	1 mile	2 miles
Population		
2010 Population	62,689	258,129
2020 Population	61,171	247,792
2023 Population	60,006	243,741
2028 Population	58,345	238,787
2010-2020 Annual Rate	-0.24%	-0.41%
2020-2023 Annual Rate	-0.59%	-0.51%
2023-2028 Annual Rate	-0.56%	-0.41%
2020 Male Population	49.3%	49.2%
2020 Female Population	50.7%	50.8%
2020 Median Age	33.9	34.4
2023 Male Population	50.3%	49.5%
2023 Female Population	49.7%	50.5%
2023 Median Age	30.8	32.8

In the identified area, the current year population is 243,741. In 2020, the Census count in the area was 247,792. The rate of change since 2020 was -0.51% annually. The five-year projection for the population in the area is 238,787 representing a change of -0.41% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	18.5%	25.1%
2023 Black Alone	6.3%	15.7%
2023 American Indian/Alaska Native Alone	3.5%	2.6%
2023 Asian Alone	1.3%	2.2%
2023 Pacific Islander Alone	0.0%	0.1%
2023 Other Race	50.8%	37.8%
2023 Two or More Races	19.5%	16.6%
2023 Hispanic Origin (Any Race)	84.7%	64.8%

Persons of Hispanic origin represent 64.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	46	54
2010 Households	17,351	79,944
2020 Households	19,011	86,595
2023 Households	18,872	86,524
2028 Households	18,700	86,461
2010-2020 Annual Rate	0.92%	0.80%
2020-2023 Annual Rate	-0.23%	-0.03%
2023-2028 Annual Rate	-0.18%	-0.01%
2023 Average Household Size	3.18	2.81

DEMOGRAPHIC SUMMARY

2023 Percent of Income for Mortgage	30.7%	29.8%
Median Household Income		
2023 Median Household Income	\$57,136	\$61,546
2028 Median Household Income	\$64,460	\$71,511
2023-2028 Annual Rate	2.44%	3.05%
Average Household Income		
2023 Average Household Income	\$78,036	\$87,263
2028 Average Household Income	\$90,460	\$101,165
2023-2028 Annual Rate	3.00%	3.00%
Per Capita Income		
2023 Per Capita Income	\$24,701	\$30,991
2028 Per Capita Income	\$29,179	\$36,650
2023-2028 Annual Rate	3.39%	3.41%
GINI Index		
2023 Gini Index	41.4	42.4
Households by Income		
Current median household income is \$61,546 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,511 in five years, compared to \$82,410 for all U.S. households		
Current average household income is \$87,263 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$101,165 in five years, compared to \$122,048 for all U.S. households		
Current per capita income is \$30,991 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,650 in five years, compared to \$47,525 for all U.S. households		
Housing		
2023 Housing Affordability Index	72	75
2010 Total Housing Units	19,341	90,094
2010 Owner Occupied Housing Units	6,898	32,011
2010 Renter Occupied Housing Units	10,453	47,933
2010 Vacant Housing Units	1,990	10,150
2020 Total Housing Units	20,443	94,168
2020 Owner Occupied Housing Units	7,523	33,994
2020 Renter Occupied Housing Units	11,488	52,601
2020 Vacant Housing Units	1,401	7,585
2023 Total Housing Units	20,342	94,262
2023 Owner Occupied Housing Units	9,265	40,571
2023 Renter Occupied Housing Units	9,607	45,953
2023 Vacant Housing Units	1,470	7,738
2028 Total Housing Units	20,383	94,710
2028 Owner Occupied Housing Units	9,467	41,783
2028 Renter Occupied Housing Units	9,233	44,677
2028 Vacant Housing Units	1,683	8,249
Socioeconomic Status Index		
2023 Socioeconomic Status Index	37.8	39.5

ABOUT YOUR TEAM



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■ MARK KISHTOW

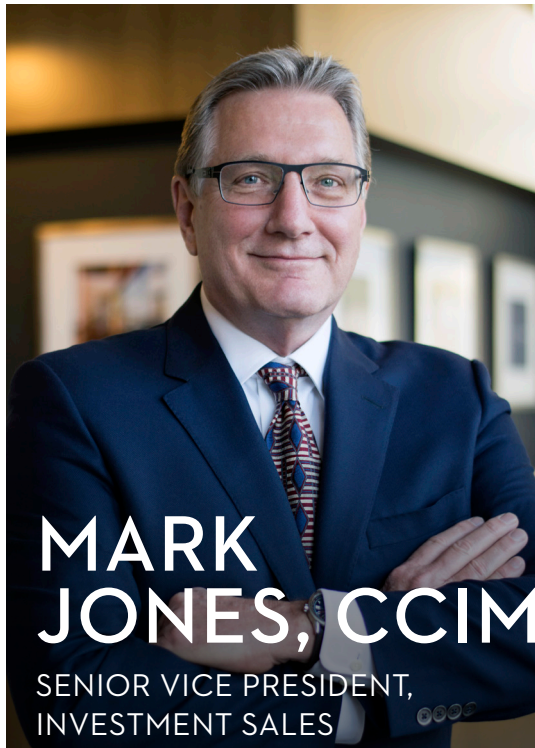
Mark Kishtow specializes in the sale of multifamily and retail investment properties in his position as a Senior Vice President of investment sales with Jameson Commercial Real Estate.

Prior to joining Jameson, Mark followed his entrepreneurial instincts after college owning and operating multiple businesses in the City of Chicago and was the Operating Managing Partner for a portfolio of Investment Properties in the Chicago land area. Mark has found the experience he gained as an owner provides him with a unique insight and expertise that only he can deliver to his clients.

Over the past ten years in the commercial real estate industry, Mark has personally transacted or advised on aggregate sales exceeding \$250 Million, this includes over 500 multifamily units and a variety of retail properties anchored by national tenants including Bank of America, Chase Bank, Starbucks, AutoZone and 7/11. His area of concentration has been Urban Chicago and the near surrounding suburbs.

Mark studied Architecture and Interior Design at Chicago's Illinois Institute of Art and he is currently enrolled to earn the Certified Commercial Investment Member (CCIM) designation. Mark is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.

Mark was awarded Jameson's Top Commercial Producer honor for the years of 2008, 2010, 2012, 2013, 2014, 2015, 2017, 2020, and 2021. Recognized by the Chicago Commercial Forum as one of its Top Producing Agents in Chicago and nominated by Crain's Chicago Business in 2017 as one of its Most Influential Commercial Real Estate Brokers in Chicago.



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MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



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425 W. NORTH AVENUE | CHICAGO, IL

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