



1229 WEST CORTLAND STREET CHICAGO, ILLINOIS

±16,000 SF FOR SALE

*A versatile property offering extraordinary
redevelopment opportunities*

*Contact us to learn more and to
schedule a tour.*

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FLEX PROPERTY

1229 West Cortland Street is a two-story, 16,000-square-foot industrial building situated at the junction of three of Chicago's most sought-after neighborhoods — Lincoln Park, Wicker Park and Bucktown — along the highly desirable stretch of dining, retail and entertainment known as the Clybourn Retail Corridor.

Masonry-constructed in 1903, the 7,832-square foot (0.18-acre) site has 94 feet of frontage along the south side of West Cortland Street and 158 feet along the east side of North Kingsbury Street with 10 surface parking spaces in the rear of the property.

Zoned M2-3 (Light Industry District), the first floor contains the main warehouse/assembly area and an 800-square-foot office while the second story contains additional 2,300 square feet of office space and a shop/lab area. The interior blends retains some of the property's historical elements with the exposed wooden ceilings throughout.



PROPERTY OVERVIEW

Building Size:	±16,000 SF (±7,830 SF on Two Separate Floors)
Office Area:	±3,100 SF (On Two Separate Floors) 1st Floor: ±800 SF 2nd Floor: ±2,300 SF
Site Size:	0.18 Acres (±7,832 SF)
Frontage:	±94' Along the South Side of West Cortland Street ±158' Along the East Side of North Kingsbury Street
Clear Heights:	1st Floor: 12' 2nd Floor: 10'
Loading:	3 Drive-In Doors
Parking:	±10 Car Spaces (0.62 Spaces Per 1,000 SF) Located in Rear of Property Along Kingsbury Street
Year Built:	1903
Zoning:	M2-3 (Light Industry District)
Real Estate Taxes:	\$57,995 (2023)
Potential Uses:	Warehouse, Office, Retail, Showroom/Gallery, Redevelopment
Traffic Count:	18,600 Vehicles Per Day Along West Cortland Street; 10,600 VPD Along North Clybourn Avenue
Parcel Index Number:	14-37-304-002
Alderman:	Scott Waguespack
Sale Price:	Subject to Offer



CONTACT:

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PRIME LOCATION

1229 West Cortland is located within a high-growth area directly adjacent the Clybourn Corridor and North Avenue retail districts as well as the new Lincoln Yards and Willow Street District developments. Surrounded by three of Chicago's most affluent neighborhoods, the property also is minutes from I-90, connecting it quickly to O'Hare International Airport, Chicago's CBD as well as its suburbs, and many of the area's highways and major arterial routes.

Ranking as a Walker's Paradise with a walkability score of 92, 1229 West Cortland has the best of Chicago right outside its doors ... whether it is business services, the limitless retail, dining and entertainment choices, or sought-after residential neighborhoods, the property sits at the junction of it all.



Primary Street Traffic Counts

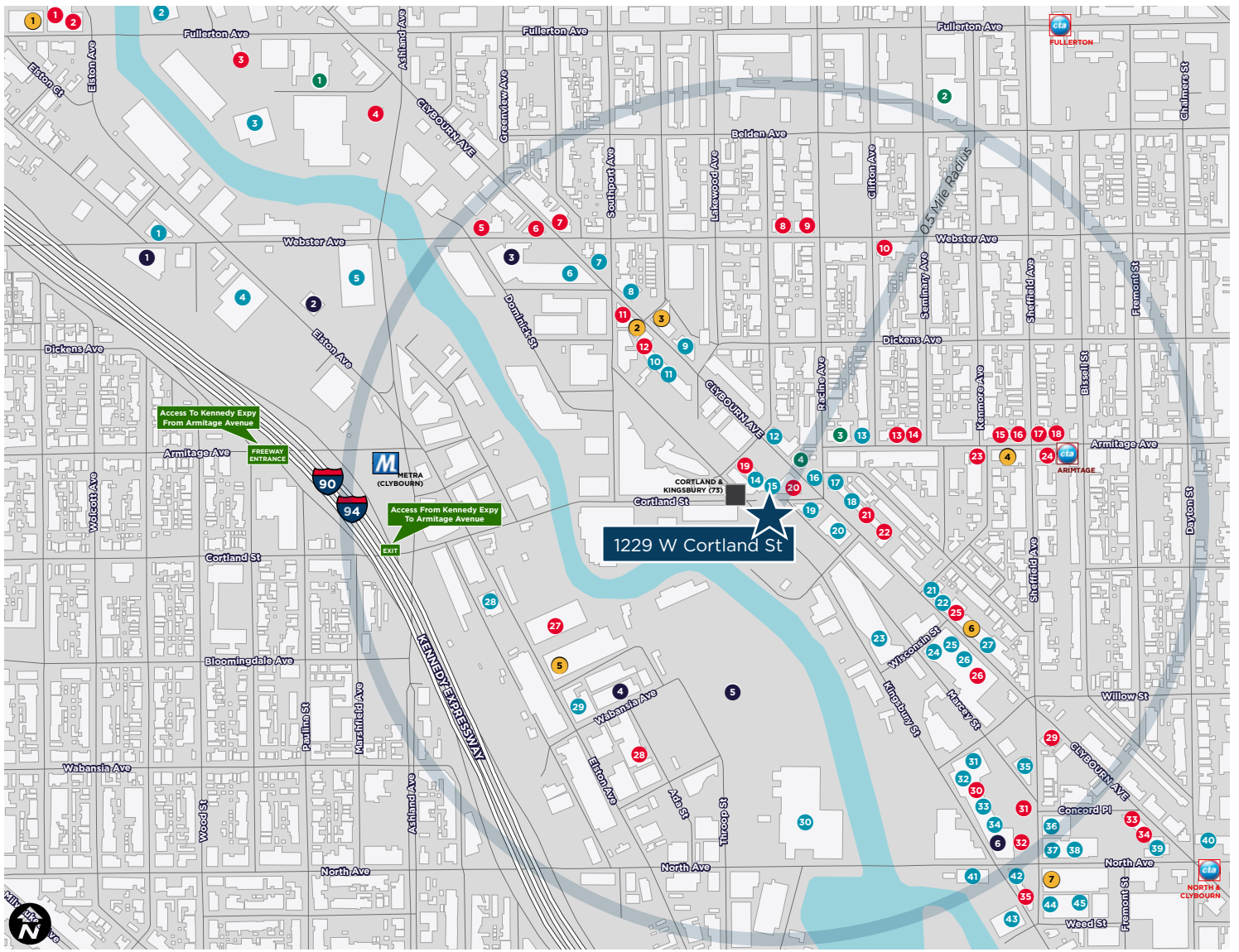
In addition to its high walkability score, 1229 West Cortland is surrounded by major streets that boast consistently healthy traffic flow:

- West Cortland Street, 18,600 Vehicles Per Day (VPD)
- North Clybourn Avenue, 10,600 VPD
- North Racine Avenue, 6,050 VPD
- West Armitage Avenue, 7,750 VPD

*City-wide connectivity.
Road, rail, bike & pedestrian transit options.
Gateway to Lincoln Park.
Live, work, play.*



The area around 1229 West Cortland is well connect to miles of bike and walking paths — including the popular elevated park and trail The 606 — as well as numerous CTA bus lines and the CTA Red Line stop at North Avenue. The Lincoln Yards developer is working with the CTA and RTA to expand the public transportation options in the area, including road-, rail- and water-based alternatives.



Limitless city amenities.

RETAIL

1. SuitShop
2. Marshalls
3. PGA Tour Superstore
4. Kohl's
5. Mariano's
6. Chase Bank
7. 7-Eleven
8. Bank of America
9. Toms Price Furniture
10. The Container Store
11. Sherwin-Williams
12. Walter E Smithe Furniture
13. Palazzo Bridal
14. Blinds Gallery
15. Petco
16. Just Food for Dogs
17. Blu Dot Furniture
18. UPS Store
19. Arhaus Furniture
20. Steinway Piano
21. Jayson Home
22. Artists Frames
23. Binny's Beverage Depot
24. HomeGoods
25. ALDI
26. Trader Joe's

27. Red Wing Shoes
28. VIN Chicago Wines
29. Modern Drama Furniture
30. The Home Depot
31. Best Buy
32. Ulta Beauty
33. Pottery Barn
34. West Elm
35. CVS Pharmacy
36. World Market
37. Lululemon
38. Sephora
39. Crate & Barrel
40. CB2 Furniture
41. Old Navy
42. Wild Fork Market
43. Backcountry
44. Nordstrom Rack
45. Williams Sonoma

DINING

1. Panera Bread
2. Chick-Fil-A
3. McDonald's
4. Wendy's
5. Albion Manor
6. Cornerstone Cafe

7. Pequod's Pizza
8. Floriole Cafe & Bakery
9. Old Pueblo Cantina
10. Range
11. Koi Sushi
12. Fat Shack
13. Sai Cafe
14. Tarantino's
15. The Budlong
16. Armitage Alehouse
17. Kincade's
18. Taco Bell Cantina
19. Chipotle
20. Fatsos Last Stand
21. Protein Bar
22. Nothing Bundt Cakes
23. Butcher & The Burger
24. Starbucks Coffee
25. Pegasus Juice Bar
26. Buffalo Wild Wings
27. Werewolf Coffee
28. Ada Street
29. Dunkin
30. Epic Burger
31. Roti
32. Peets Coffee
33. Sweetgreen

34. Potbelly
35. Olive Mediterranean

ENTERTAINMENT

1. Whirlyball
2. The Green Indoor Golf
3. Regal Webster Place
4. The Hideout Bar
5. Big City Pickle
6. Five Iron Golf

FITNESS

1. Midtown Athletic Club
2. Shred415
3. SPF Chicago
4. StudioFit
5. Edge Athletic Lounge
6. Train Moment
7. FFC Lincoln Park

POINTS OF INTEREST

1. Goldfish Swim School
2. DePaul University
3. BELLO Spa
4. PAWS Chicago

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REDEVELOPMENT OPPORTUNITIES

1229 W Cortland offers a full spectrum of opportunities to redevelop the property into office space, warehouse, retail or showroom/art gallery.

1227 West Cortland is one of the few industrial properties along a stretch of the Chicago River's North Branch that's industrial roots dates back nearly 200 years. The evolution of this area of Chicago began in the late 1980s and early 1990s with the opening of the flagship Goose Island Brewery and first few blocks of retail along the adjacent stretch of Clybourn. The past 30 years have seen an incredible transformation from Division Street on the south all of the way north to Diversey, with two additional transformational developments underway at Lincoln Yards and Willow Street District — all within a block or two of 1229 West Cortland. Given the rapid changes of the neighborhood and the prime location of 1229 West Cortland, the property offers a powerful opportunity for redevelopment.





1229 West Cortland sits across the street from **Lincoln Yards'** southern border street. Lincoln Yard is a new 53-acre mixed-use community that totals 14.5 million square feet of mixed-use development and includes up to 6,000 residential units. It will be a hub to the adjacent neighborhoods, connecting residential, retail, parks, waterways, rail, roads and bus lines throughout the city and the region.



1229 West Cortland is just two blocks north of another large development, the **Willow Street District**. Comprised of a 4-building, 62,000 SF retail redevelopment and enhanced parking for nearly 500 cars, the site will also include two towers totaling 550 new residential units.

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*Own a piece of Chicago's rich history.
1229 West Cortland was built in 1904 as
the horse stables for the People's Pure Ice
Company.*

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