



2129-49 W. HUBBARD, CHICAGO, IL

For Sale

Land



HOWARD CAPLAN

NICK SARACENO

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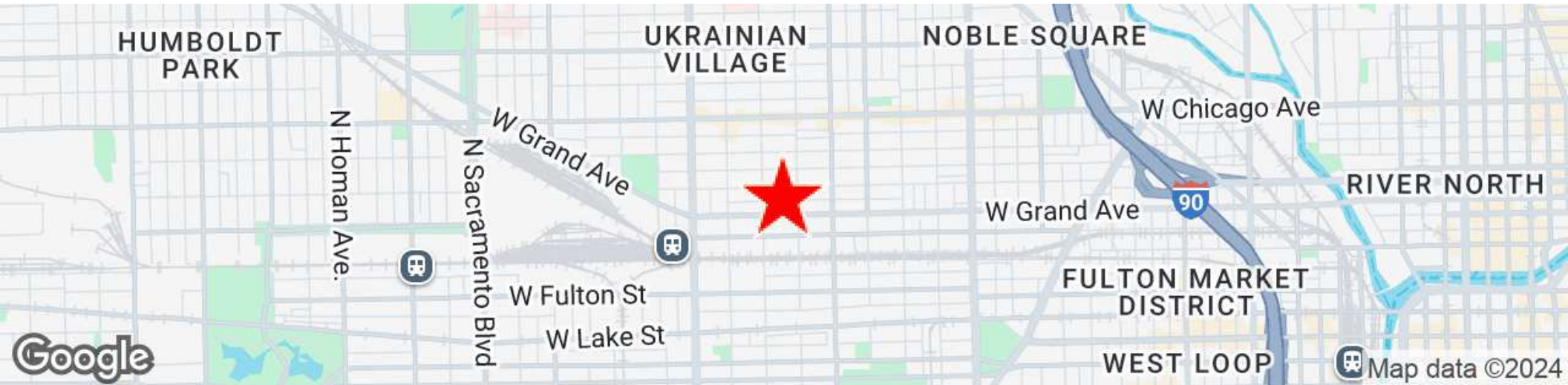
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OFFERING SUMMARY

Sale Price:	\$2,400,000
Available SF:	44,500 Sq. Ft.
Price / Acre:	\$2,400,000
Zoning:	PMD 4A
Market:	West Town
Submarket:	Kinzie Corridor
Taxes:	\$25,000(Paid in 2023)

PROPERTY OVERVIEW

Vacant land for sale in the Kinzie Corridor.



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LOCATION OVERVIEW

Kinzie Industrial Corridor

1 block south of the Grand Avenue Design District

1 1/2 blocks west of the Chicago Brewing District

PUBLIC TRANSPORTATION

4 blocks to the Western Ave Metra Station at Hubbard & Artesian (North Central Service, Milwaukee District North Line & Milwaukee District West Line)

1 mile from Green & Pink Line CTA trains at Ashland & Lake

5 blocks to the new Green Line stop at Damen & Lake



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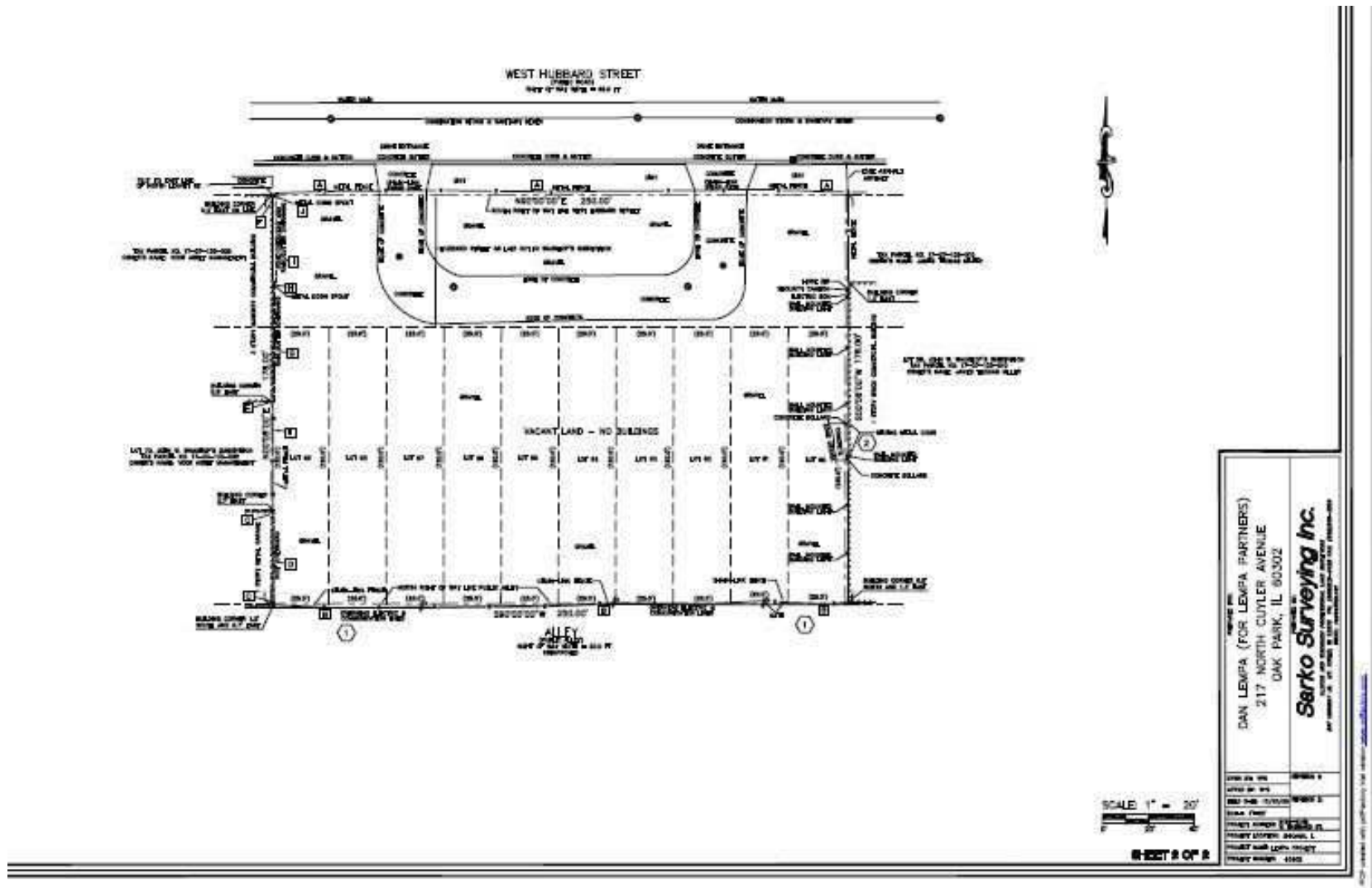
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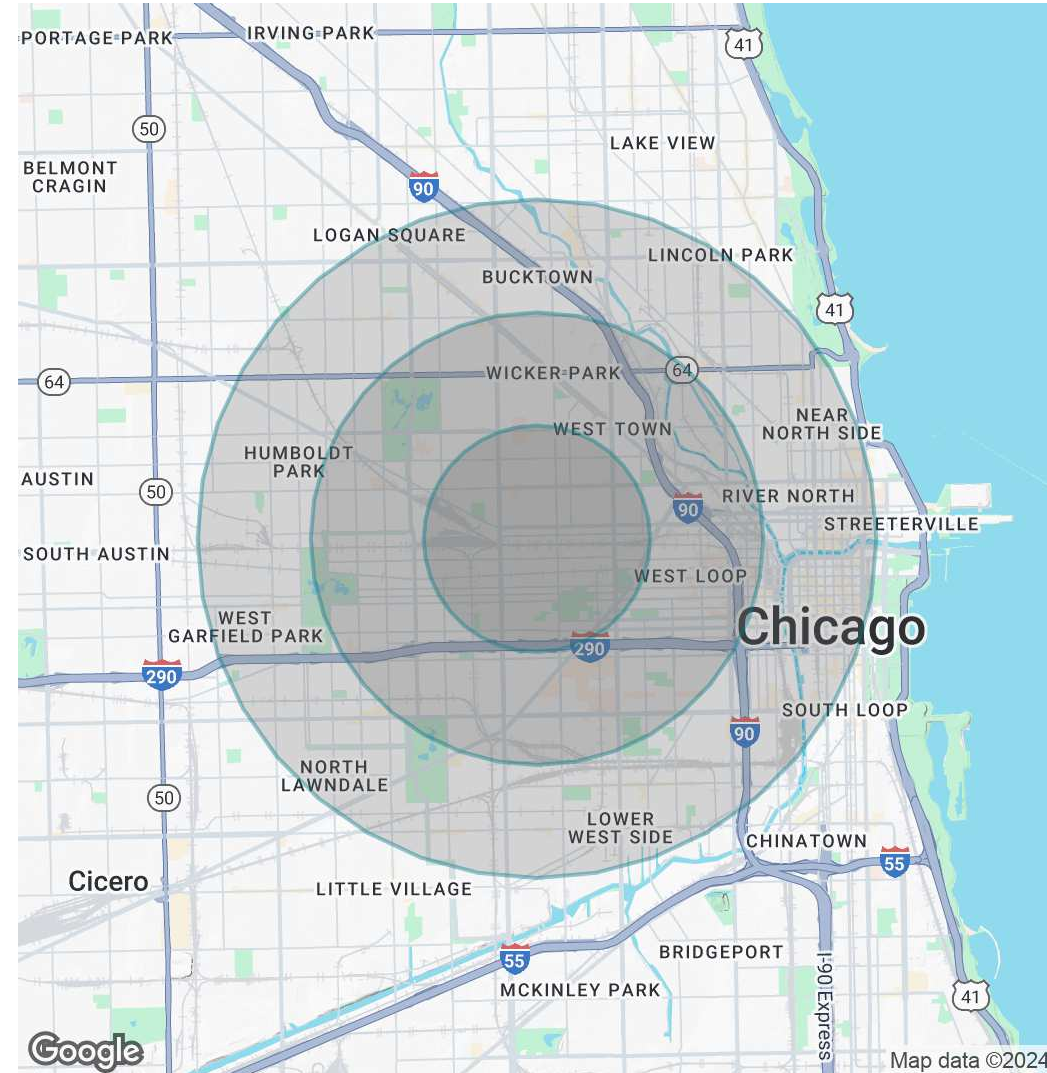
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	35,244	147,155	414,149
Average Age	35.3	33.0	32.8
Average Age (Male)	35.3	33.2	32.5
Average Age (Female)	35.9	33.7	33.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	18,402	74,387	212,062
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$108,799	\$114,204	\$112,925
Average House Value	\$608,263	\$556,069	\$491,924

* Demographic data derived from 2020 ACS - US Census

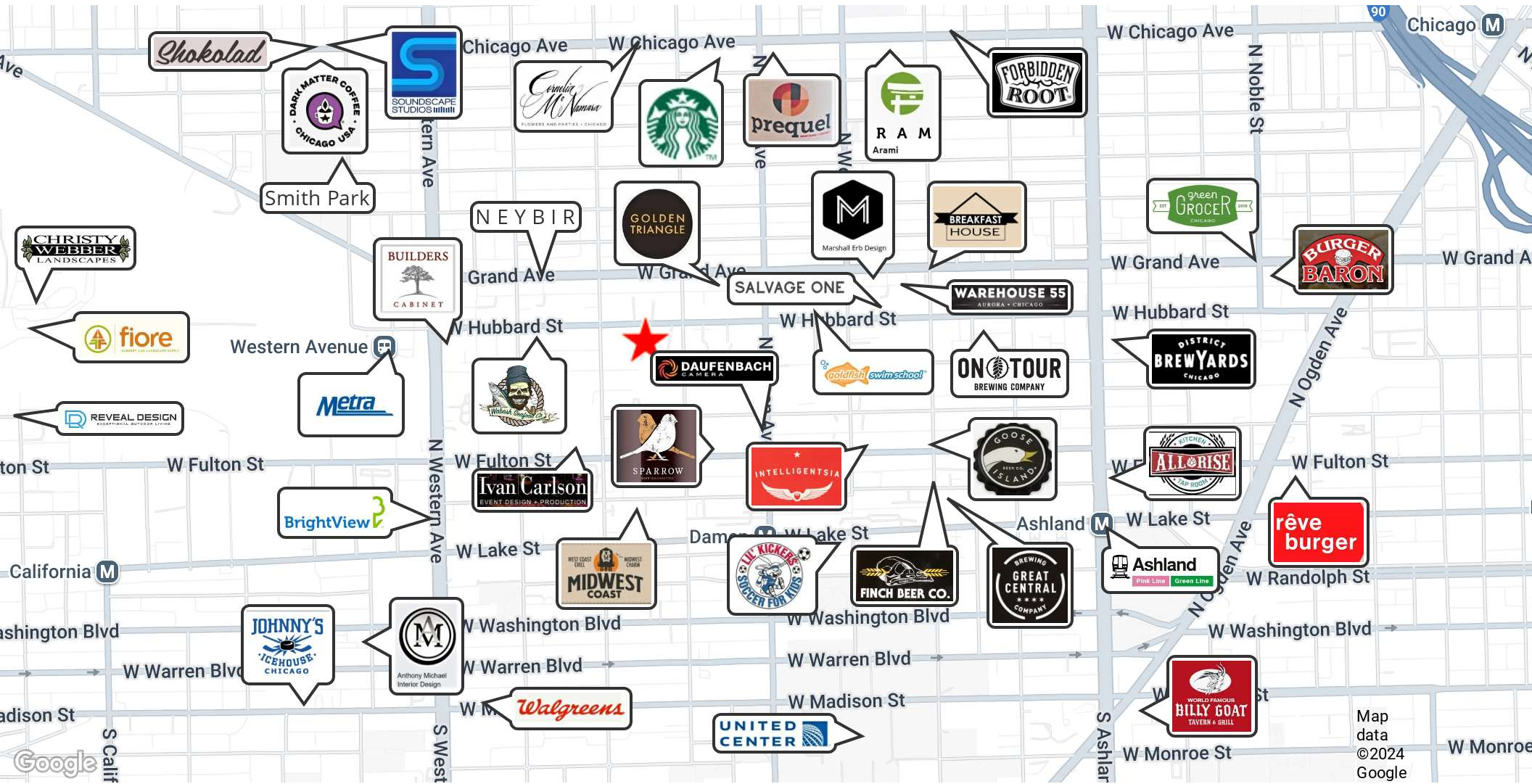


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Some of the Restaurants, Breweries & Other Businesses Within One Mile



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