



**FERRERO**

**method.**



**SALE**  
**Pullman | Hard Corner**  
**Land Site For SALE**

**11046 S. LANGLEY AVENUE**

Chicago, IL 60628

**PRESENTED BY:**

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**SITE**

**THE PULLMAN COMPANY**  
Museum



**usbank**

**E 111th St**

**15,200 VPD**

**I-94 & 111th**  
**Full Interchange**

**S MLK DR**

**Metra**  
111th St



**Chicago**  
**Police Dept**



**House of Hope**  
**Church**  
+/- 20,000 Members

**132,400 VPD**



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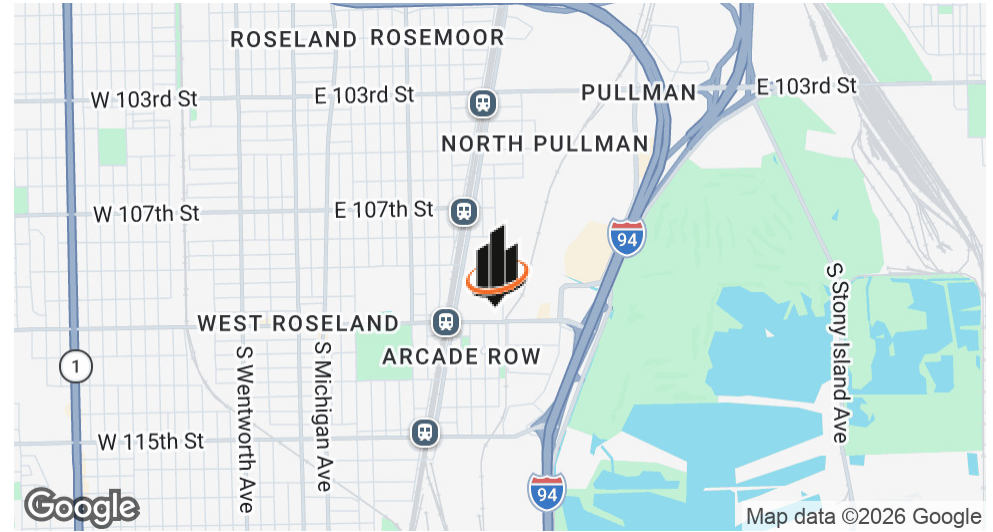
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>LOT SIZE:</b>	16,500 SF
<b>ZONING:</b>	M3-3
<b>NEIGHBORHOOD:</b>	Pullman
<b>TRAFFIC COUNTS:</b>	111th (15,200 vpd), Intrstate 94 (132,400 vpd)

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 11046 S. Langley, a 16,500 SF parcel at the hard corner of 111th & Langley (NWC) in Chicago, IL for SALE. It is located in the historic Pullman neighborhood, which has seen a rebirth in recent years. Nearby demand drivers include Harborside International Golf Center, the Pullman National Historical Park, House of Hope (10,000-seat arena), the Chicago Police Department, and the Pullman Community Center. Nearby employers and retailers include an Amazon midwest distribution center, Method Soap factory, Gotham Greens, U.S. Bank, Wal-Mart, Ross, Planet Fitness, Culver's, Chick-fil-A, and Jimmy John's. A full interchange exists at 111th & Interstate 94, 0.4 miles to the east, which sees 132,400 vpd. Additionally, a Metra stop is 0.24 miles away at 111th Street. The site measures 100' x 165', has multiple curb cuts and is zoned M3-3. Contact agent for further details.

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# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

<b>STREET ADDRESS</b>	11046 S. Langley Avenue
<b>CITY, STATE, ZIP</b>	Chicago, IL 60628
<b>SUB-MARKET</b>	Pullman
<b>CROSS-STREETS</b>	111th / Langley
<b>SIGNAL INTERSECTION</b>	Yes

## PROPERTY HIGHLIGHTS

- Corner Land Site for SALE
- NWC of 111th/Langley - Lighted Intersection
- 16,500 SF (165' x 100')
- Zoned M3-3
- Multiple Curb Cuts
- Pullman Neighborhood
- Full Inrchange at 111th / Interstate 94
- Metra Stop 0.24 Miles Away
- Nearby Demand Drivers - Harborside International Golf Center, Pullman National Historical Park, House of Hope (10,000 Seat Arena), Chicago Police Department, Pullman Community Center
- Nearby Employers and Retailers - Amazon Midwest Distribution Center, Method Soap Factory, Gotham Greens, U.S. Bank, Wal-Mart, Ross, Planet Fitness, Culver's, Chick-fil-A, Jimmy John's



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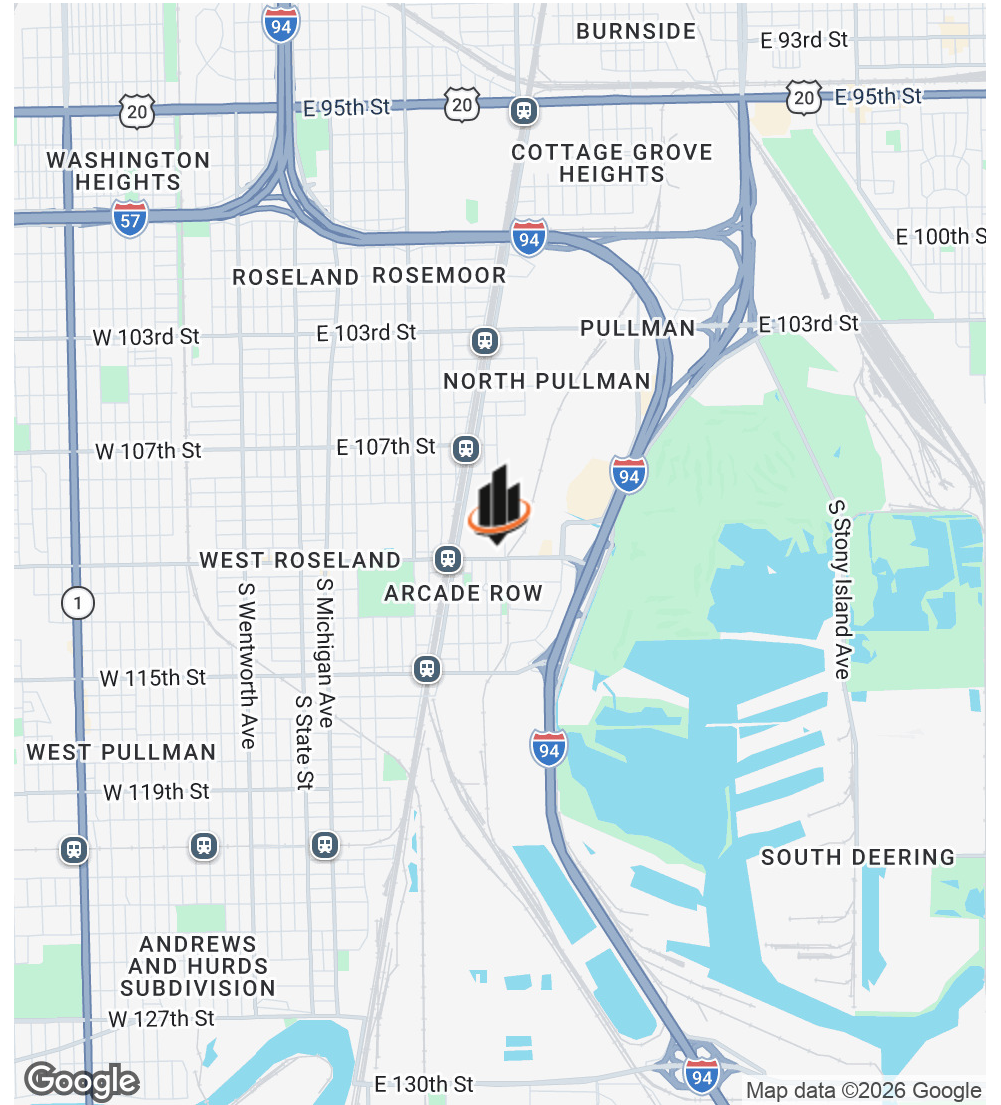
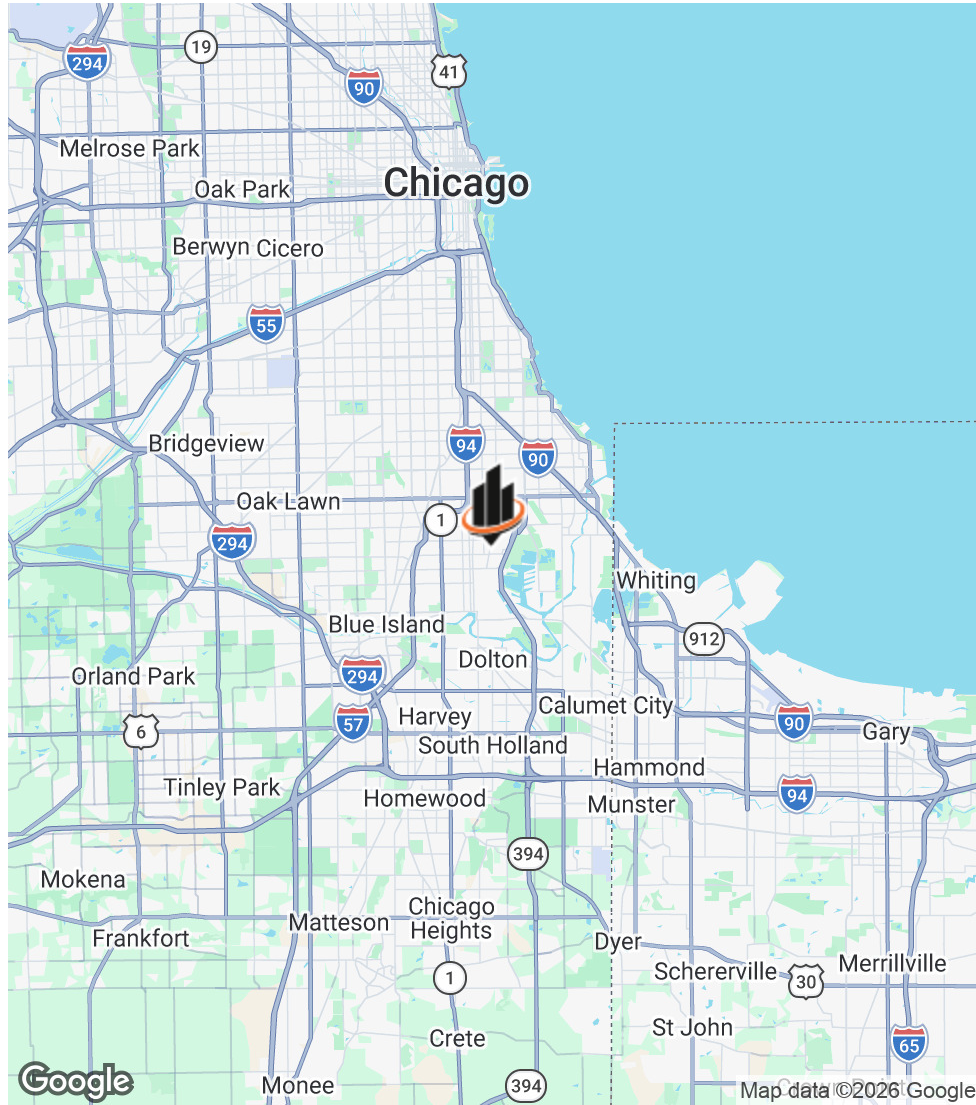
# RETAIL AERIAL MAP



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# LOCATION MAPS



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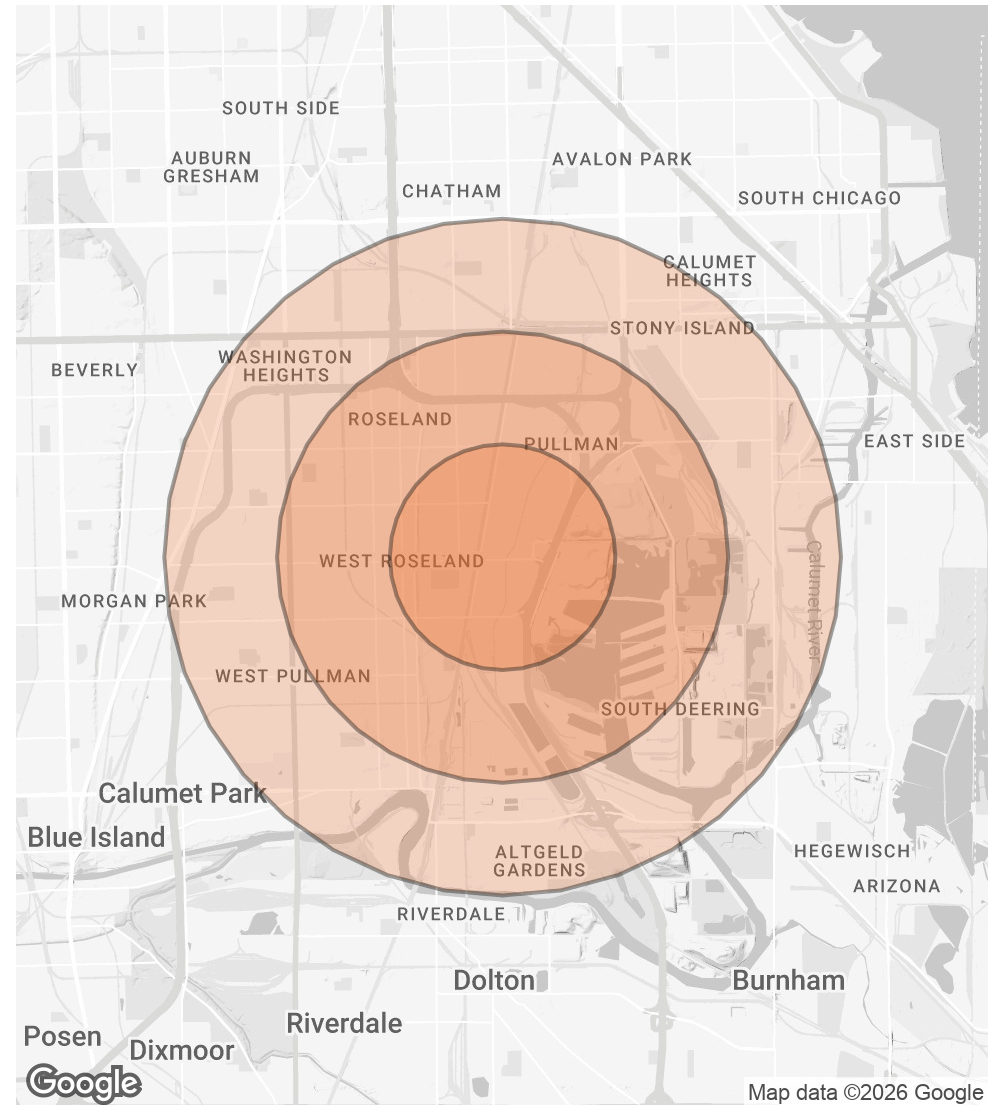
# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	17,158	67,440	153,331
<b>AVERAGE AGE</b>	33.9	34.2	36.1
<b>AVERAGE AGE (MALE)</b>	29.8	30.4	32.7
<b>AVERAGE AGE (FEMALE)</b>	35.8	36.8	38.4

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	6,436	22,617	52,032
<b># OF PERSONS PER HH</b>	2.7	3.0	2.9
<b>AVERAGE HH INCOME</b>	\$45,157	\$45,128	\$48,826
<b>AVERAGE HOUSE VALUE</b>	\$139,153	\$137,339	\$156,504



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