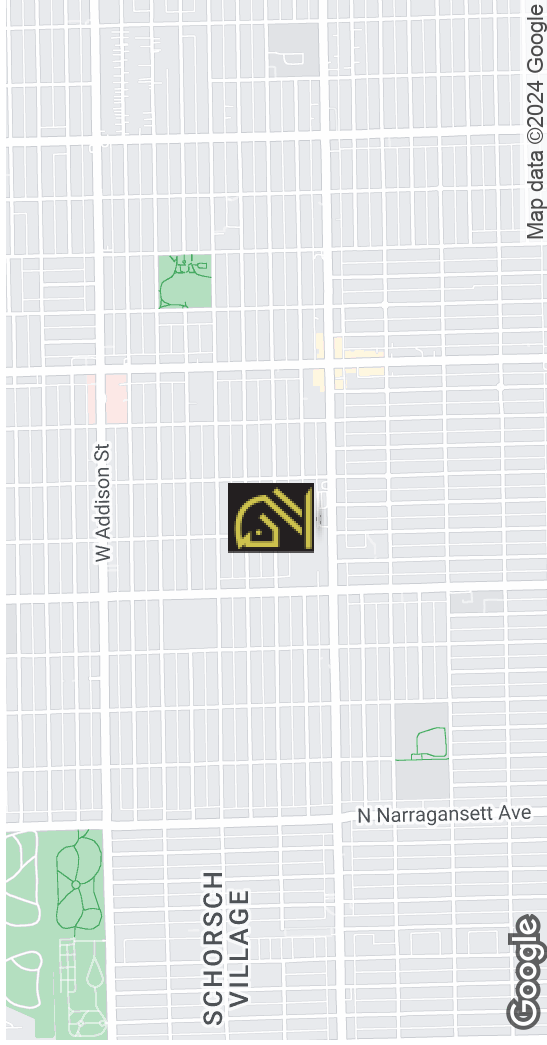
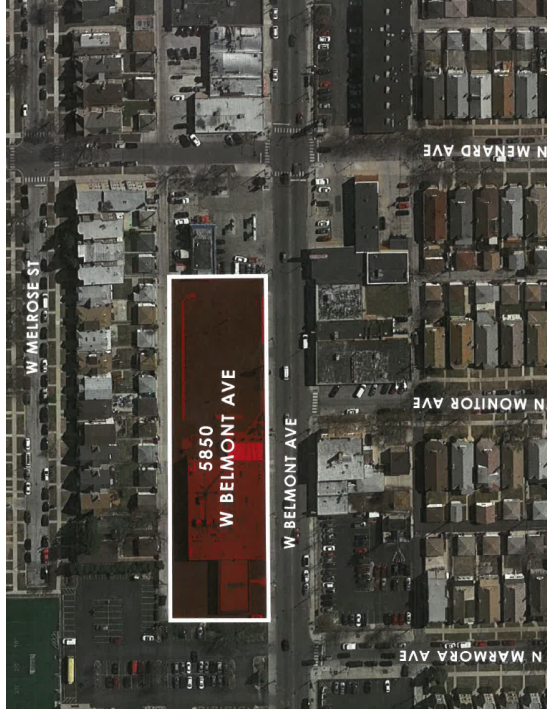


5850 W BELMONT - FORMER BANK BRANCH ON 1.33 ACRES OF LAND

5850 W BELMONT AVENUE, CHICAGO, IL 60634



Map data ©2024 Google

OFFERING SUMMARY

Sale Price:	\$4,499,000
Existing Building Size:	13,330 SF
Lot Size:	1.33 Acres
Price / SF:	\$337.51
Zoning:	B3-1
Market:	Chicago
Traffic Count:	16,500

PROPERTY OVERVIEW

Welcome to a prime redevelopment opportunity presented by Troy Realty! Situated on a spacious 1.3-acre site, this property boasts a 13,330 sq. ft. office building ripe for utilization or complete transformation. Whether you're considering build-to-suit options or exploring ground lease opportunities, this property is primed for growth. Imagine the potential for three to four freestanding retail pad sites in this bustling location. Seize this chance to be part of a thriving community. Inquire within for further details, this is your opportunity to make a mark in a sought-after location!

PROPERTY HIGHLIGHTS

- - Ample on-site parking available
- - Potential for multi-tenant or single-tenant or new construction
- - High traffic counts along Belmont Ave
- - 455 feet of frontage along Belmont Ave
- - Zoned B3-1 for versatile use

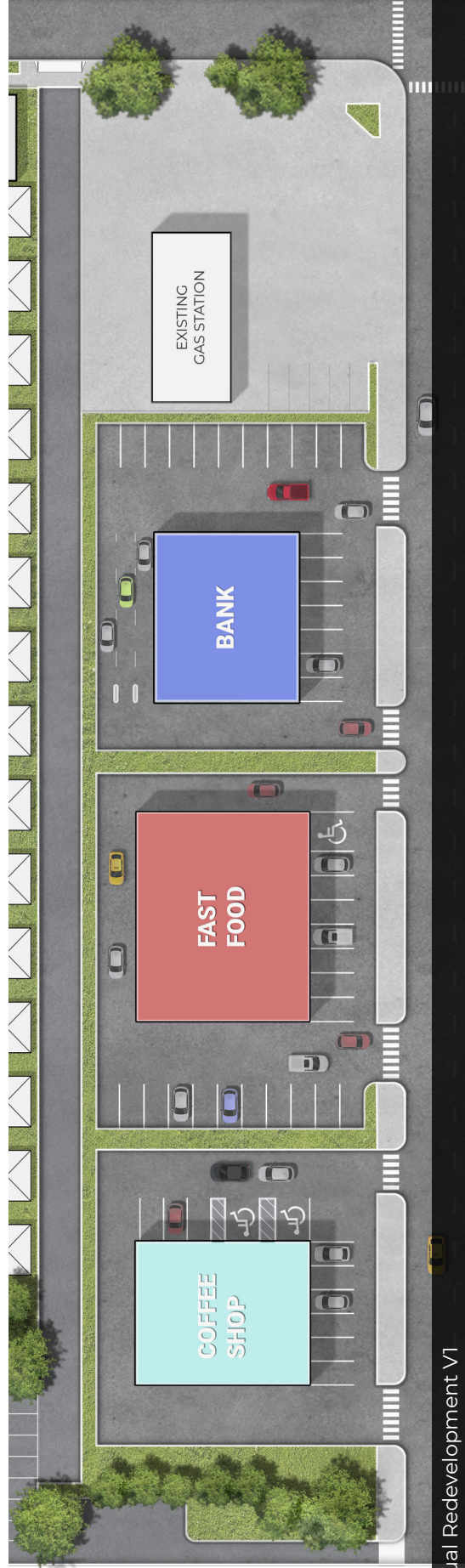
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Existing Building and Site

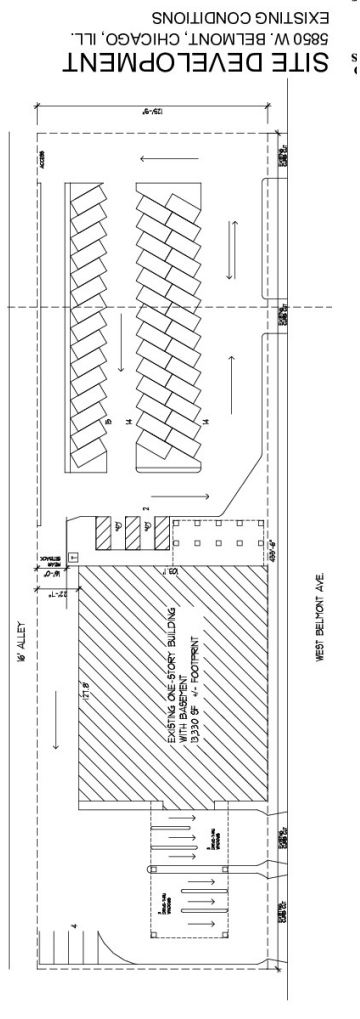
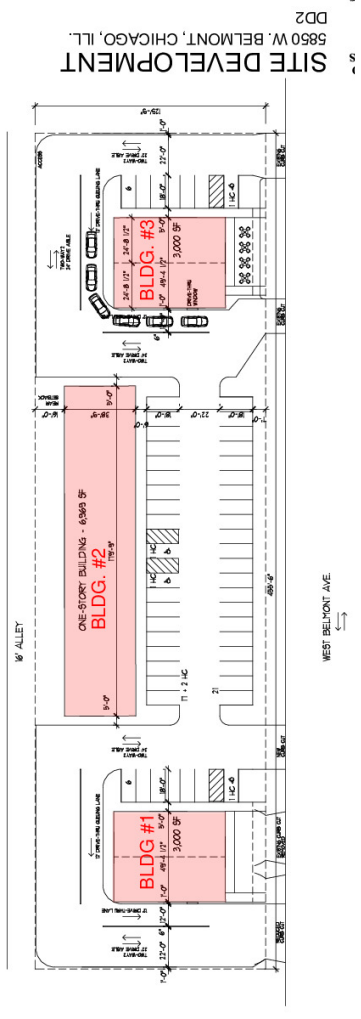
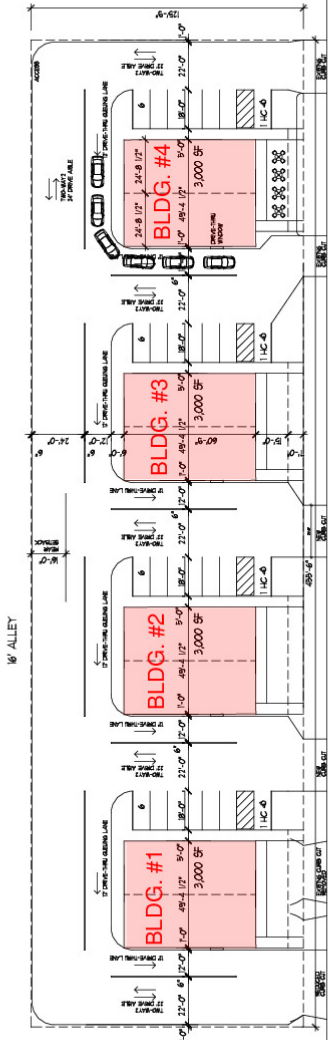


Conceptual Redevelopment V1

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DEVELOPMENT OPPORTUNITIES

The first image tantalizes with a glimpse into the potential of this site, showcasing a conceptual site plan consisting of four retail spaces. Picture the vibrancy and convenience these new establishments would bring, complete with the possibility of drive-thrus for added customer ease and efficiency. This innovative design opens doors to a myriad of business opportunities, from cozy cafes to bustling quick-service restaurants.

In the second image, three distinct retail buildings come to life. The leftmost building offers a spacious retail pad. The central building steals the show, featuring a long, rectangular layout. With its one-story design, this expansive space not only invites flagship stores and multipurpose venues but also boasts ample parking for customers. Imagine the convenience of easy access and plentiful parking, making it an ideal destination for shoppers and businesses alike. As a mirror to the far left space, the building on the right adds symmetry to this dynamic retail landscape, promising a harmonious blend of functionality and style, designed with the possibility of a drive-thru for those seeking on-the-go convenience.

The final photo provides a current overview of the entire site with its existing conditions, emphasizing its prime location within this exciting redevelopment project. Explore the potential of this dynamic space, where imagination meets opportunity!

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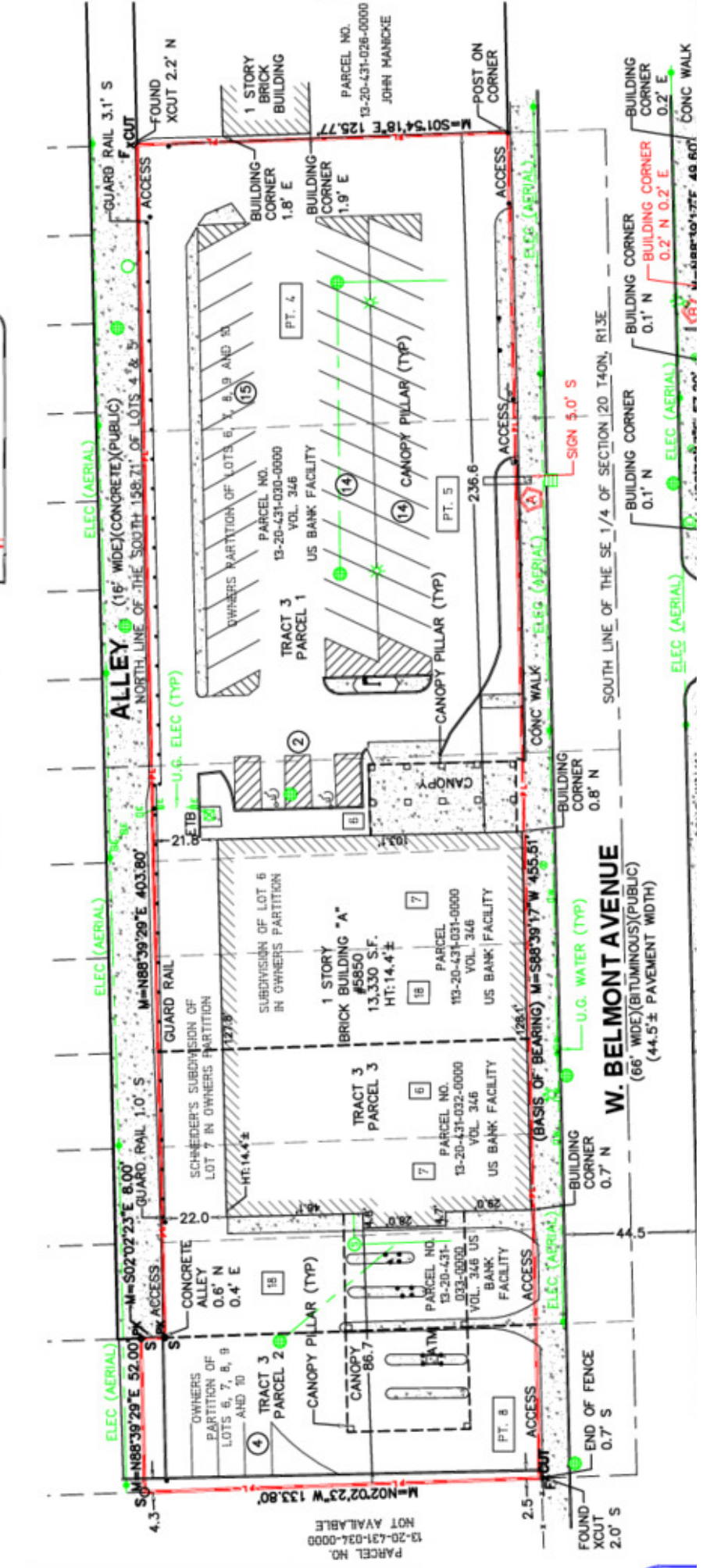
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EXISTING SURVEY

5850 W BELMONT AVENUE, CHICAGO, IL 60634



19 SURVEY DRAWING



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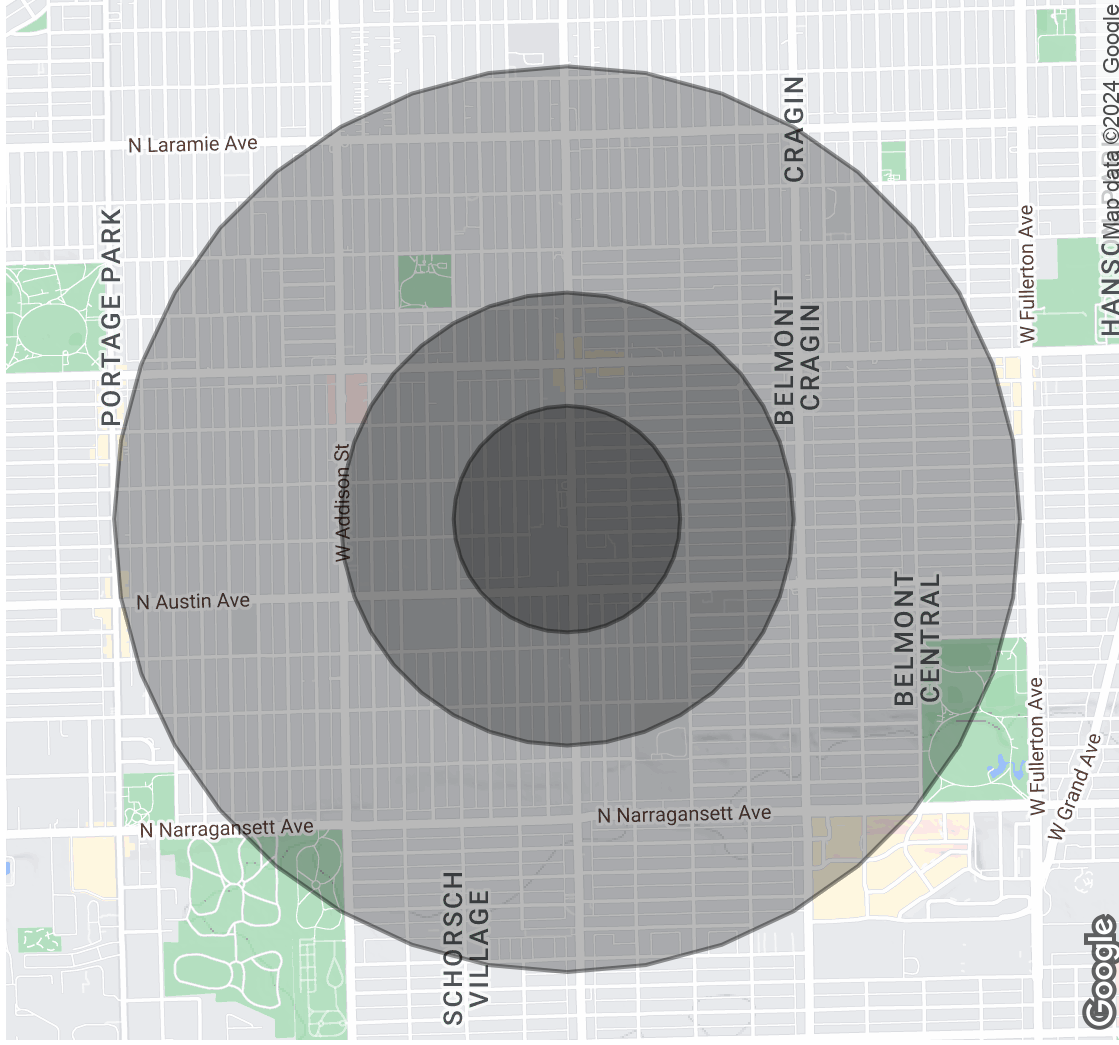


TROY COMMERCIAL
 REAL ESTATE LTD.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,834	13,225	57,808
Average Age	39.9	37.6	37.5
Average Age (Male)	41.5	38.2	38.1
Average Age (Female)	39.9	38.5	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,072	4,518	19,479
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$67,490	\$75,155	\$75,346
Average House Value	\$287,491	\$284,433	\$278,763

* Demographic data derived from 2020 ACS - US Census



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