



JAMESON.

OFFERING
MEMORANDUM

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

5357 W. ADDISON ST

CHICAGO, IL

MATT LEUTHEUSER

VP, SALES

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(773) 531.1867



PORTFOLIO INFORMATION

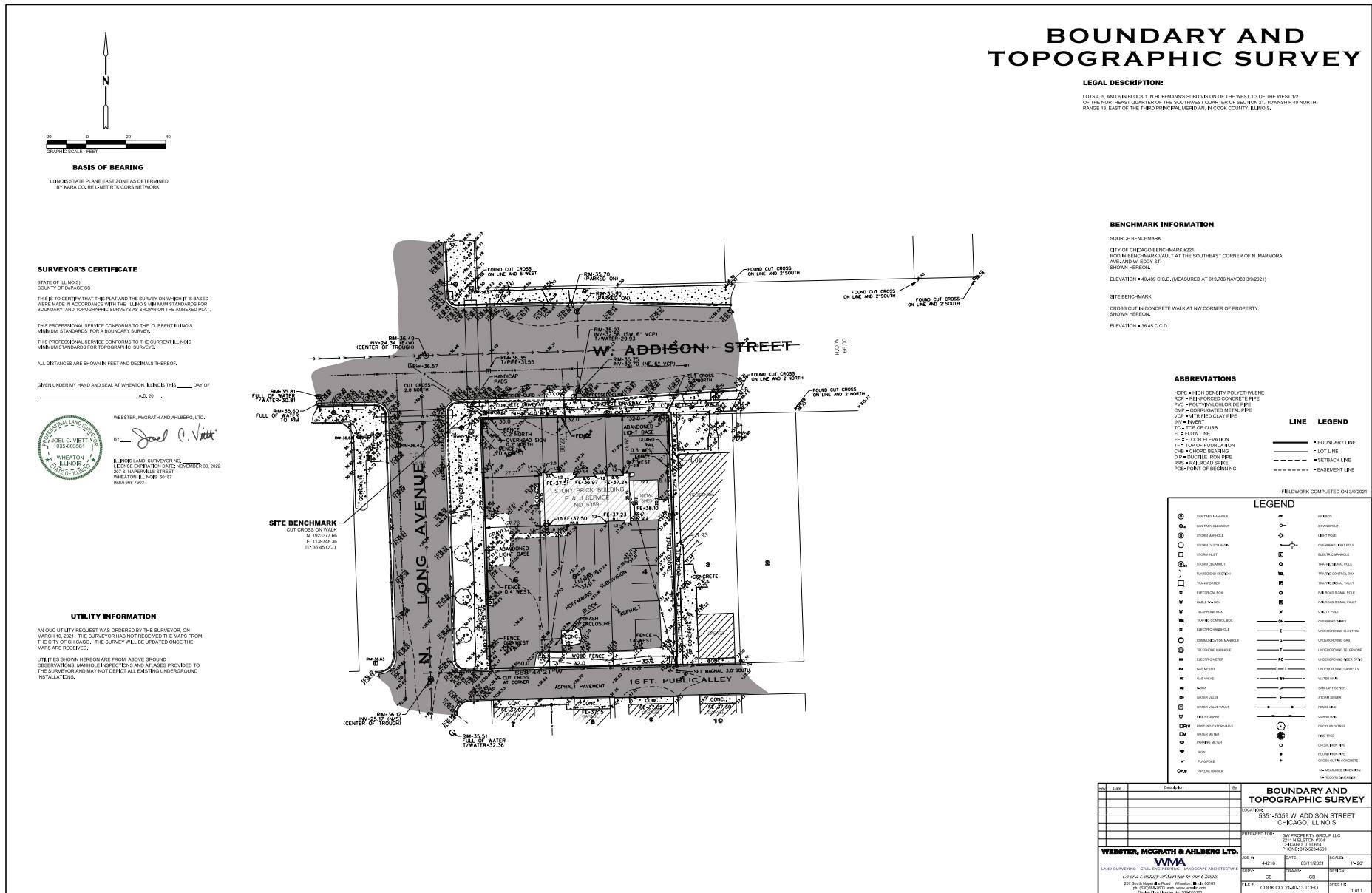
EXECUTIVE SUMMARY

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.

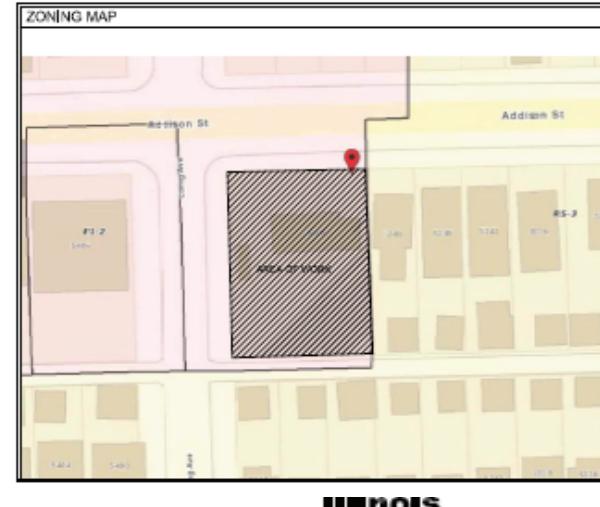
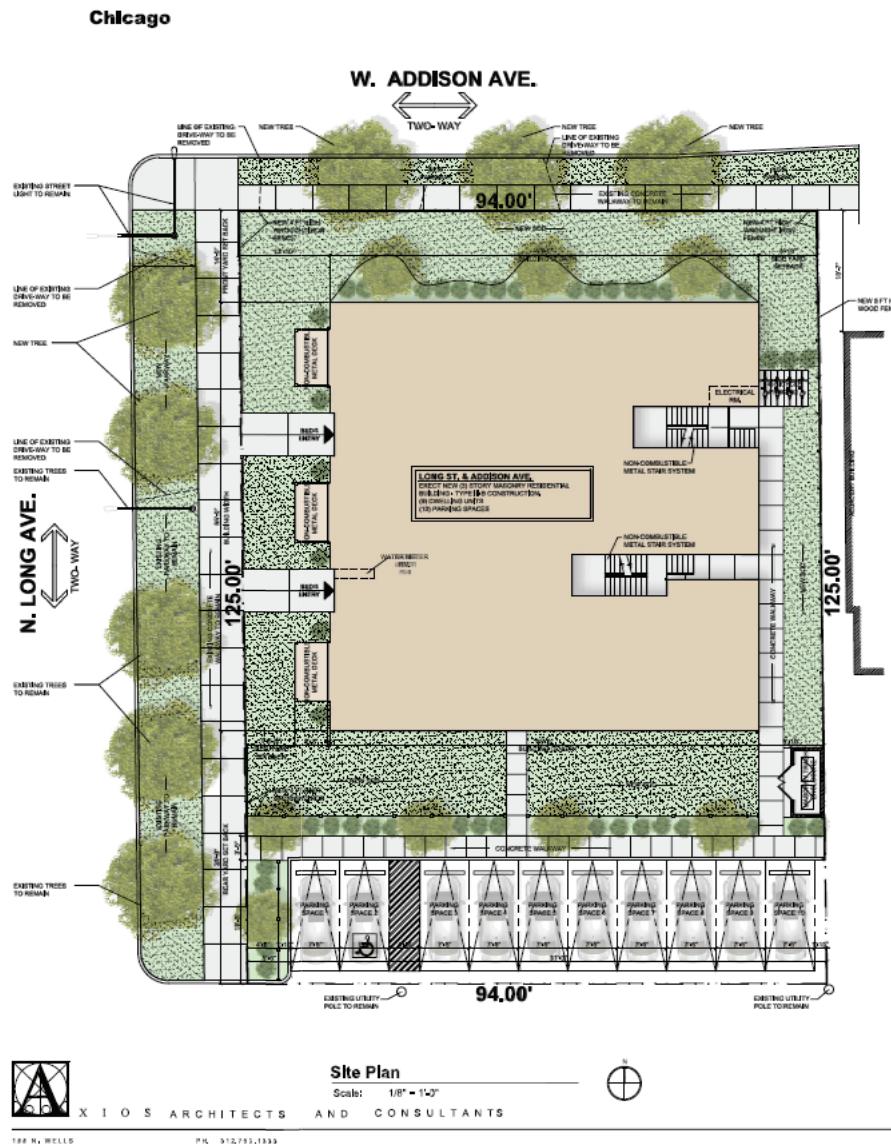
SALE PRICE: \$450,000
RE TAXES: \$4,462 (2023)
ZONING: B1-1
LOT SIZE: 11,813 SF



SURVEY



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



RENDER (CONCEPT ONLY BASED ON B2-2 ZONING)

Long Ave. & Addison St. Development

Chicago

Illinois

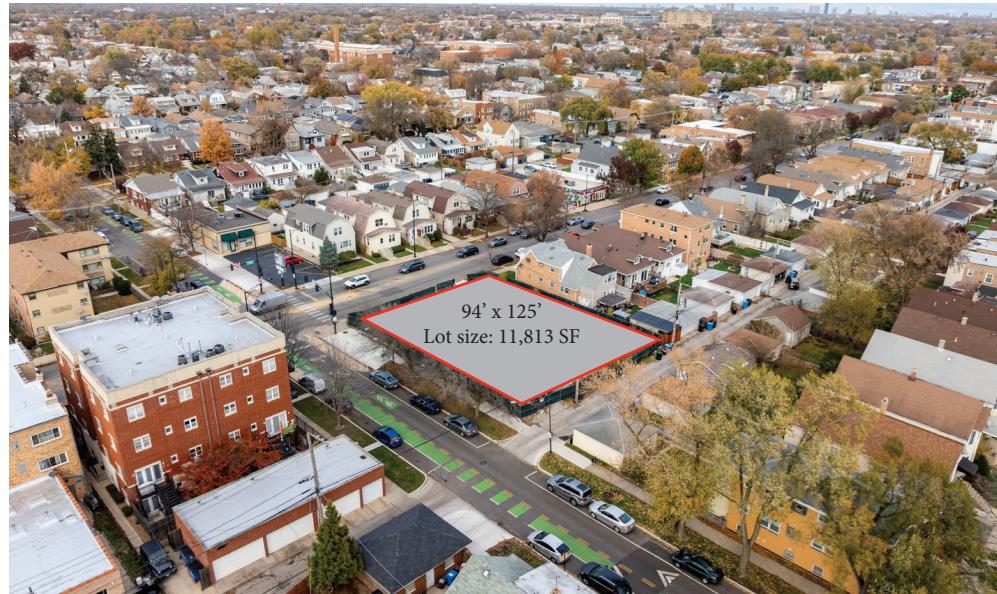


RENDERING LOOKING EAST

PHOTOGRAPHY



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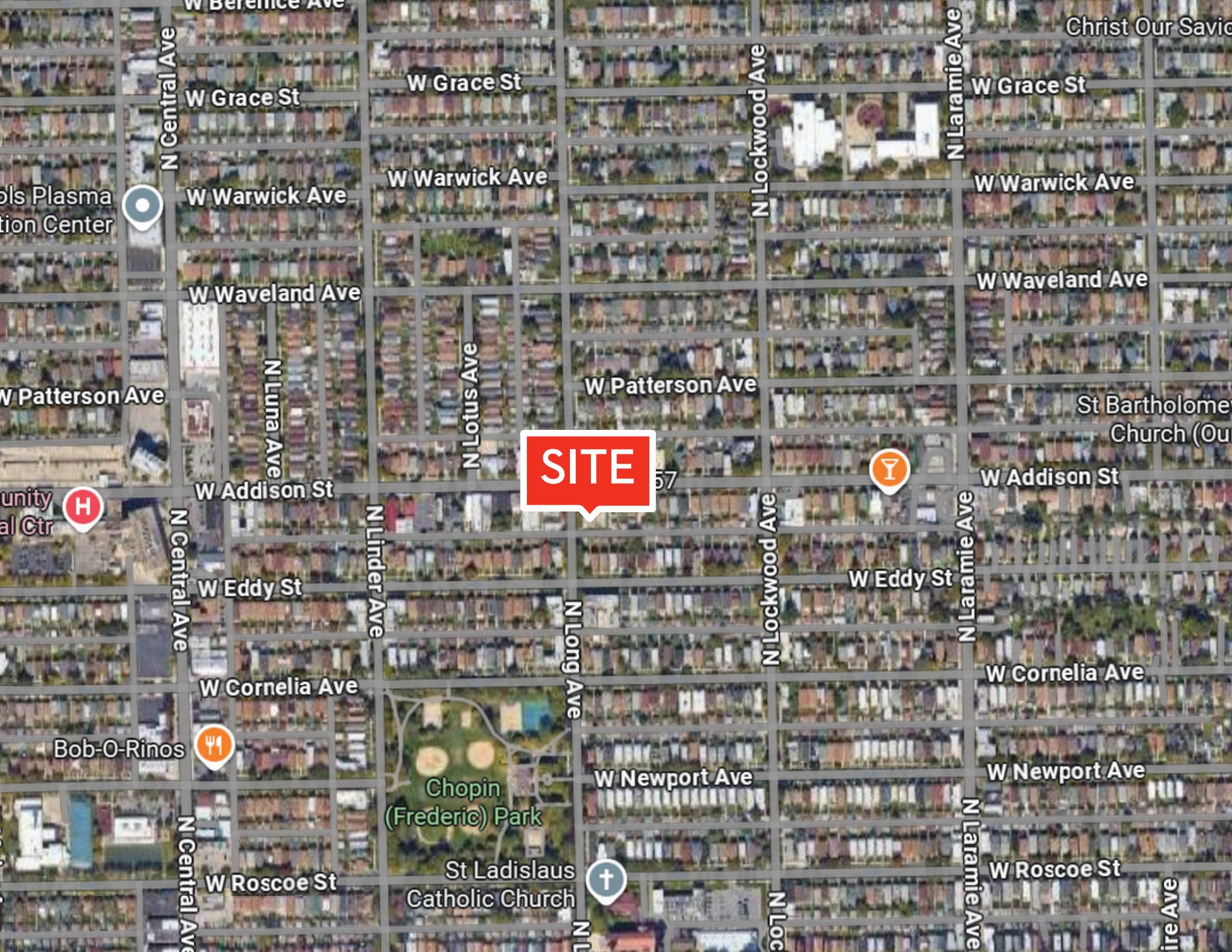


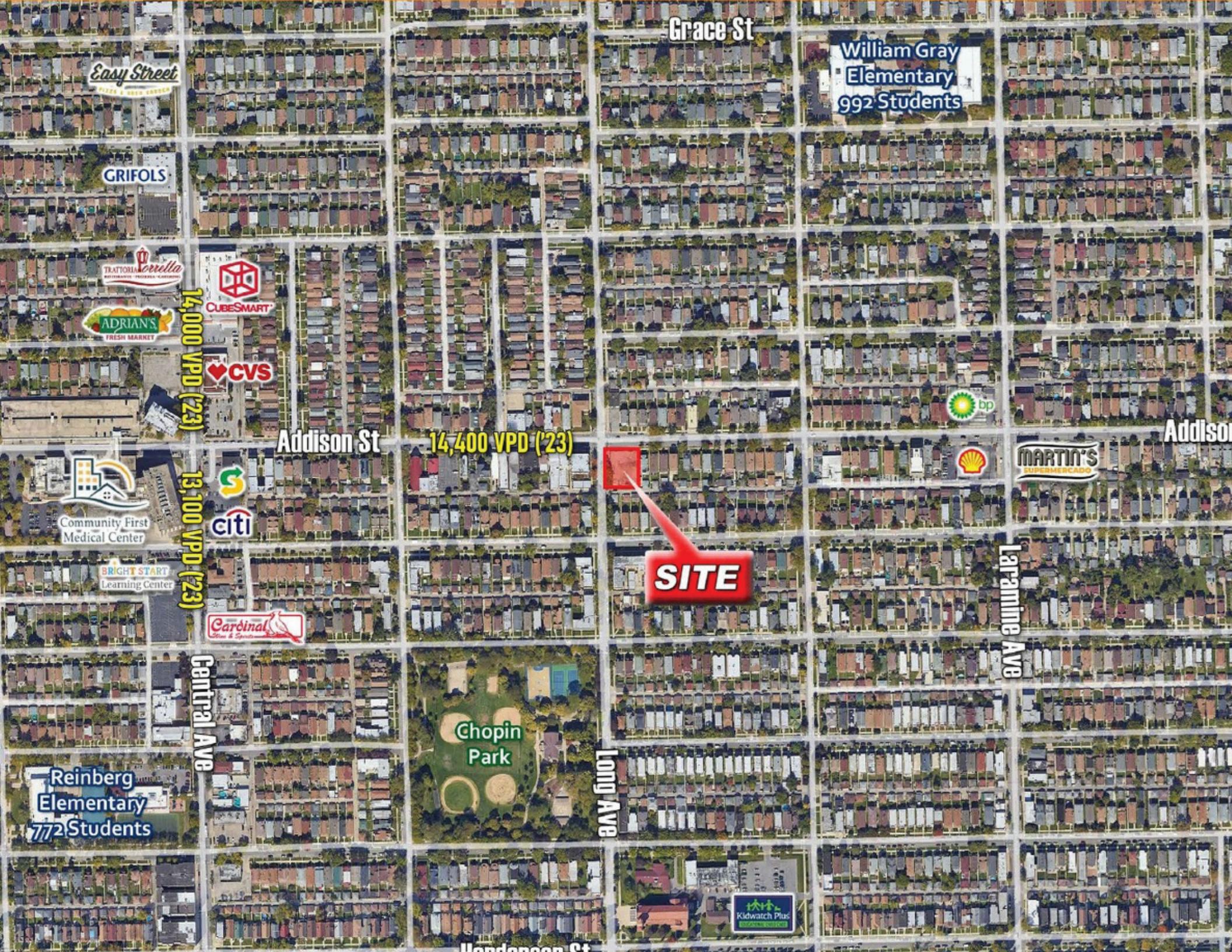
PHOTOGRAPHY

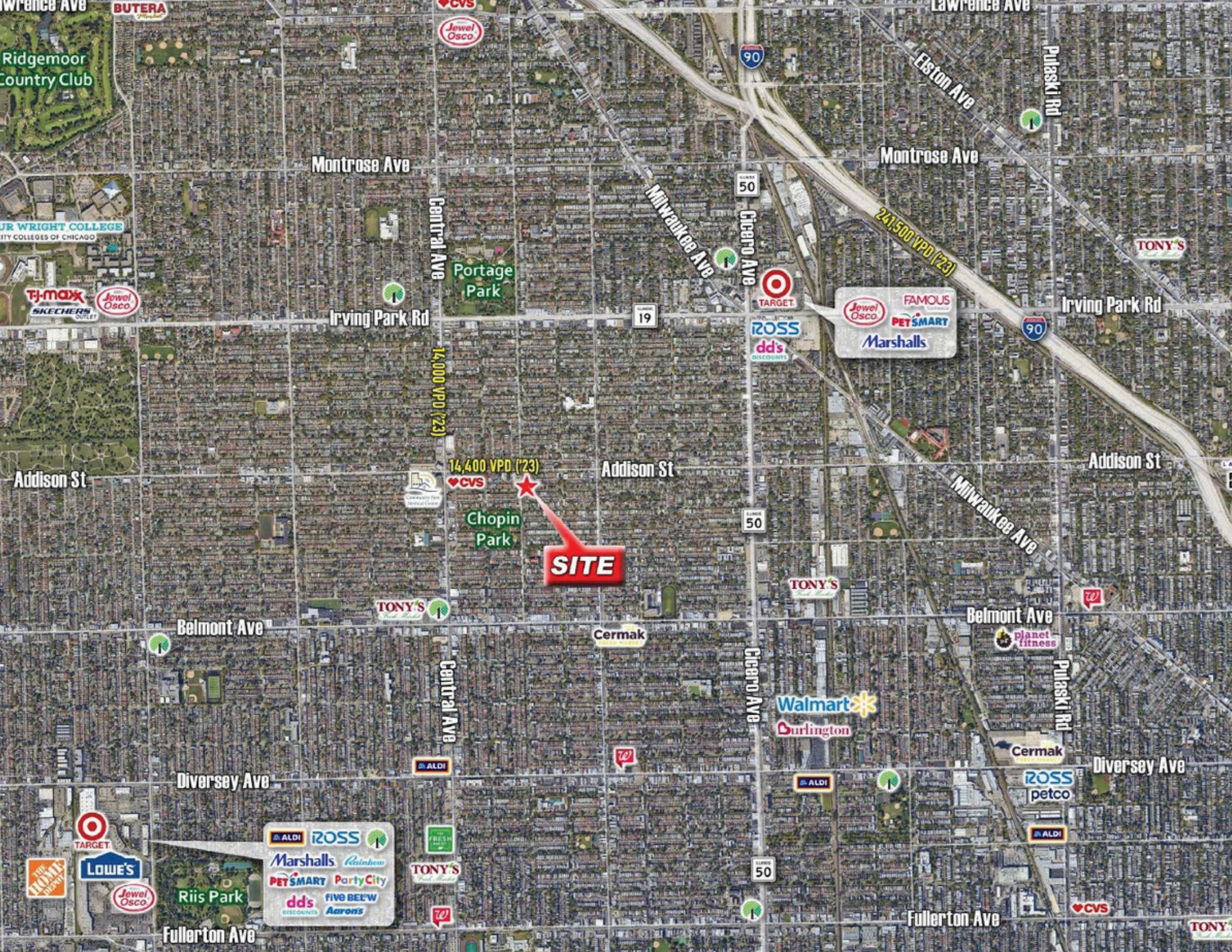


A photograph of the Chicago skyline at sunset. The sky is a deep orange-red, and the buildings are silhouetted against the light. The Willis Tower (formerly Sears Tower) is the central, tallest building. Other recognizable buildings include the John Hancock Center, the Chicago Board of Trade Building, and the Marina City complex. The foreground is a dark, flat area, likely a park or beach.

LOCATION INFORMATION







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 |

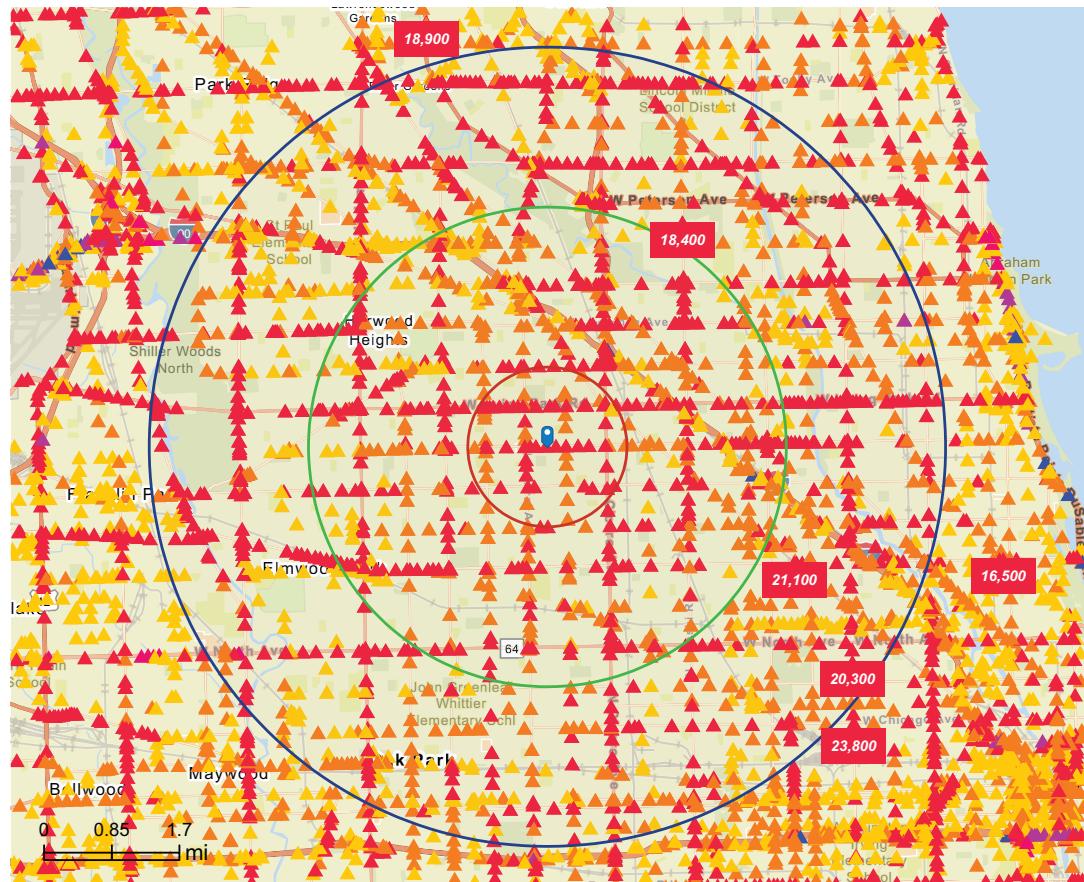
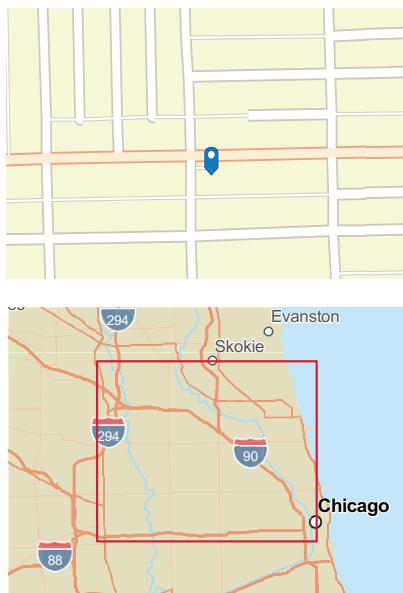
| COMMUTER RAIL | DRIVE | DISTANCE |
|---|--------|----------|
| Irving Park Station (UP-NW Line) | 11 min | .8 mi |
| Mayfair Station (Milwaukee District North Line) | 11 min | 1 mi |

| 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

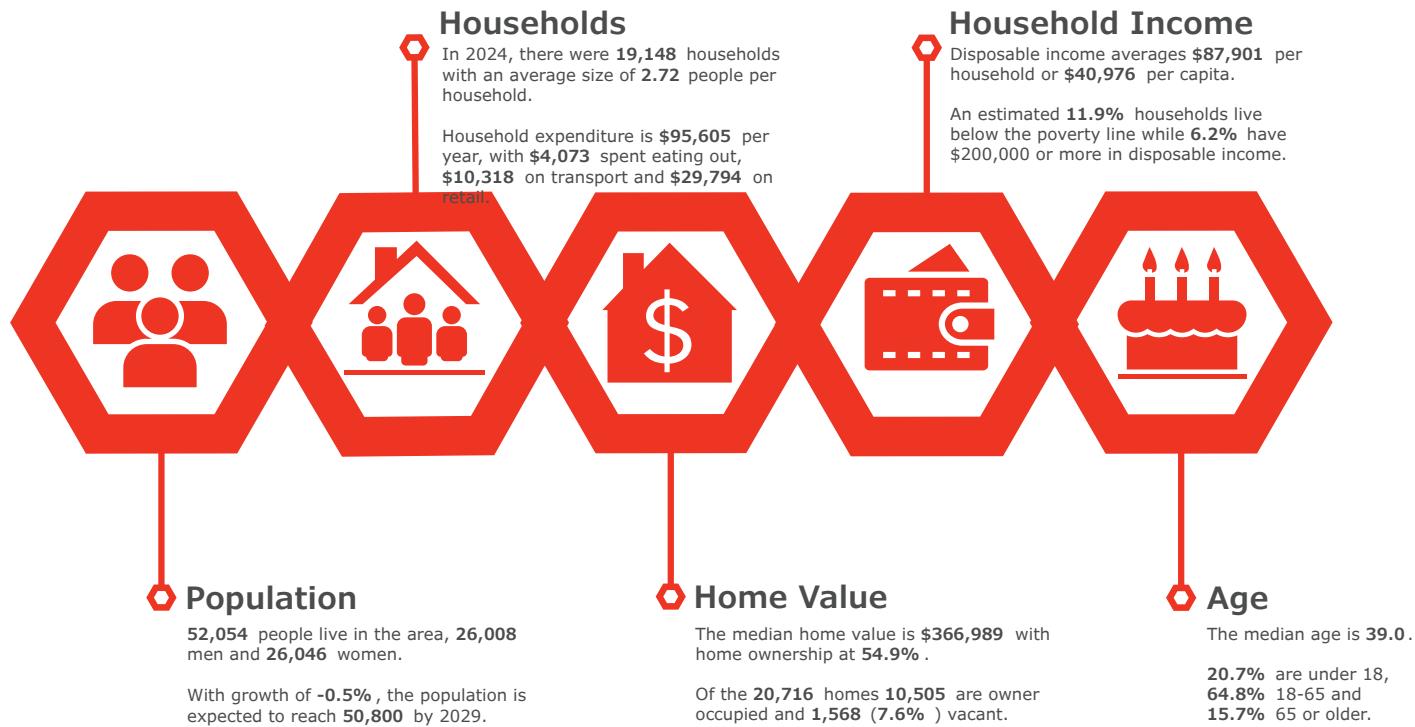
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 – 15,000
- ▲ 15,001 – 30,000
- ▲ 30,001 – 50,000
- ▲ 50,001 – 100,000
- ▲ More than 100,000 per day





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.

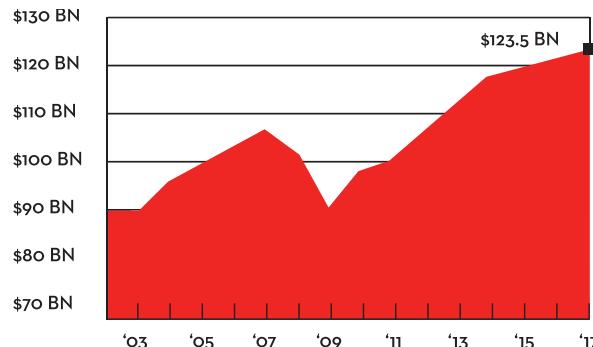
THE ECONOMY

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

CULTURE + REC

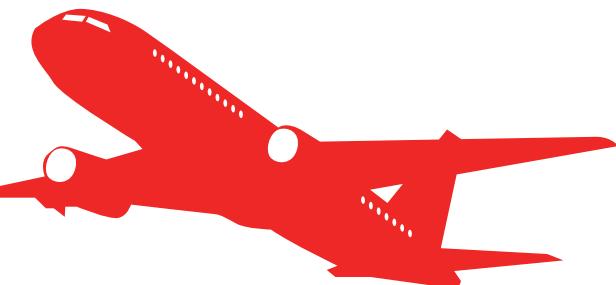
Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in the United States



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



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

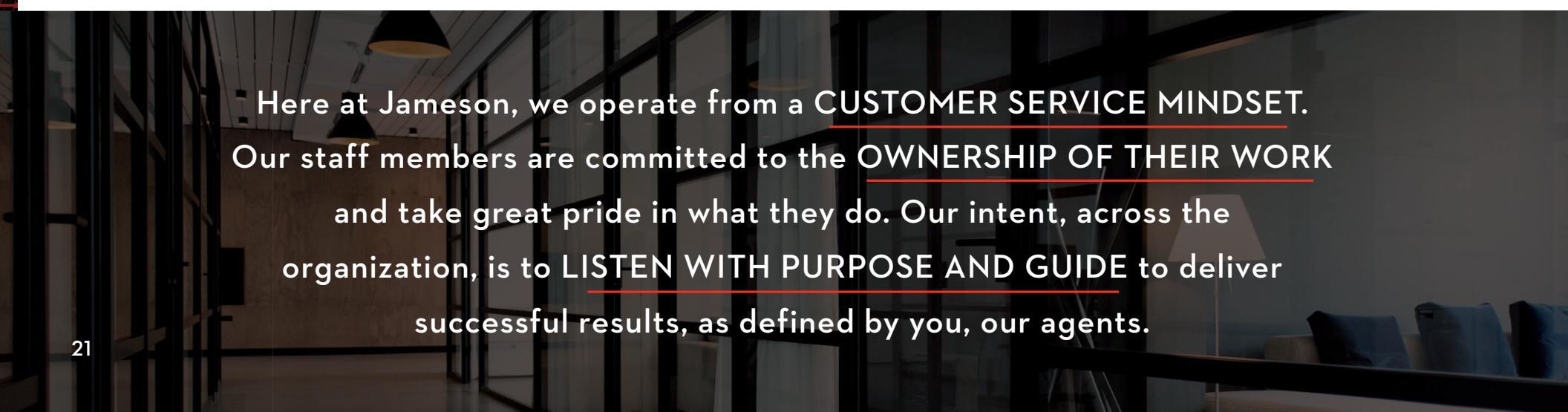
ABOUT JAMESON COMMERCIAL

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

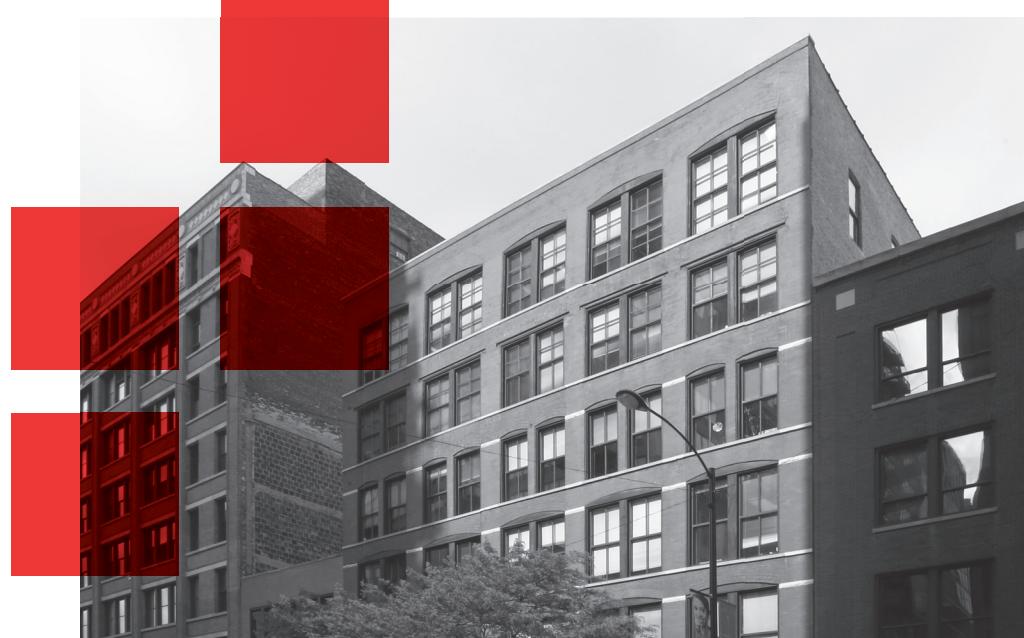
WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

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

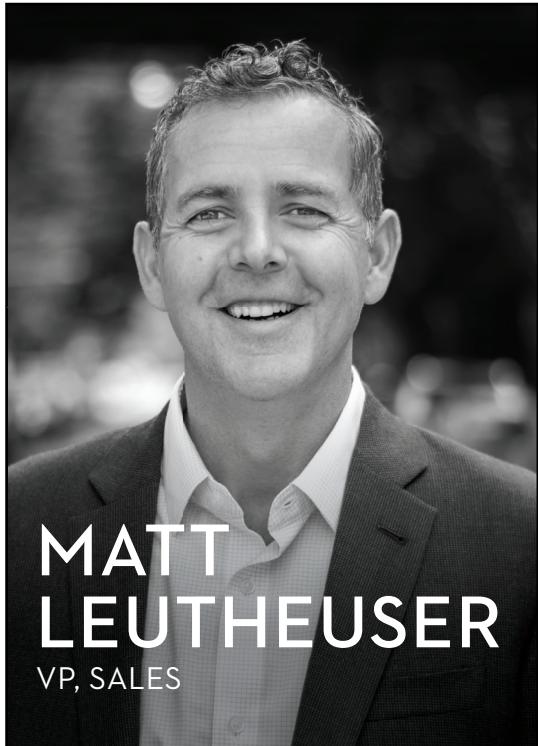
We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

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



**MATT
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VP, SALES

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■ 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

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