



JAMESON.

OFFERING  
MEMORANDUM

94' x 125'  
Lot size: 11,813 SF

5357 W. ADDISON ST

CHICAGO, IL

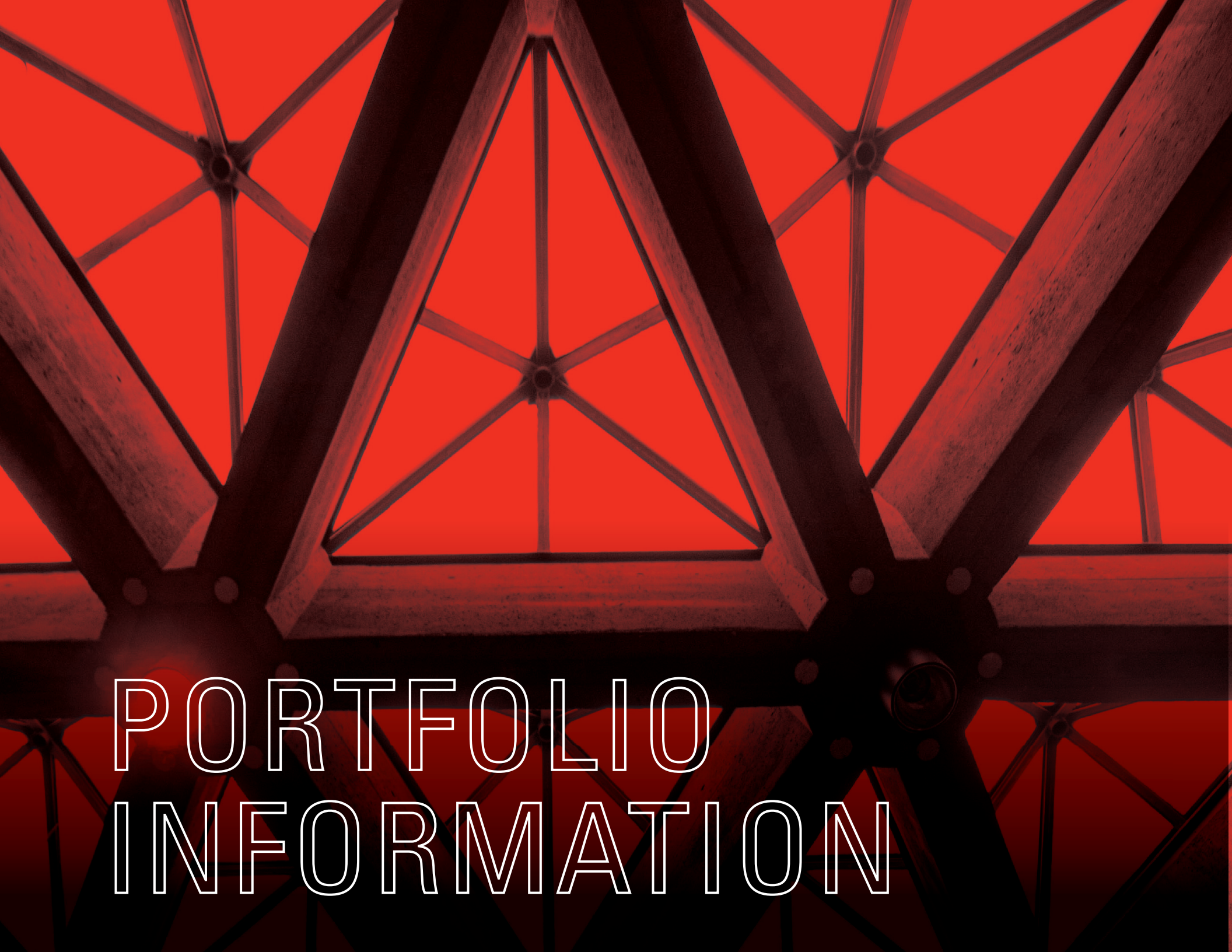
MATT LEUTHEUSER

VP, SALES

[MLeutheuser@jameson.com](mailto:MLeutheuser@jameson.com)

(773) 531.1867





# PORTFOLIO INFORMATION

# EXECUTIVE SUMMARY

Excellent opportunity to acquire approximately 11,813 SF of vacant land situated on a hard corner at Addison & Long in the vibrant Portage Park neighborhood. This B1-1 zoned site spans 94' x 125' and offers exceptional flexibility for retail, mixed-use, or boutique residential development. Up-zoning to B2-2 currently underway with aldermanic support. The location benefits from strong traffic counts, excellent visibility. This site offers endless potential for commercial or residential redevelopment in one of Chicago's most dynamic Northwest Side neighborhoods.

**SALE PRICE:** ..... \$450,000

**RE TAXES:** ..... \$4,462 (2023)

**ZONING:** ..... B1-1

**LOT SIZE:** ..... 11,813 SF





# SURVEY

## BOUNDARY AND TOPOGRAPHIC SURVEY

### LEGAL DESCRIPTION:

LOTS 4, 5, AND 6 IN BLOCK 1 IN HOFFMANN'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### BENCHMARK INFORMATION

#### SOURCE BENCHMARK

CITY OF CHICAGO BENCHMARK #221  
WGS 84 BENCHMARK VAULT AT THE SOUTHEAST CORNER OF N. MARIONA  
AVE. AND W. EDDY ST.  
SHOWN HEREON.  
ELEVATION = 40.88 C.G.D. (MEASURED AT 6/15/86 BY 950221)

#### SITE BENCHMARK

CROSS CUT IN CONCRETE WALK AT NW CORNER OF PROPERTY,  
SHOWN HEREON.  
ELEVATION = 36.45 C.G.D.

### ABBREVIATIONS

HDPE = HIGH DENSITY POLYETHYLENE  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLYVINYLCHLORIDE PIPE  
CMP = CORRUGATED METAL PIPE  
VCP = VITRIFIED CLAY PIPE  
BVI = INVERT  
TCL = TOP OF CURB  
FL = FLOW LINE  
FE = FLOOR ELEVATION  
TF = TOP OF FOUNDATION  
CHB = CHORD BEARING  
EIP = ELECTRIC IRON PIPE  
FIS = FULL ROAD SPIKE  
P.O.B. = POINT OF BEGINNING

### LINE LEGEND

— BOUNDARY LINE  
- - - LOT LINE  
- - - SETBACK LINE  
- - - EASEMENT LINE

### LEGEND

① SURVEY MANHOLE  
② SURVEY CATCH BASIN  
③ STORM MANHOLE  
④ STORM CATCH BASIN  
⑤ STORM INLET  
⑥ STORM CATCHMENT  
⑦ FLOOD DISCHARGE  
⑧ TRANSFORMER  
⑨ ELECTRICAL BOX  
⑩ CABLE CLOSURE  
⑪ BUSBAR  
⑫ TRAFFIC CONTROL BOX  
⑬ ELECTRIC MANHOLE  
⑭ COMMUNICATIONS MANHOLE  
⑮ TELEPHONE MANHOLE  
⑯ ELECTRIC METER  
⑰ GAS METER  
⑱ GAS VALVE  
⑲ GAS VALVE  
⑳ WATER VALVE  
㉑ WATER VALVE  
㉒ FUEL TANK  
㉓ FUEL TANK  
㉔ FUEL TANK  
㉕ FUEL TANK  
㉖ FUEL TANK  
㉗ FUEL TANK  
㉘ FUEL TANK  
㉙ FUEL TANK  
㉚ FUEL TANK  
㉛ FUEL TANK  
㉜ FUEL TANK  
㉝ FUEL TANK  
㉞ FUEL TANK  
㉟ FUEL TANK  
㊱ FUEL TANK  
㊲ FUEL TANK  
㊳ FUEL TANK  
㊴ FUEL TANK  
㊵ FUEL TANK  
㊶ FUEL TANK  
㊷ FUEL TANK  
㊸ FUEL TANK  
㊹ FUEL TANK  
㊺ FUEL TANK  
㊻ FUEL TANK  
㊼ FUEL TANK  
㊽ FUEL TANK  
㊾ FUEL TANK  
㊿ FUEL TANK  
① SURVEY MANHOLE  
② SURVEY CATCH BASIN  
③ STORM MANHOLE  
④ STORM CATCH BASIN  
⑤ STORM INLET  
⑥ STORM CATCHMENT  
⑦ FLOOD DISCHARGE  
⑧ TRANSFORMER  
⑨ ELECTRICAL BOX  
⑩ CABLE CLOSURE  
⑪ BUSBAR  
⑫ TRAFFIC CONTROL BOX  
⑬ ELECTRIC MANHOLE  
⑭ COMMUNICATIONS MANHOLE  
⑮ TELEPHONE MANHOLE  
⑯ ELECTRIC METER  
⑰ GAS METER  
⑱ GAS VALVE  
⑲ GAS VALVE  
⑳ WATER VALVE  
㉑ WATER VALVE  
㉒ FUEL TANK  
㉓ FUEL TANK  
㉔ FUEL TANK  
㉕ FUEL TANK  
㉖ FUEL TANK  
㉗ FUEL TANK  
㉘ FUEL TANK  
㉙ FUEL TANK  
㉚ FUEL TANK  
㉛ FUEL TANK  
㉜ FUEL TANK  
㉝ FUEL TANK  
㉞ FUEL TANK  
㉟ FUEL TANK  
㊱ FUEL TANK  
㊲ FUEL TANK  
㊳ FUEL TANK  
㊴ FUEL TANK  
㊵ FUEL TANK  
㊶ FUEL TANK  
㊷ FUEL TANK  
㊸ FUEL TANK  
㊹ FUEL TANK  
㊺ FUEL TANK  
㊻ FUEL TANK  
㊼ FUEL TANK  
㊽ FUEL TANK  
㊾ FUEL TANK  
㊿ FUEL TANK

### BOUNDARY AND TOPOGRAPHIC SURVEY

#### LOCATION

5357-5359 W. ADDISON STREET  
CHICAGO, ILLINOIS

#### PREPARED FOR:

GSA PROPERTY GROUP LLC  
2011 N. ELSTON ST.  
CHICAGO, IL 60641  
PHONE: (773) 462-5499

#### WEBSTER, McGRATH AND AHLBERG, LTD.

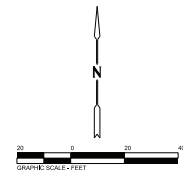
Surveyors - Civil Engineers - Associate Architects  
Offer a Continuity of Service to our Clients  
207 South LaSalle Street, Suite 1000 Chicago, IL 60604  
PH: (312) 467-1000 FAX: (312) 467-1001  
www.wma-surveyors.com

DATE: 03/11/2021 SCALE: 1"=20'

FILE NO. 44216 CB 050000 CB 030000

FILE NO. COOK CO. 21445-13 TOPO SHEET 1 of 1

3/18/2021 2:00:25 PM



### BASIS OF BEARING

ILLINOIS STATE PLANE EAST ZONE AS DETERMINED  
BY KANA CO. REAL-NET RTK CORS NETWORK

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF DUKESEN

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR  
BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 20\_\_



WEBSTER, McGRATH AND AHLBERG, LTD.

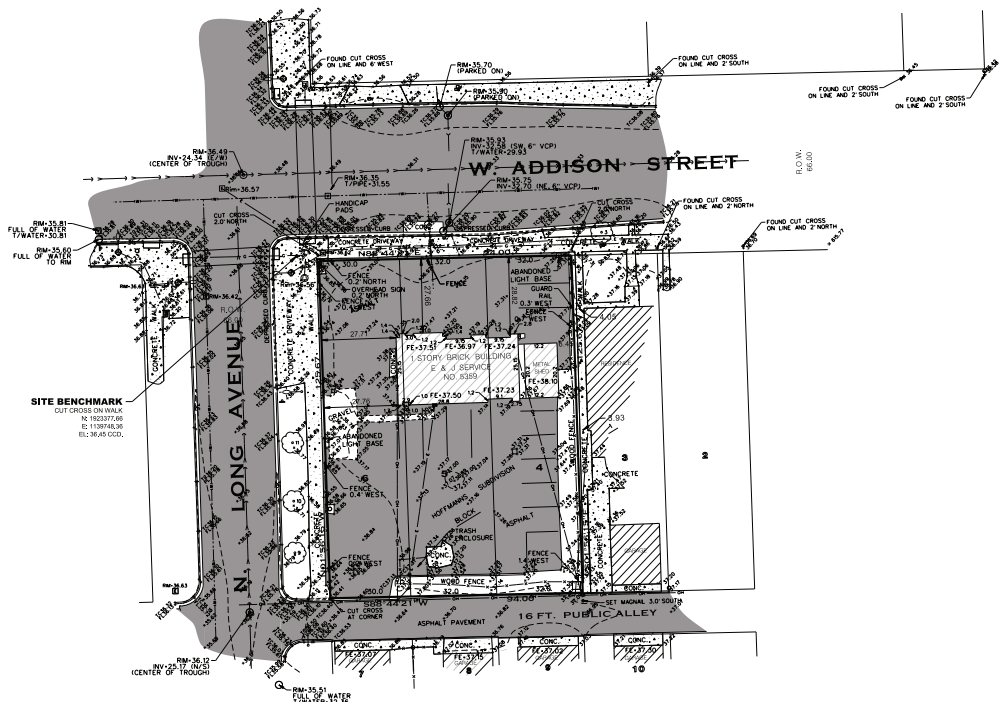
By: *Joel C. Vetter*

ILLINOIS LAND SURVEYOR NO. \_\_\_\_  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022  
207 S. MARIONA STREET  
WHEATON, ILLINOIS 60187  
(815) 688-7003

### UTILITY INFORMATION

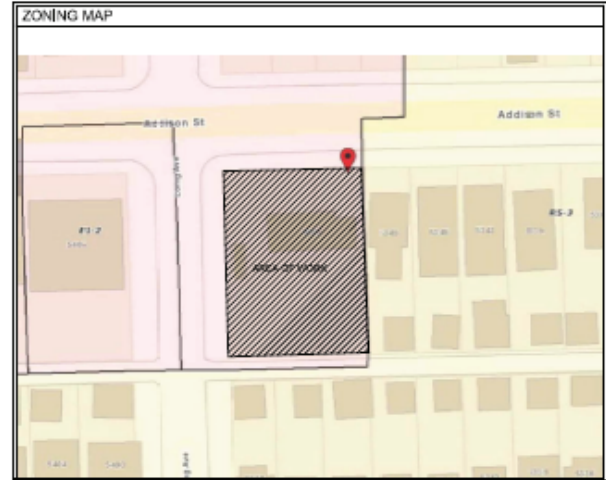
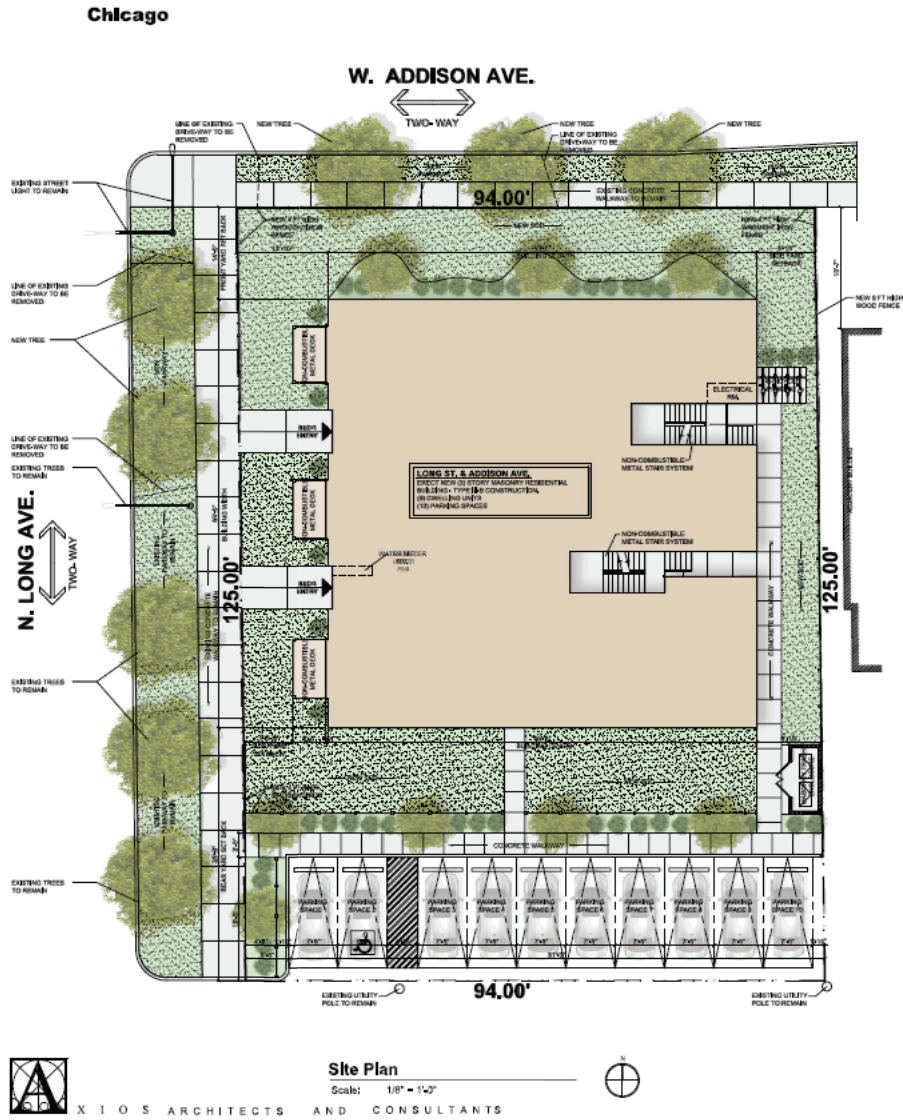
AN OUC UTILITY REQUEST WAS ORDERED BY THE SURVEYOR ON  
MARCH 10, 2021. THE SURVEYOR HAS NOT RECEIVED THE MAPS FROM  
THE CITY OF CHICAGO. THE SURVEY WILL BE UPDATED ONCE THE  
MAPS ARE RECEIVED.

UTILITIES SHOWN HEREON ARE FROM ABOVE-GROUND  
OBSERVATIONS, MANHOLE INSPECTIONS AND ATLAS PROVIDED TO  
THE SURVEYOR AND MAY NOT DEPICT ALL EXISTING UNDERGROUND  
INSTALLATIONS.





# SITE PLAN (CONCEPT ONLY BASED ON B2-2 ZONING)



ZONING DATA - 5351-57 W. Addison St.	
Address	5351-57 WEST ADDISON ST.
Lot Area	84'-0" x 120'-0" = 10,080 SQ.Ft.
Lot Area	11,760 SQ.Ft.
Existing Zoning District	R1-1
Proposed Zoning District	R1-2
Minimum Lot Area per Dwelling Unit	1,900 sq.ft. per dwelling Unit
Maximum Number of Dwelling Units	11,760/1,900 = 6.1889473684211
Proposed Number of Dwelling Units	6 Dwellings (6.1889473684211)
House Area Ratio (HAR)	2.2 (Max Ratio)
Maximum Allowable Floor Area	22.2 x 11,760 = 261,072
Maximum Building Height	45'-0"
Proposed Building Height	22'-0"
Proposed Floor Area	
First Floor	4,955.74 SQ.Ft.
Second Floor	4,955.74 SQ.Ft.
Third Floor	4,955.74 SQ.Ft.
Total	13,867.24 SQ.Ft.
Actual FAR	13,867.24 / 11,760 = 1.18
Required Yards	
Front Yard Setback (West)	36% of 18'-0" = 6'-4 3/4"
Side Yard Setback (East)	18% of 84'-0" = 15'-1 1/2"
Side Yard Setback (West)	3% of 84'-0" = 2'-5 1/4"
Rear Yard Setback (Rear)	36'-0"
Proposed Yards	
Front Yard Setback (West)	15'-0"
Side Yard Setback (East)	3'-0"
Side Yard Setback (West)	7'-0 1/2"
Rear Yard Setback (Rear)	41'-0"
Required Parking	
Required Parking	9 parking spaces
Proposed Parking	18 parking spaces
Bicycle Parking	
Required	1 per 2 Autos with 2 Units = 6
Proposed	5 Bicycle parking

# RENDER (CONCEPT ONLY BASED ON B2-2 ZONING)

## Long Ave. & Addison St. Development

Chicago

Illinois



RENDERING LOOKING EAST



# PHOTOGRAPHY





# PHOTOGRAPHY





# PHOTOGRAPHY

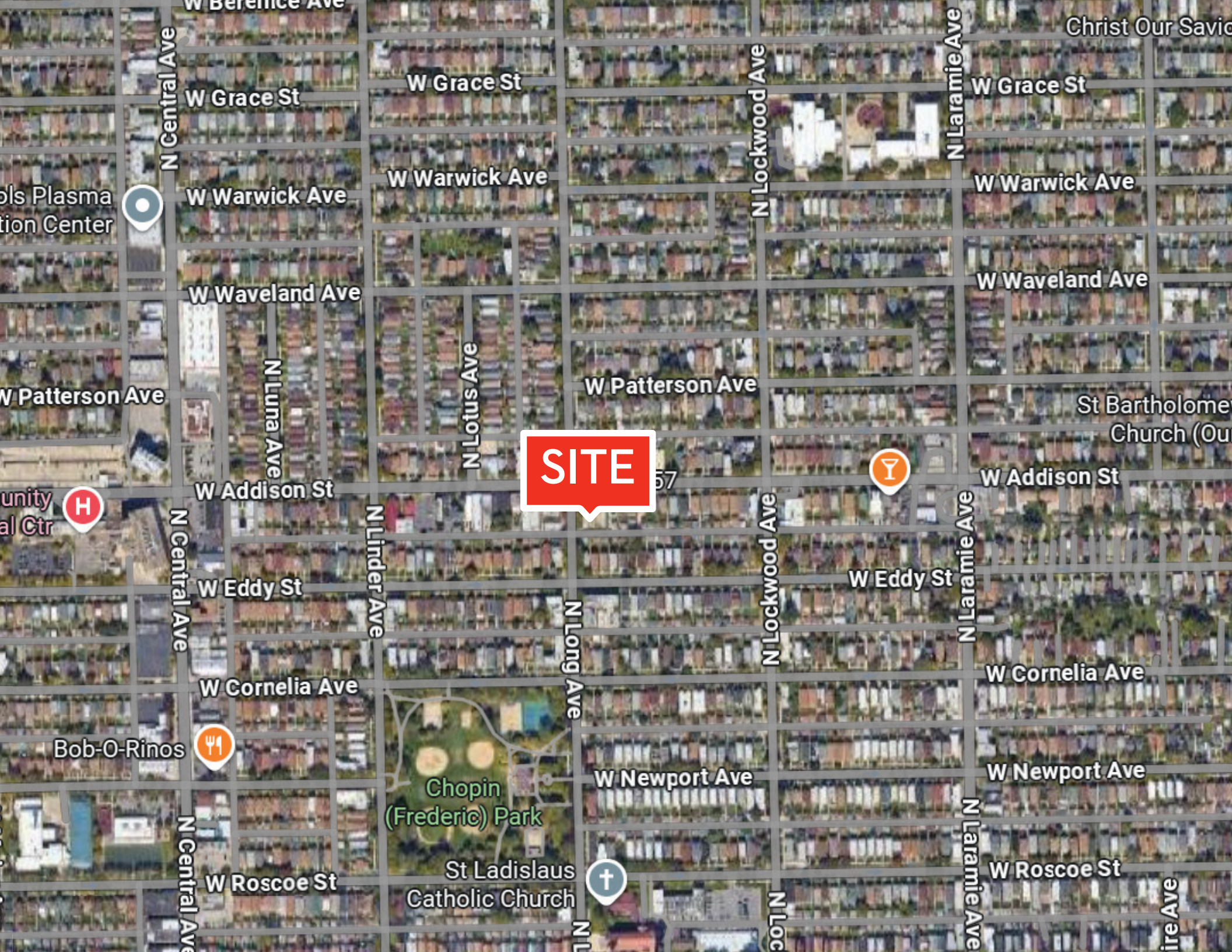






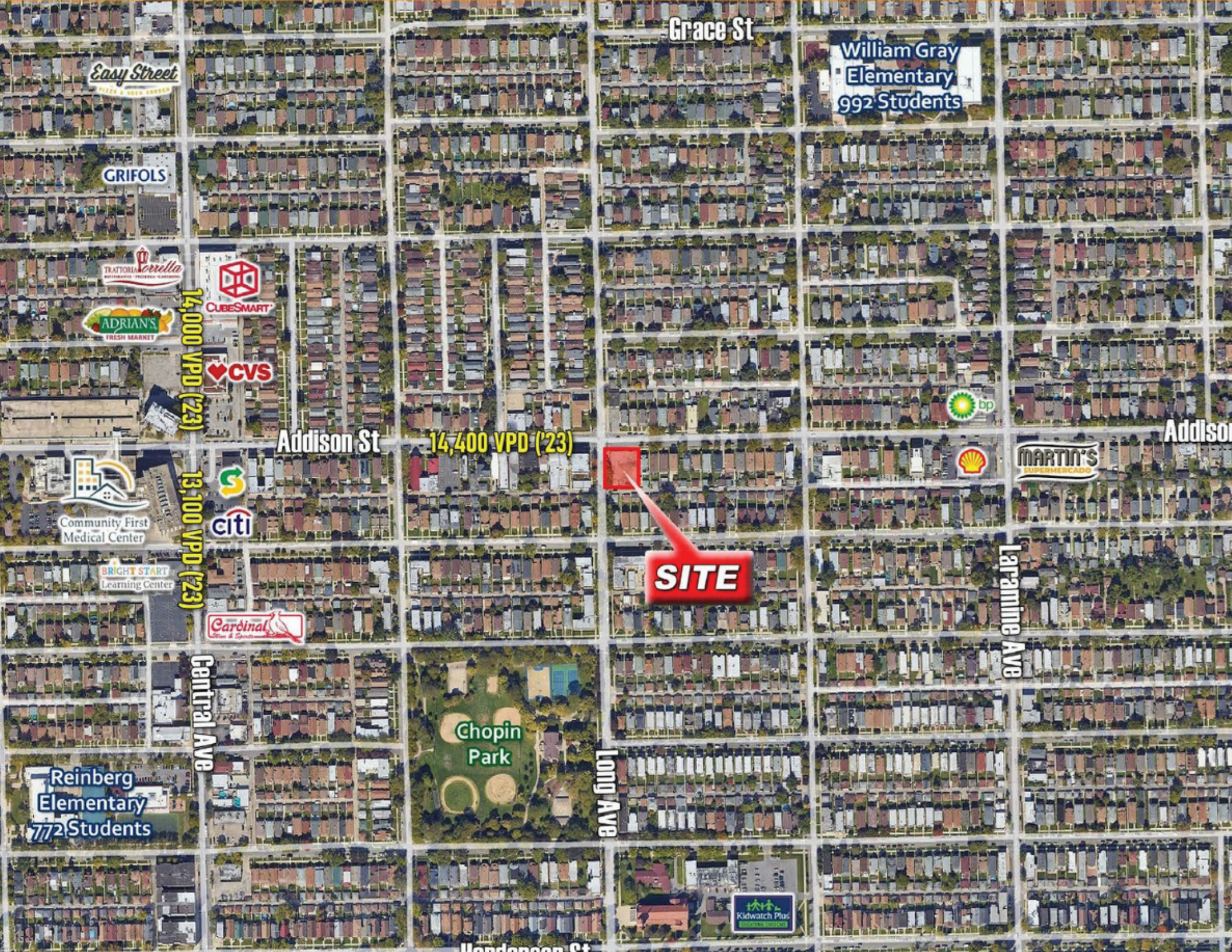
# LOCATION INFORMATION





SITE





Grace St

William Gray  
Elementary  
992 Students

Easy Street  
PIZZA & SUBS

GRIFOLS

TRATTORIA *Scirella*  
RESTAURANTE ITALIANA • CATERING

ADRIAN'S  
FRESH MARKET

14,000 VPD (23)

CUBESMART

CVS

Addison St

14,400 VPD (23)

Community First  
Medical Center

13,100 VPD (23)

citi

BRIGHT START  
Learning Center

Cardinal  
Wine & Spirits

Central Ave

Reinberg  
Elementary  
772 Students

Chopin  
Park

Long Ave

SITE

Laramie Ave

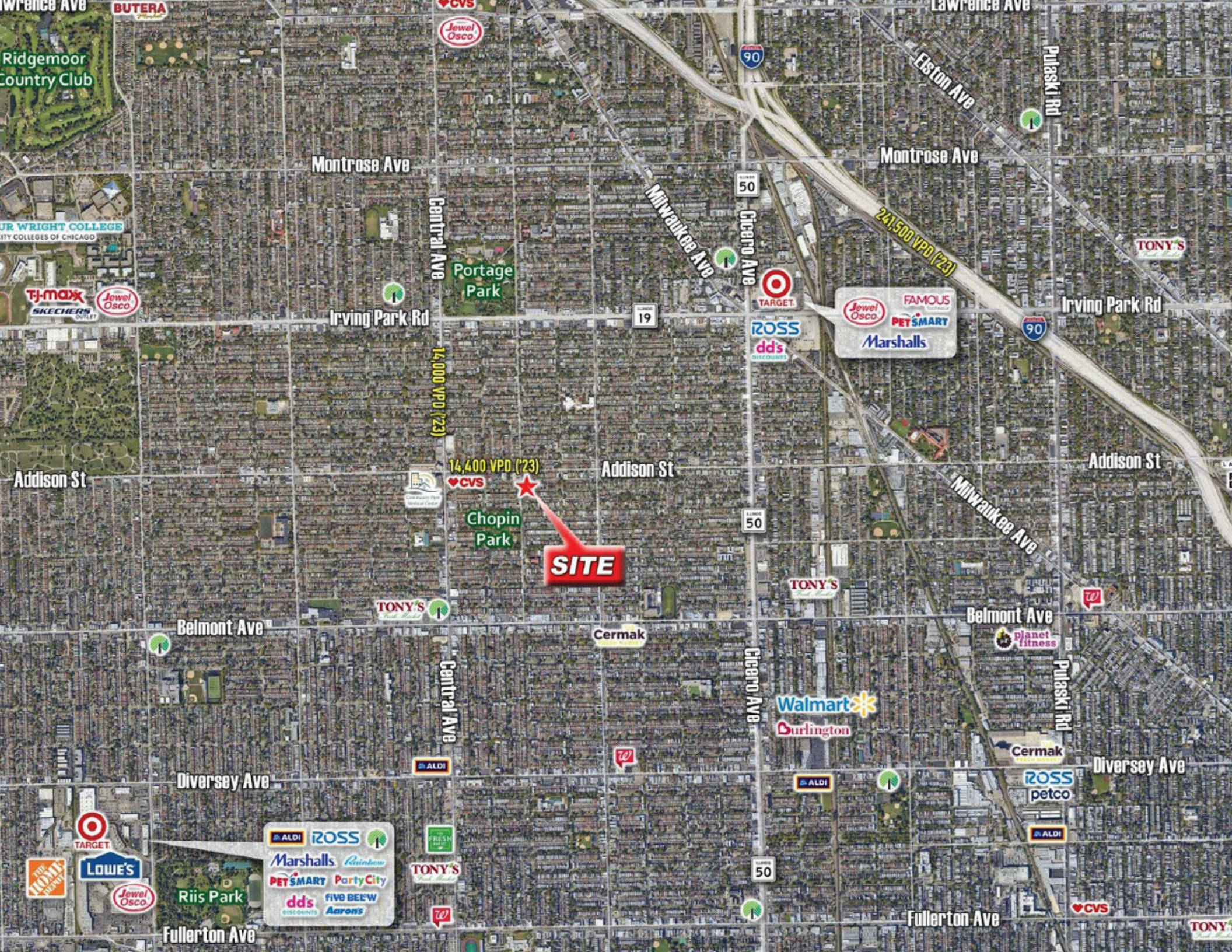
MARTIN'S  
SUPERMERCADO

Addison

Kidwatch Plus  
ELECTRONICS

Wendover St





**SITE**

14,400 VPD (23)

14,000 VPD (23)

241,500 VPD (23)



# TRANSPORTATION HIGHLIGHTS

## TRANSIT/SUBWAY

	WALK	DISTANCE
Mayfair Station (Metra - Milwaukee District North Line)	20 min	1 mi
Irving Park Station (Metra - Union Pacific Northwest Line)	15 min	0.8 mi
Addison Station (CTA Blue Line)	30 min	1.4 mi
Addison Station (CTA Red Line)	30 min	1.5 mi

## COMMUTER RAIL

	DRIVE	DISTANCE
Irving Park Station ( <i>UP-NW Line</i> )	11 min	.8 mi
Mayfair Station ( <i>Milwaukee District North Line</i> )	11 min	1 mi

## AIRPORT

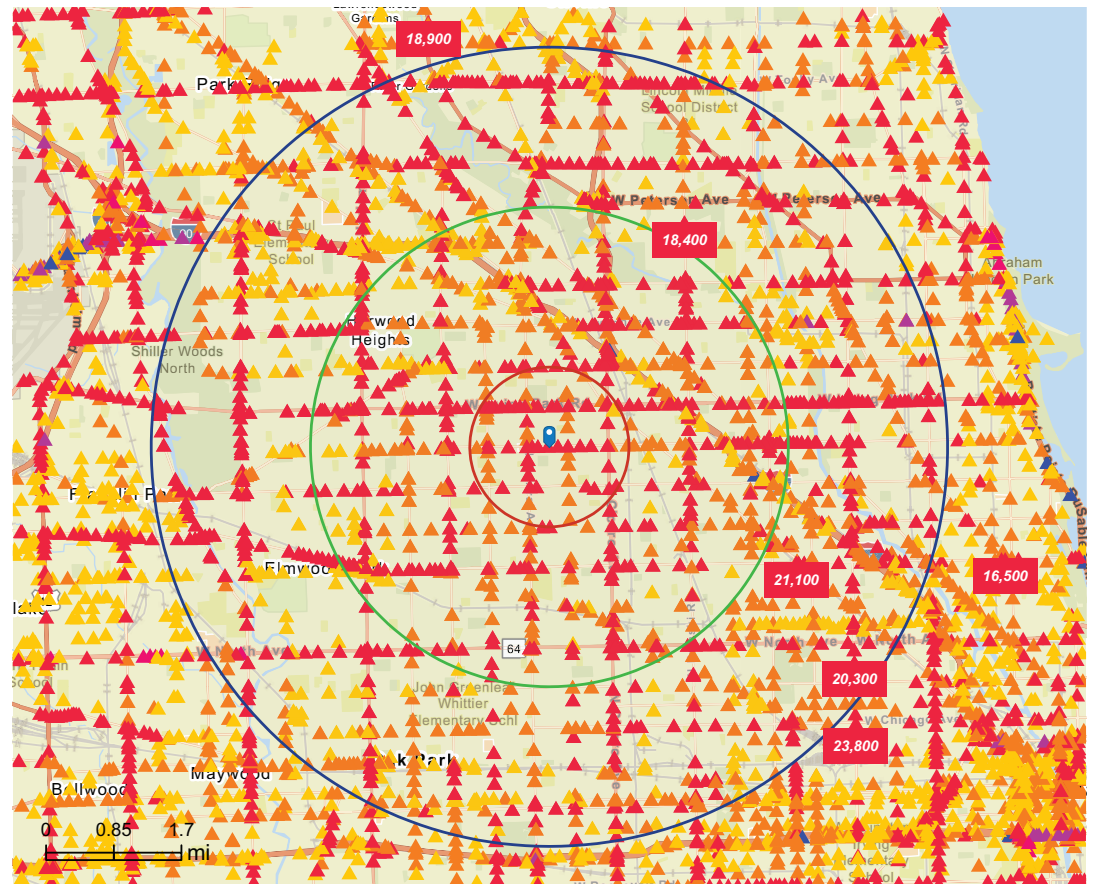
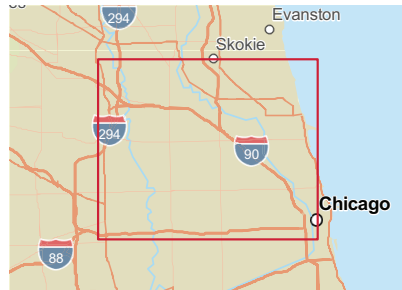
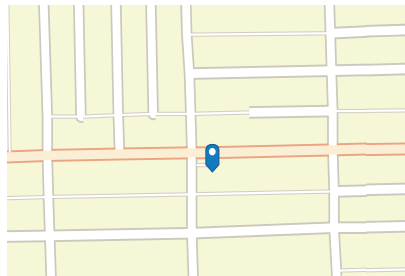
	DRIVE	DISTANCE
Chicago O'Hare International Airport	20 min	11 mi
Chicago Midway International Airport	25 min	20 mi



# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

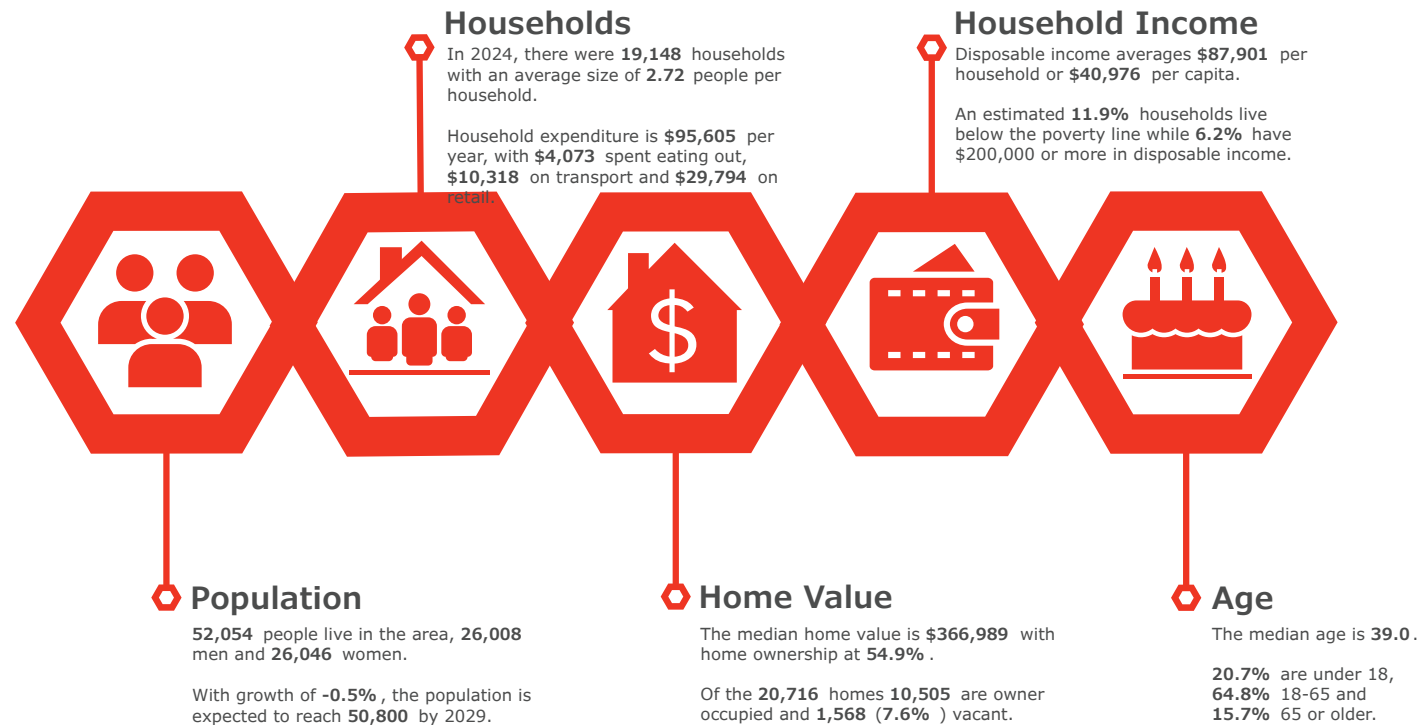




# MARKET INFORMATION



# DEMOGRAPHICS



[Source](#) : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2025, 2019-2023, 2030.



# CHICAGOLAND MARKET DATA

**9.5 MILLION+**

population - 3rd largest  
in the United States

**3RD LARGEST**

gross metropolitan product  
exceeding \$680 BN

**4.5 MILLION+**

employees-3rd largest  
labor pool in the U.S.

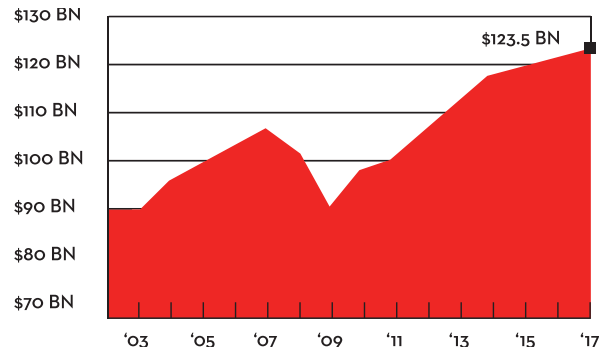
## THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

### CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



**12%**  
**DIVERSIFIED**  
**WORKFORCE**

the largest portion  
of the workforce  
employed by any  
single industry

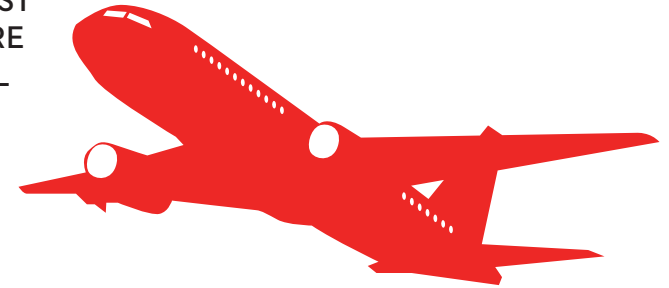
## EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST**  
**AIRPORT: O'HARE**  
**INTERNATIONAL**  
**AIRPORT**

79,828,183  
passengers

903,000  
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF**  
**BIKE LANES**

2nd highest percentage  
of commuters riding their  
bikes to work

**714K**

people with bachelor's degrees or  
greater live in the City of Chicago



**145K**

annual graduates from 138 degrees-  
granting colleges & universities



## CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

**8,200+ RESTAURANTS**

26 Michelin-Starred  
40 James Beard Awards

**167+ BREWERIES & DISTILLERIES**

more than any other city in  
the United States

### WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



**CHICAGO WHITE SOX**  
3 World series



**CHICAGO CUBS**  
3 World series



**CHICAGO BEAR**  
9 Championships



**CHICAGO BLACKHAWKS**  
9 Stanley Cups



**CHICAGO BULLS**  
6 NBA Championships

# SUBMARKET OVERVIEW

Owning a mixed-use property in Chicago's Portage Park neighborhood offers strong benefits due to its established location and vibrant community character. Portage Park is a well-regarded area, known for its mix of residential, retail, and recreational spaces, anchored by the iconic Six Corners commercial node and the neighborhood's namesake park. The area attracts a diverse, family-oriented population and provides convenient access to public transportation, local schools, and a variety of shops, restaurants, and community amenities. This combination of stability, accessibility, and neighborhood identity supports consistent demand for both residential and commercial rentals, making Portage Park an appealing investment opportunity for property owners seeking long-term growth and steady returns.





# ADDITIONAL INFORMATION



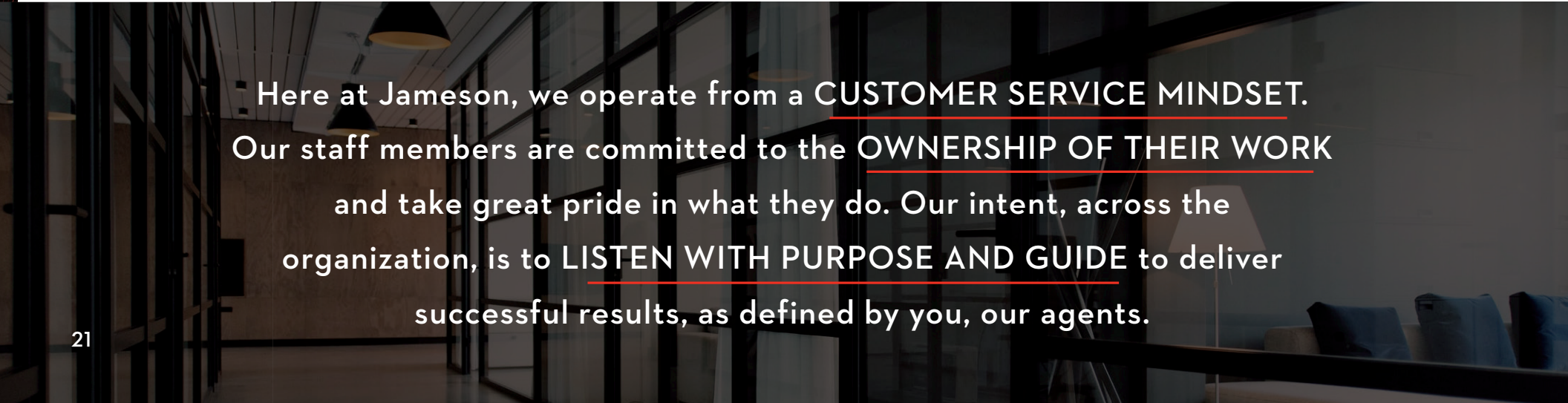
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.



# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

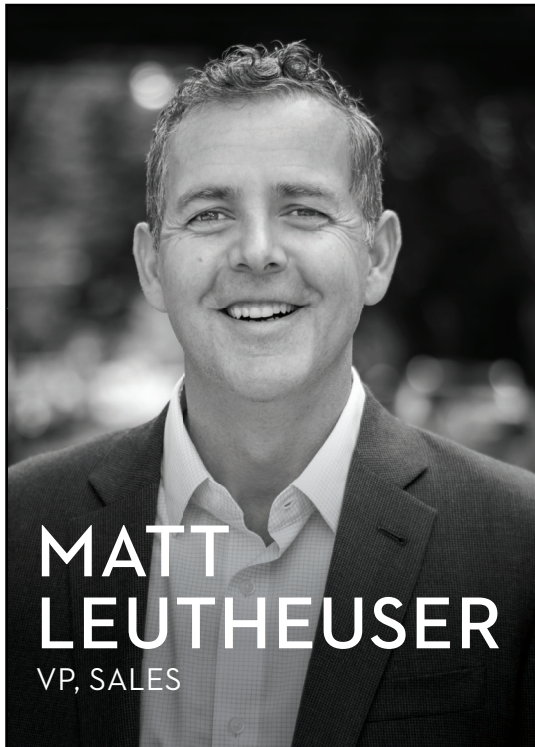
7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.



# ABOUT YOUR BROKER



MLEUTHEUSER  
@JAMESON.COM  
(773) 531-1867

## ■ ABOUT MATT

Matt Leutheuser has been a preeminent player in the Chicago real estate community for more than fifteen years, developing a proven track record in a wide range of real estate transactions. With experience representing buyers, sellers, developers and investors across the Chicago real estate market, Matt provides his clients with exclusive insight regarding the state of the market and guides his clients seamlessly through every step of the real estate process.

Due to his deep relationships with Chicago's foremost real estate investors and developers, Matt offers a broad view of the market and often has his finger on the pulse of new projects and opportunities before they become public. With more than \$250 million in sales, Matt's dedication to excellence in each transaction has created lasting relationships among clients who appreciate his market knowledge and ability to create favorable outcomes. Matt is recognized as a leader among industry peers and is consistently recognized for sales in the top 1% of his company as well as one of the city's top producers by the Chicago Association of Realtors.

Matt currently lives in Chicago's Lakeview neighborhood with his wife and two children. If you are looking to purchase or sell a property or would like general information on the current Chicago real estate market, Matt welcomes the opportunity to assist you.





JAMESON.

**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

[JAMESONCOMMERCIAL.COM](http://JAMESONCOMMERCIAL.COM)