



JAMESON.

MARKETING PACKAGE

3911 W. BELMONT AVE.

DEVELOPMENT OPPORTUNITY IN CHICAGO AVONDALE NEIGHBORHOOD

MARK KISHTOW

SENIOR VICE PRESIDENT
mkishtow@jameson.com
312.867.2265

MARK JONES, CCIM

SENIOR VICE PRESIDENT, INVESTMENT SALES
mjones@jameson.com
312.335.3229

FOR SALE

\$1,175,000

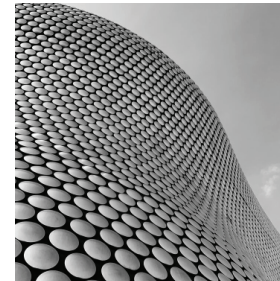
EXECUTIVE SUMMARY

3911 W BELMONT AVENUE

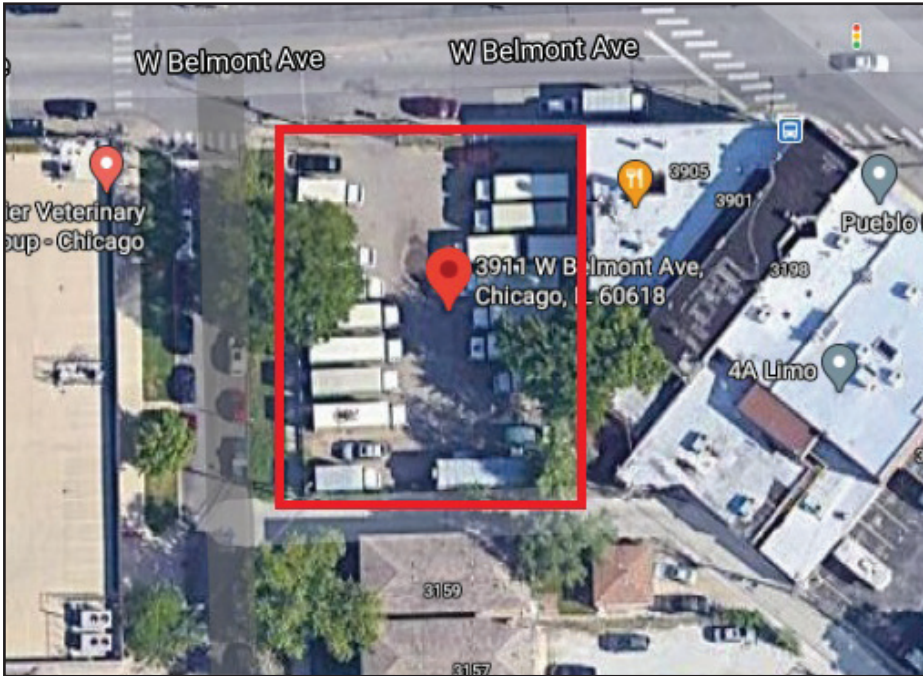
Jameson Commercial Real Estate is pleased to present 3911 West Belmont Avenue. The property is located in Chicago's Avondale neighborhood, bordering the vibrant neighborhoods of Logan Square and Old Irving Park. The property is currently zoned B1-1 and is TOD eligible. This site is excellent for new residential, mixed use, and/or any commercial development. Currently leased and used by a moving company that generates short-term income. Landlord has the right to cancel with 90 days notice.

PROPERTY HIGHLIGHTS

- 100' frontage on Belmont Ave
- Steps from the busy intersection of Belmont and Milwaukee Avenue
- Curb cut on Belmont
- Situated on the corner of Belmont and Springfield Ave; abuts the alley on the south
- Easy access to Kennedy Expressway
- Good public transportation
- 0.6 miles from Belmont Blue Line



PROPERTY DETAIL



ASKING PRICE

\$1,175,000

LOT SIZE

12,062 SF

ZONING

B1-1

LAND AC

0.28 AC

FRONTAGE

132' ON N. SPRINGFIELD AVE.

FRONTAGE

104' ON W. BELMONT AVE.

REAL ESTATE TAXES

PIN: 13-26-102-051-0000
2024 TAXES WERE PAID IN
2025: \$15,030.40

MARKET

AVONDALE

WHY AVONDALE?

Avondale- A Fast-Rising North Side Neighborhood

Located on Chicago's vibrant Northwest Side, Avondale is one of the city's most exciting emerging residential markets. Known for its tree-lined streets, classic brick two-flats, and growing collection of modern infill developments, Avondale offers a compelling blend of historic character and forward-looking growth.

Prime Connectivity

Avondale provides excellent access to downtown Chicago and surrounding neighborhoods. Residents enjoy proximity to the CTA Blue Line, major bus routes, and quick connections to the Kennedy Expressway (I-90/94), making commuting simple and efficient. Its location just northwest of Logan Square places it in the path of continued residential and retail expansion.

Strong Residential Appeal

The neighborhood has seen steady reinvestment, with new construction single-family homes, luxury duplex-downs, and boutique condo developments complementing beautifully preserved greystones and workers cottages. Buyers are drawn to Avondale for its relative affordability compared to nearby areas, making it attractive for young professionals, growing families, and long-term investors alike.

Vibrant Local Culture

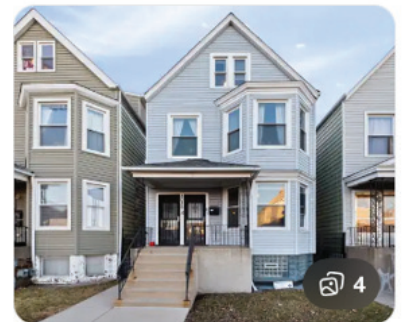
Milwaukee Avenue serves as a lively commercial corridor, featuring independent restaurants, breweries, coffee shops and neighborhood retailers. The area maintains a strong sense of community while embracing new businesses and development, creating a balanced, authentic Chicago experience.

Parks & Lifestyle

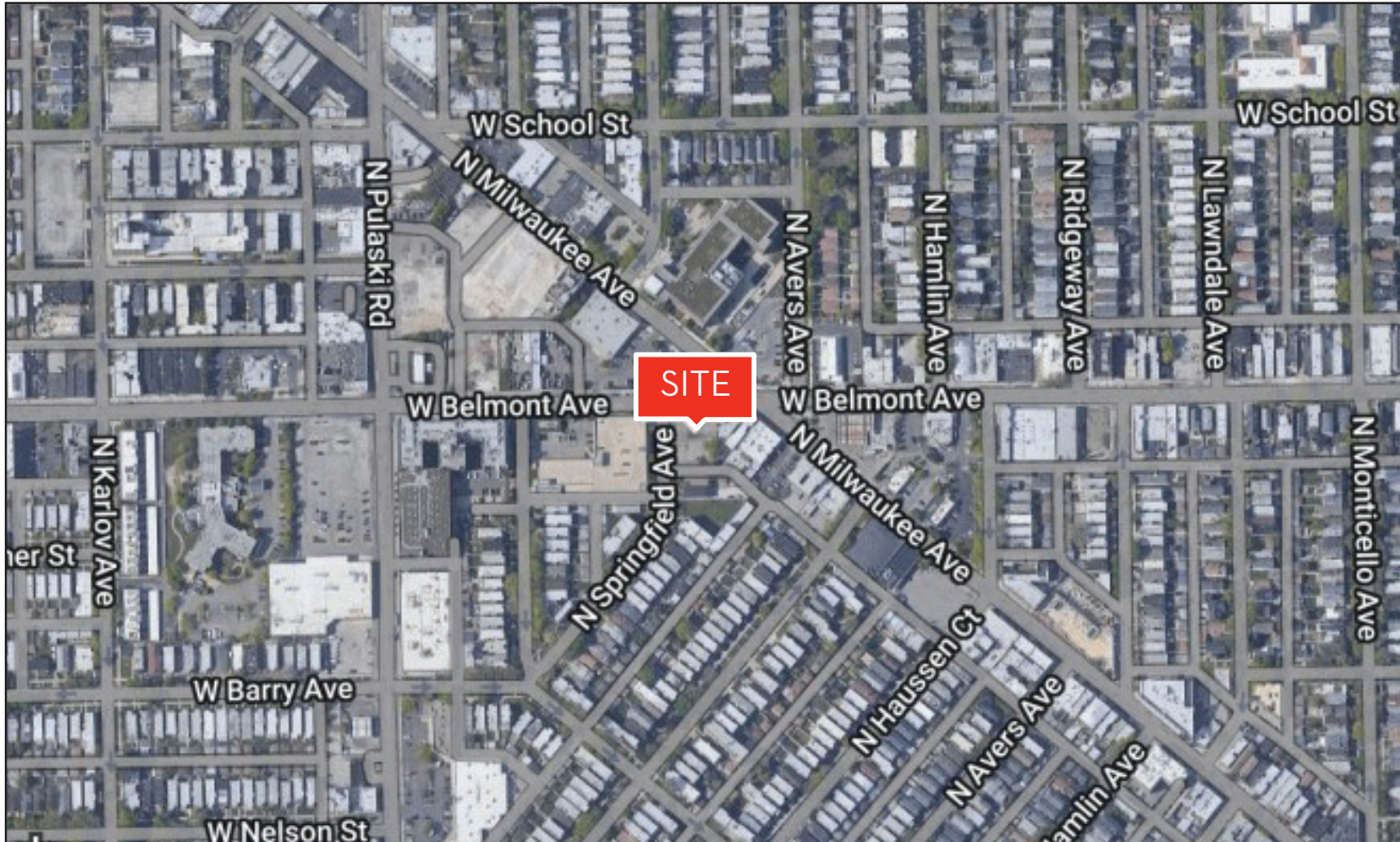
Residents enjoy access to neighborhood parks, the Chicago River corridor and nearby recreational trails. The combination of green space and urban amenities supports an active, walkable lifestyle.

Why Develop Here?

Avondale's continued population growth, strong buyer demand, and proximity to established high-value neighborhoods position it as strategic location for residential development. Whether planning luxury single-family homes, townhomes, or boutique condominiums, this parcel offers the opportunity to capitalize on one of Chicago's most promising neighborhood trajectories.



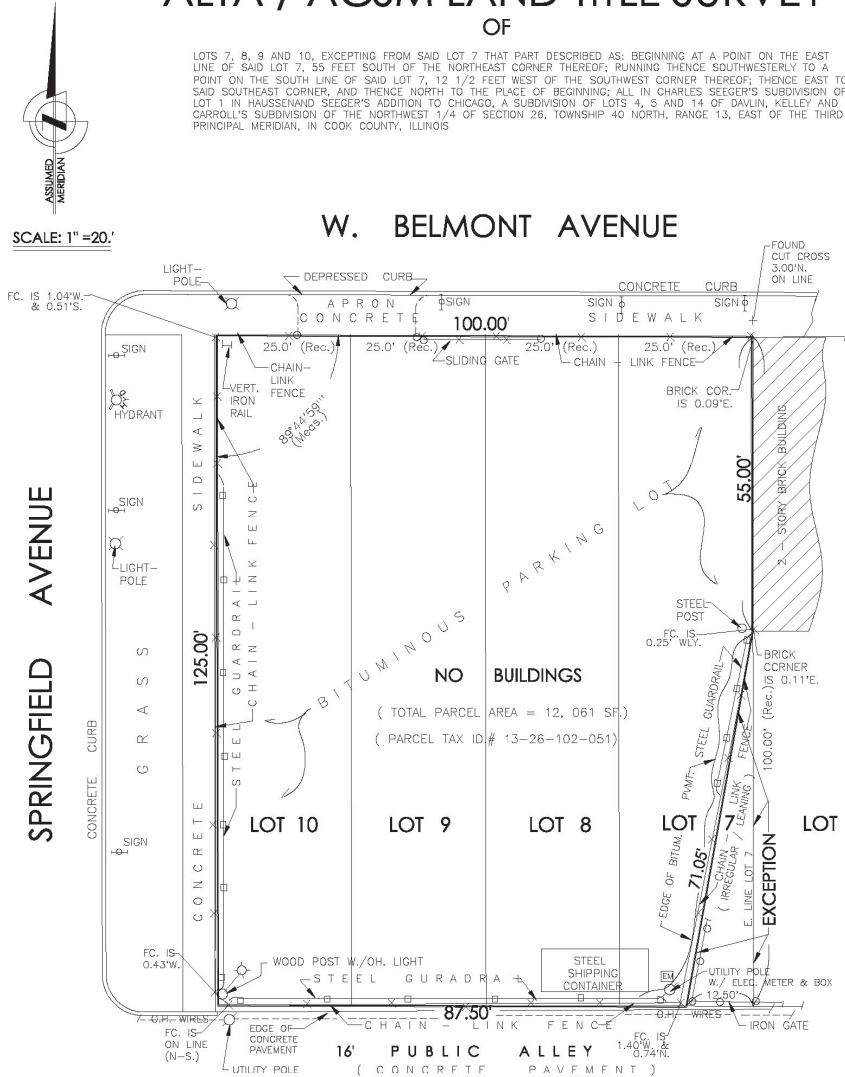
STREET MAP



SITE SURVEY

ALTA / ACSM LAND TITLE SURVEY OF

LOTS 7, 8, 9 AND 10, EXCEPTING FROM SAID LOT 7 THAT PART DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 7, 55 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 7, 12 1/2 FEET WEST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST TO SAID SOUTHEAST CORNER, AND THENCE NORTH TO THE PLACE OF BEGINNING, ALL IN CHARLES SEGER'S SUBDIVISION OF LOT 1 IN HAUSENNING SEGER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 4, 5 AND 14 OF DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



SCALE: 1" = 20.0'

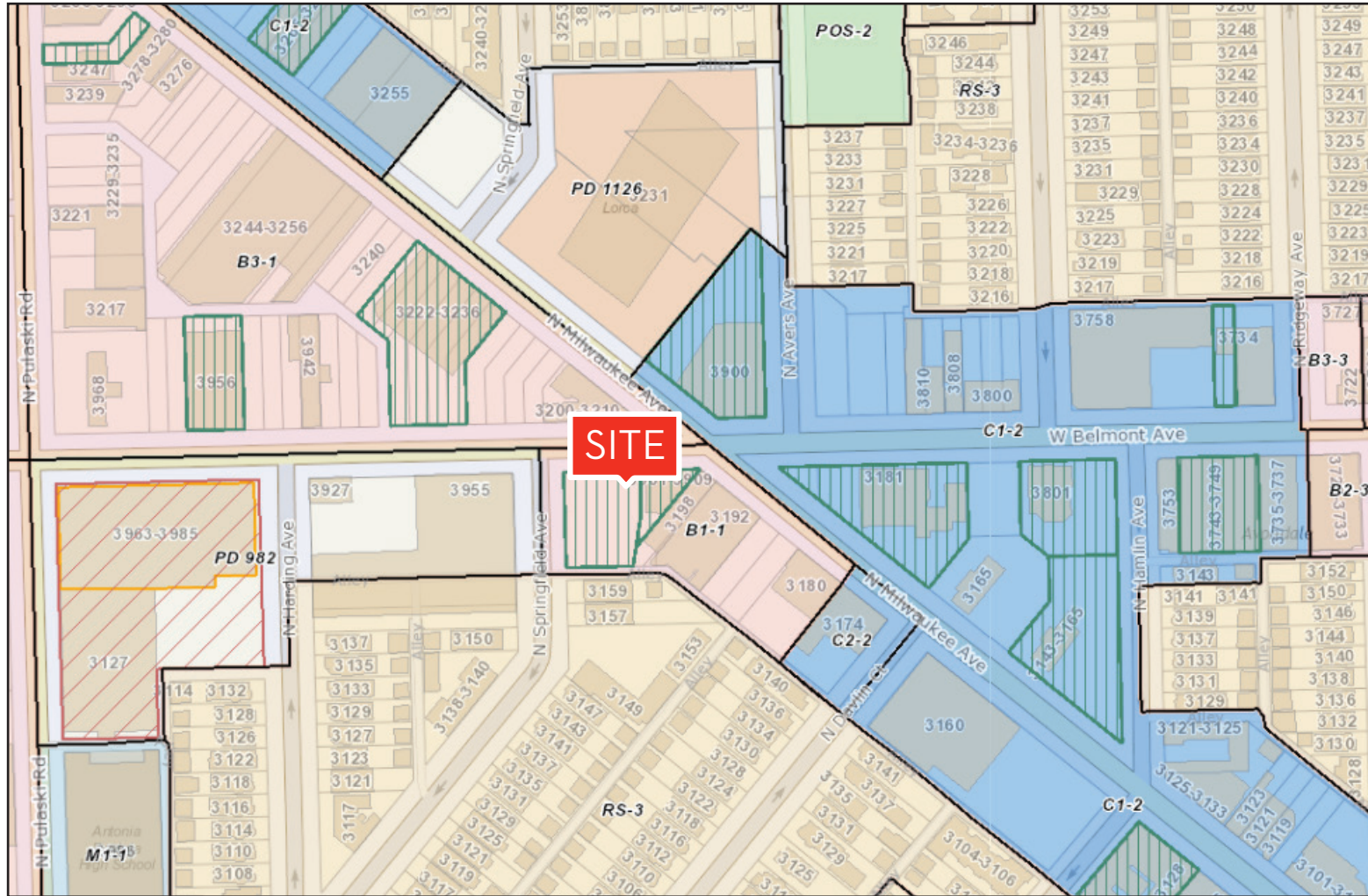
LEGEND

- FIS = FOUND RAILROAD SPIKE
- FIR = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FIR = FOUND IRON BAR
- FPK = FOUND PK. NAIL
- FDC = FOUND CUT CROSS
- FN = FOUND CUT NOTCH
- SIP = SET IRON PIPE
- SCC = SET CUT CROSS
- SPK = SET PK. NAIL
- REC = RECORD INFORMATION
- MEAS = MEASURED INFORMATION
- CALC = CALCULATED INFORMATION
- FC = FENCE CORNER
- TE = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FFD = FINISHED FLOOR GARAGE
- TD = TOP OF CURB
- FL = FLOW LINE
- INV = INVERT
- CONC = CONCRETE
- BT = BITUMINOUS
- CMP = CORRUGATED METAL PIPE
- FRM = FRAME
- BRK = BRICK
- UE = UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PUR&E = PUBLIC UTILITY & DRAINAGE EASEMENT
- FC = FENCE CORNER
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- OH = OVERHAND
- FRM = FRAME
- = IRON PIPE
- + = CUT CROSS
- X = CHAIN-LINK FENCE
- ▬ = WOOD FENCE / PVC FENCE
- = IRON FENCE
- [TR] = TRANSFORMER (PAD)
- [AC] = AIR CONDITIONER
- [G] = GAS METER
- [E] = ELECTRIC METER
- [U] = UTILITY PEDESTAL
- [M] = MANHOLE/CATCHBASIN
- [S] = STORM INLET
- [P] = UTILITY POLE
- [A] = ANCHOR (GUY WIRE)
- [L] = LIGHTPOLE
- [T] = TRAFFIC SIGNAL POLE
- [S] = SIGN
- [M] = MAILBOX

AERIAL SITE MAP



ZONING MAP



AVONDALE TOD OPPORTUNITY

**Milwaukee Avenue Corridor | 12,061 SF site | PIN:
1326102051**

Located along Milwaukee Avenue in Avondale, this 12,061 SG parcel sits on an eligible Bus TOD corridor (Division to Foster), positioning the site to capitalize on Chicago's expanded Transit-Oriented Development incentives.

Current Zoning: B-1

- 4 residential units permitted
- Approx 14,473 SF buildable area

Rezoning & TOD Upside: B-3 with TOD Density & FAR Bonuses (-3 District)

To maximize TOD incentives, rezoning to a -3 district with all ARO units built on-site unlocks:

- Up to 43 units (20% efficiency mix)
- Up to 48,422 SF (includes +1 FAR via reduced MLA)
- 9 ARO units (all on-site)
- 50% paring reduction as-of-right
 - Up to 100% reduction possible via Type 1, PD, or Special Use
 - Administrative adjustment pathway available

Additional Advantages

- No transitional side yard required (public alley on south side)
- Pedestrian Street Standards apply (no curb cuts; active ground floor design)

Why This Site Stands Out

This offering represents a rare opportunity to:

- Increase unit count from 4 units (as-of-right) to potentially 43 units
- Expand buildable area from ~14,473 SF to 48,422 SF
- Capitalize on expanded Bus TOD legislation along Milwaukee Avenue
- Reduce or potentially eliminate parking requirements
- Deliver density in a neighborhood with strong rental and for-sale demand

As Avondale continues to experience reinvestment and multifamily growth, TOD-qualified sites along Milwaukee Avenue are increasingly scarce. This parcel offers a strategic entry point for developers seeking scale, transit access, and long-term value creation within Chicago's evolving zoning framework.

TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Belmont Station (Blue Line)	2 min	13 min	0.6 MI
Addison Station (Blue Line)	3 min	17 min	0.9 MI

COMMUTER RAIL	DRIVE	DISTANCE
Grayland Station Commuter Rail (Milwaukee District North Line)	3 min	1.2 mi
Healy Station Commuter Rail (Milwaukee District North Line)	3 min	1.3 mi

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	19 min	11.4 mi
Chicago Midway International Airport	22 min	11.9 mi

DEMOGRAPHIC INSIGHTS

DEMOGRAPHIC SUMMARY

3911 W Belmont Ave, Chicago, Illinois, 60618
 Ring of 1 mile

KEY FACTS

53,235

Population



22,435

Households

35.1

Median Age

\$66,011

Median Disposable Income

EDUCATION

12%

No High School Diploma



23%

High School Graduate



18%

Some College



46%

Bachelor's/Grad/Prof Degree

INCOME



\$83,401

Median Household Income



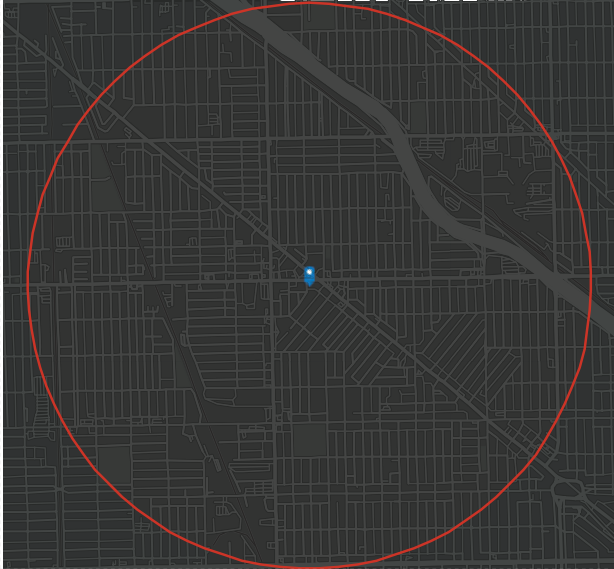
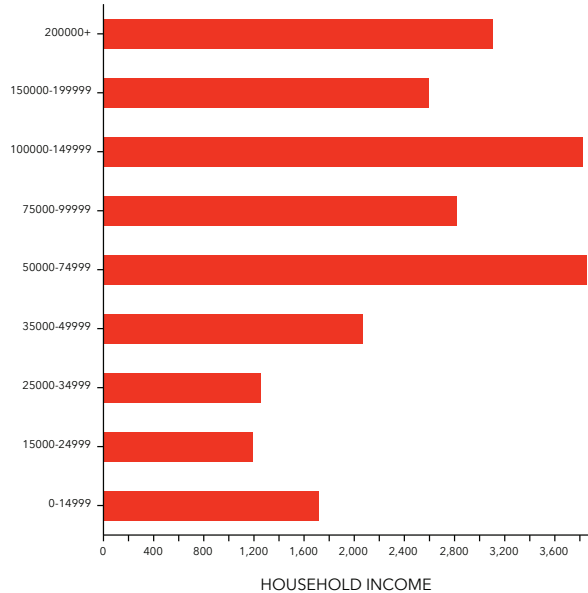
\$48,330

Per Capita Income



\$95,152

Median Net Worth



EMPLOYMENT



66%

White Collar



19%

Blue Collar



17%

Services

4.3%

Unemployment Rate

ABOUT YOUR TEAM



MKISHTOW@JAMESON.COM
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■ MARK KISHTOW

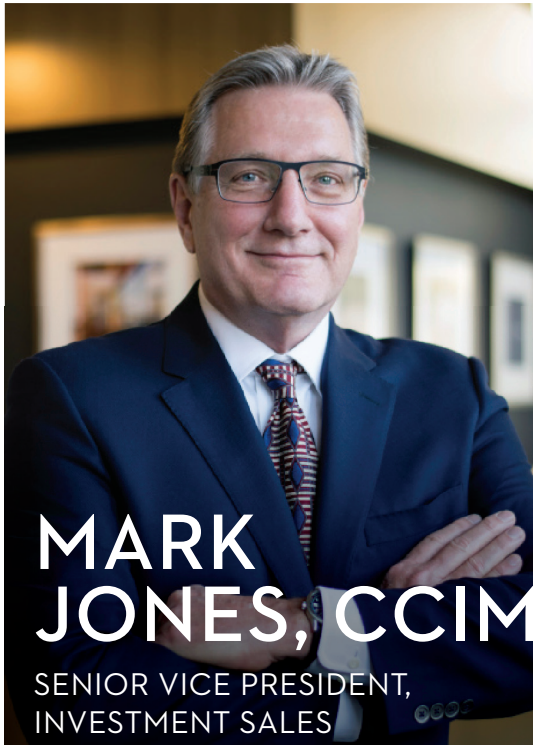
Mark Kishtow specializes in the sale of multifamily and retail investment properties in his position as a Senior Vice President of investment sales with Jameson Commercial Real Estate.

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.



MJONES@JAMESON.COM
312.335.3229

■ 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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