

3901-3907 W Roosevelt, Chicago, IL 60624

# Roosevelt & Springfield



## OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.21 Acres
Zoning:	B3-2
Price / SF:	\$27.33

## PROPERTY OVERVIEW

+/- 9,450sf corner lot located at Roosevelt & Springfield. Lot dimensions are (90' x 105') There is 90' ft frontage along Roosevelt Rd. and 105ft frontage along Springfield Ave. The site is located in Chicago's Homan Square Community. The area is densely populated and there is heavy foot traffic along Roosevelt Rd. At the corner of Roosevelt & Pulaski is the shopping center hub. High daytime traffic in the area. Many national tenants and regional retailers are in the area.

## PROPERTY HIGHLIGHTS

- Corner Location
- Densely Populated Area
- Heavy Traffic Counts
- Major Retail Area

for more information

**Neil Haleem**

708.873.5540  
neil@networkregroup.com

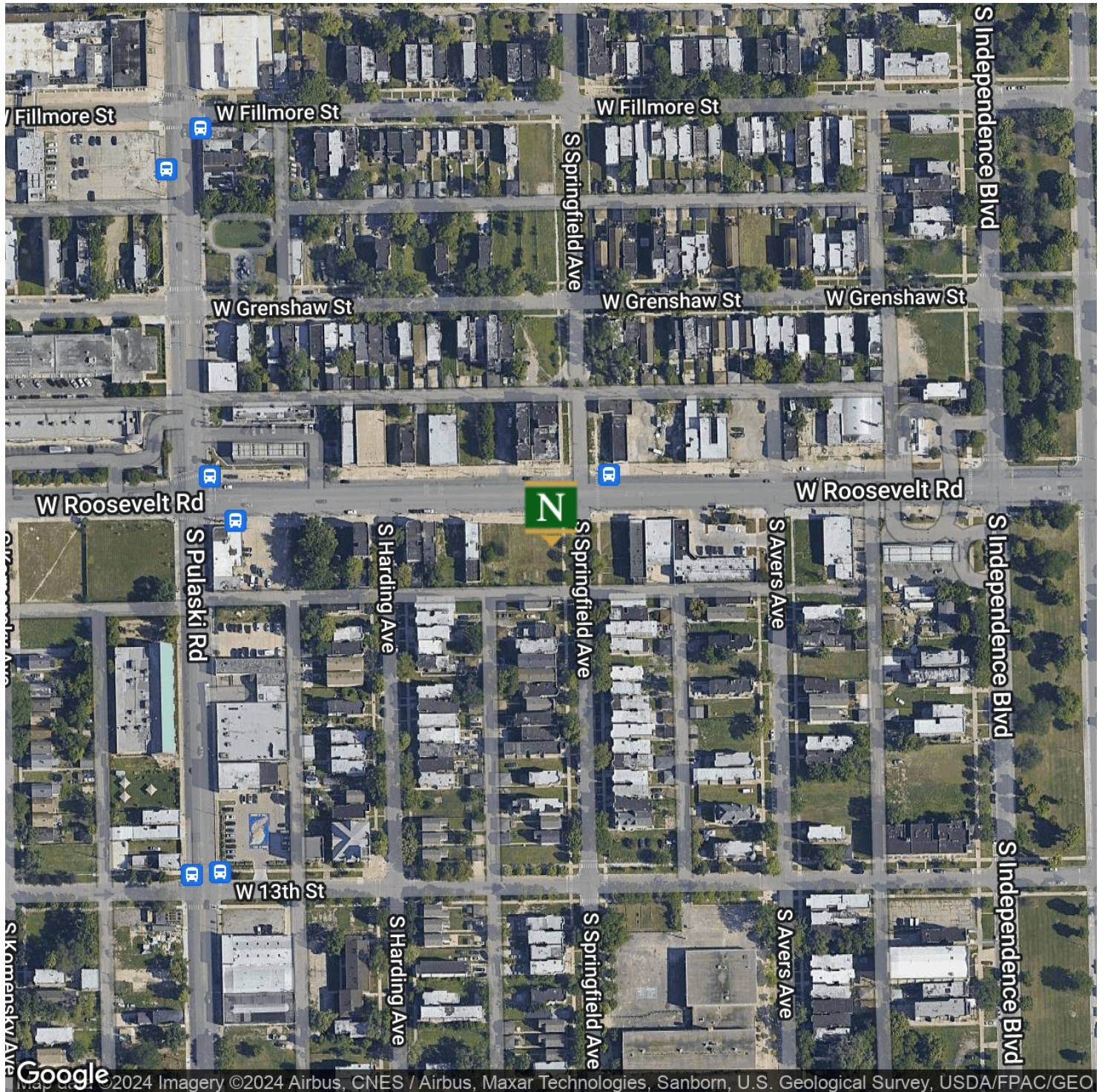
**Adam Haleem**

708.800.6487  
adam@networkregroup.com



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Land For Sale January 13, 2024

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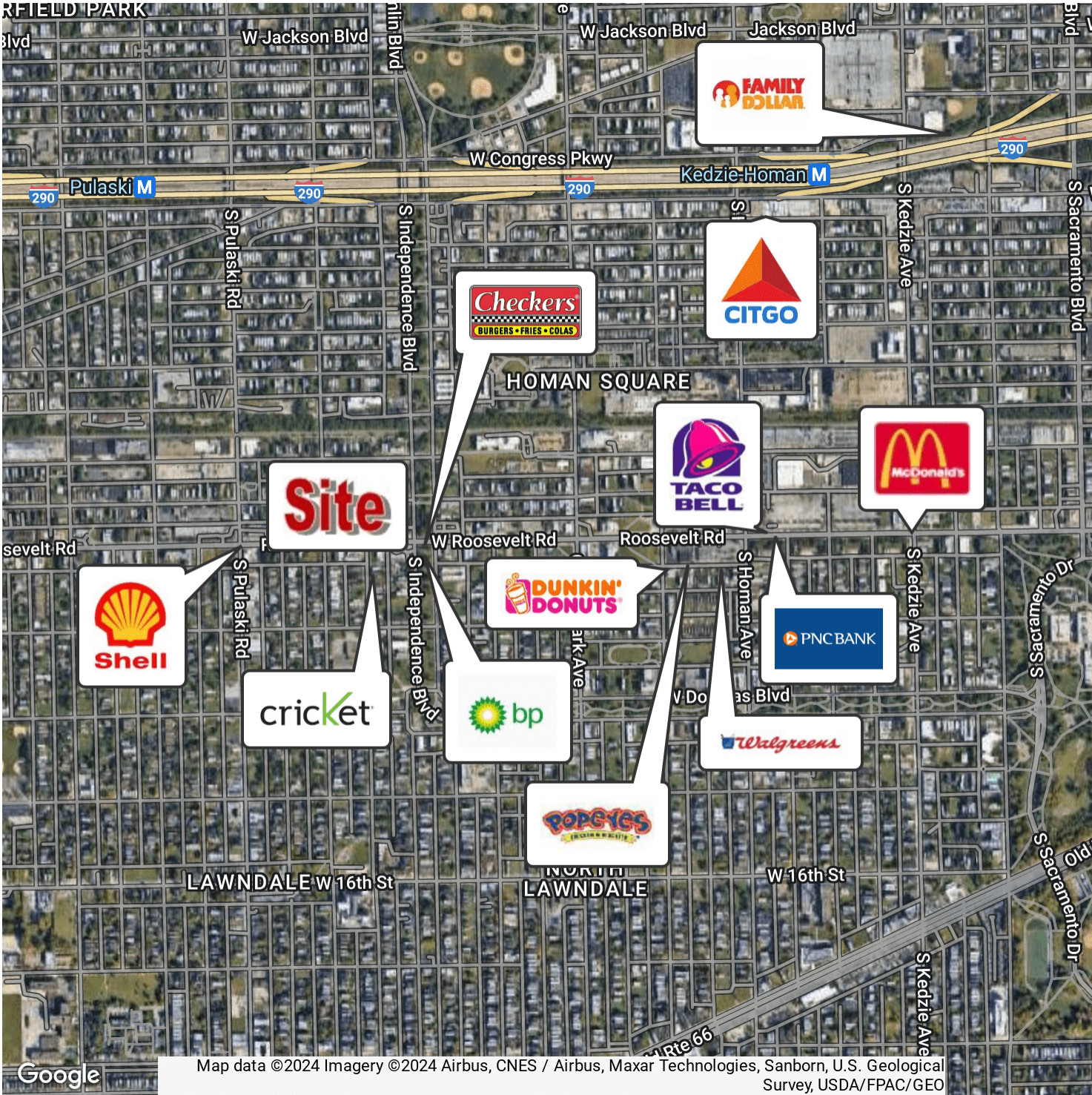
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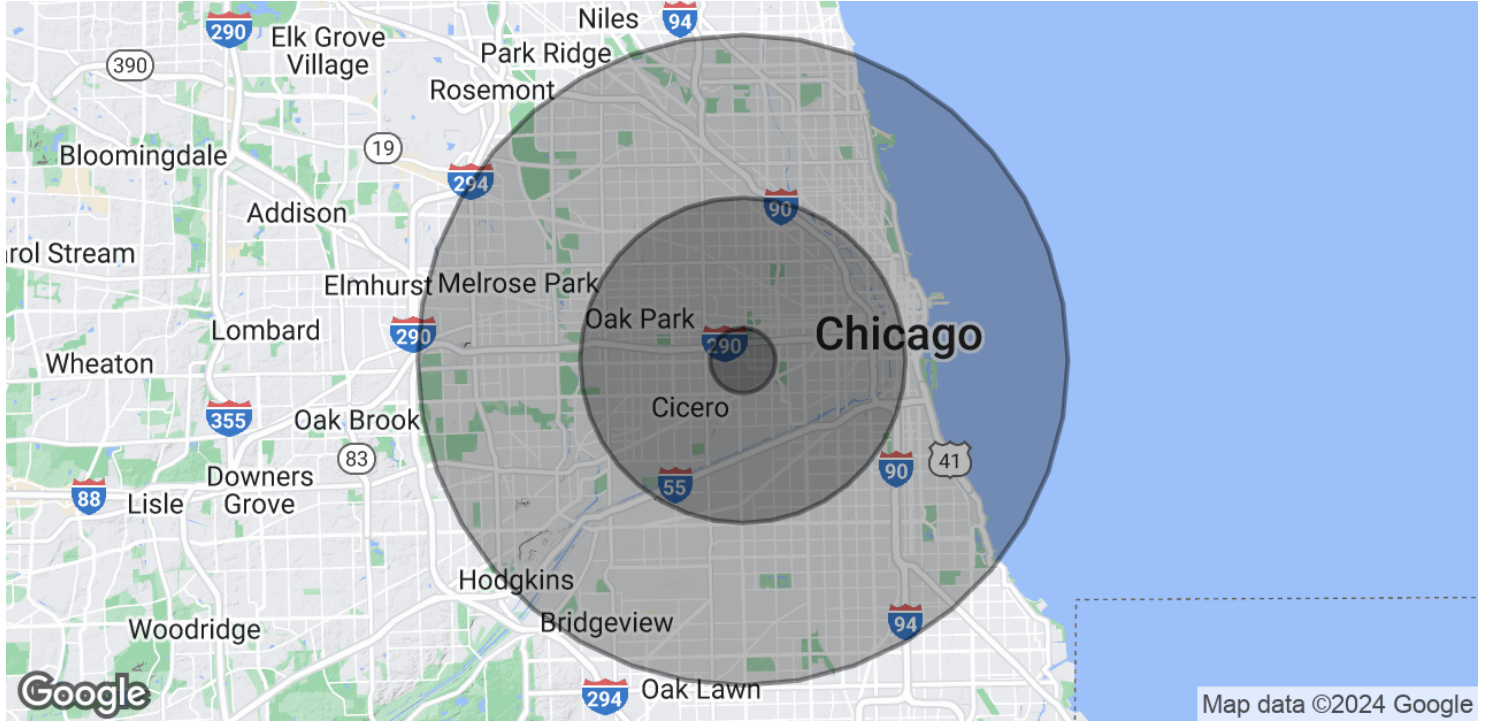
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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	37,967	1,038,164	2,882,427
Average Age	33.2	34.3	36.2
Average Age (Male)	28.8	33.8	35.4
Average Age (Female)	37.1	35.2	37.2

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	17,330	423,729	1,253,383
# of Persons per HH	2.2	2.5	2.3
Average HH Income	\$34,109	\$82,890	\$88,061
Average House Value	\$169,945	\$301,880	\$312,176

**ETHNICITY (%)**

	1 MILE	5 MILES	10 MILES
Hispanic	5.8%	45.0%	33.3%

**RACE**

	1 MILE	5 MILES	10 MILES
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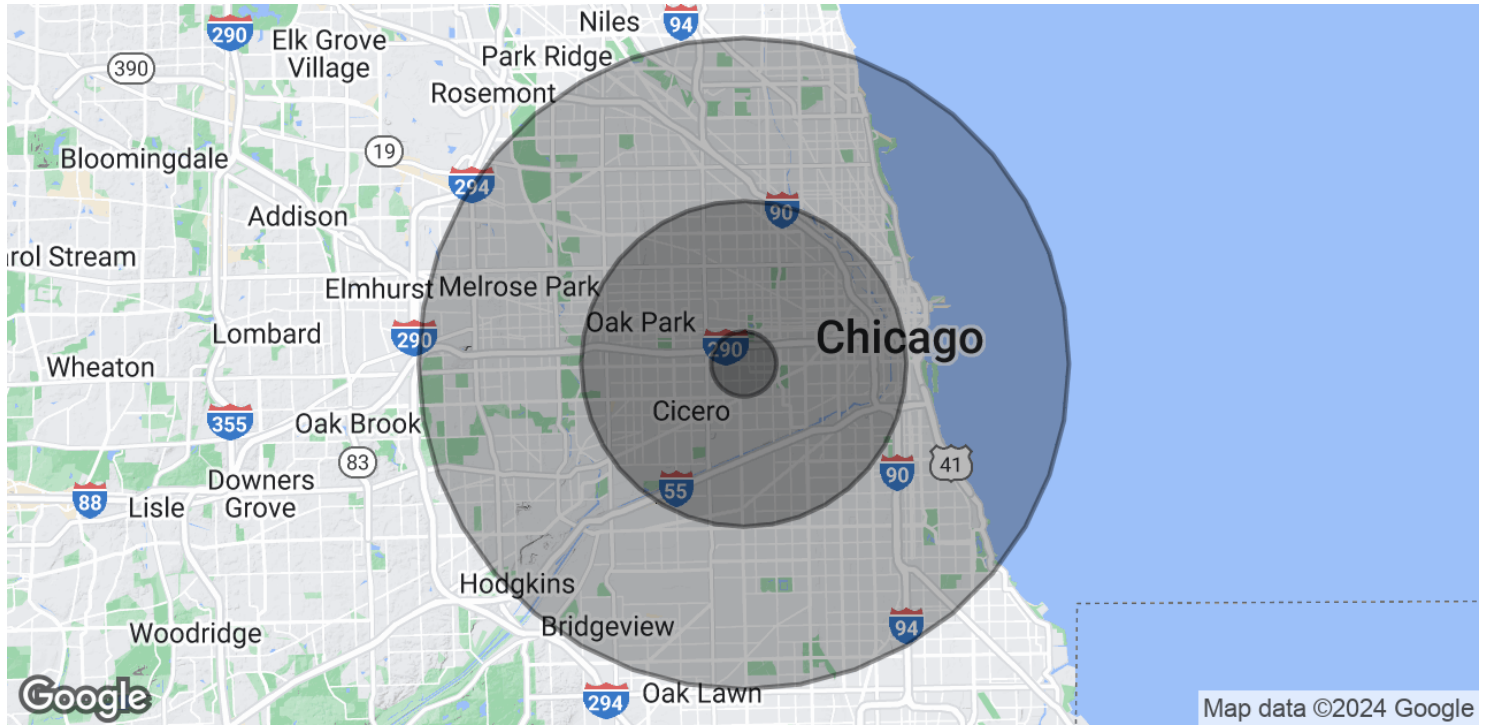
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Total Population - White	1,964	474,336	1,523,605
% White	5.2%	45.7%	52.9%
Total Population - Black	34,006	216,610	605,940
% Black	89.6%	20.9%	21.0%
Total Population - Asian	81	68,793	194,846
% Asian	0.2%	6.6%	6.8%
Total Population - Hawaiian	0	489	1,069
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	14	4,423	10,702
% American Indian	0.0%	0.4%	0.4%
Total Population - Other	1,215	208,913	382,060
% Other	3.2%	20.1%	13.3%

\* Demographic data derived from 2020 ACS - US Census

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