



OFFERING
MEMORANDUM

5132 North
Western Avenue

156' OF FRONTAGE

WESTERN AVE.

FOSTER AVE.

NEW ZONING B3-3 & TOD ELIGIBLE

5130-42 N. WESTERN AVENUE
CHICAGO, IL

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DISCLAIMER

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

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LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

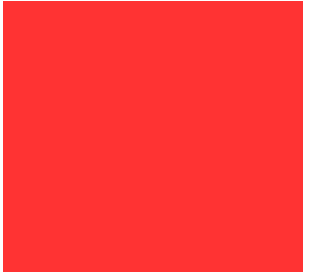
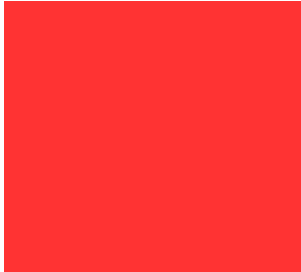
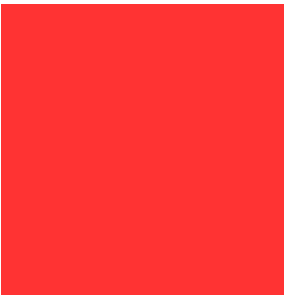
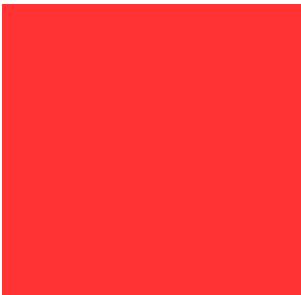
1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

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EXECUTIVE SUMMARY

JAMESON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT THIS HIGHLY VISIBLE DEVELOPMENT OPPORTUNITY LOCATED NEAR THE CORNER OF WESTERN AVE AND FOSTER IN CHICAGO'S LINCOLN SQUARE NEIGHBORHOOD. THE SUBJECT PROPERTY CONSISTS OF SIX CONTIGUOUS LOTS WITH A 156' FACING WESTERN AVE AND 114' DEEP, WITH BUILDING ACCESS ON THE WEST. THIS PROPERTY ENJOYS EASY ACCESS TO LAKE MICHIGAN (FOSTER BEACH), LINCOLN SQUARE SHOPS AND ANDERSONVILLE RESTAURANTS, WALKING DISTANCE FROM WESTERN AND LAWRENCE BROWN LINE.

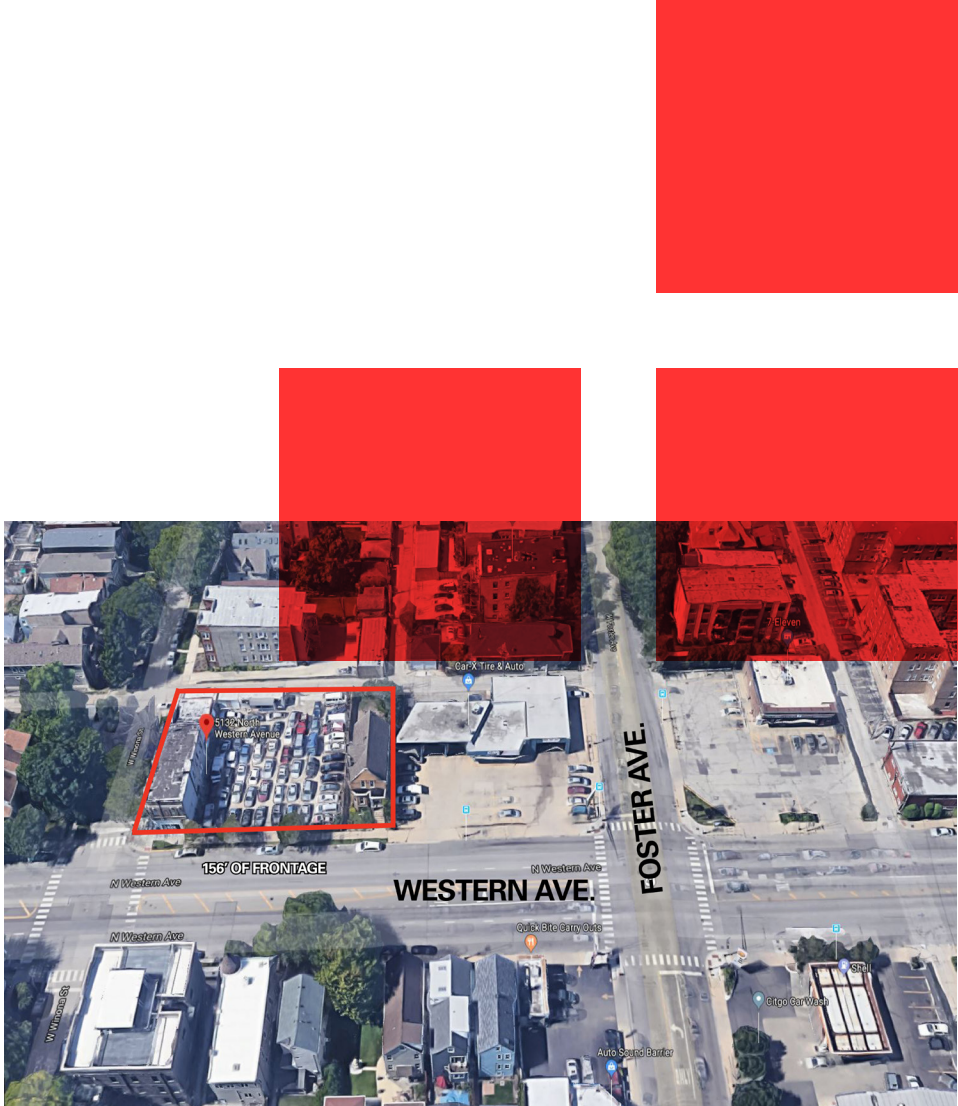
ASKING PRICE: \$2,700,000

LAND AREA: 17,751 SF

PIN NUMBERS: 13-12-401-043-0000
THROUGH 13-12-401-046-0000

ZONING: B3-3

TAXES (2021): \$12,467.40



PROPERTY HIGHLIGHTS

LAND SF (GROSS): 17,751 SF

ZONING: B3-3

LAND SIZE: 0.41 ACRE LOT

TAXES: \$12,467.40 (2021)



156' Frontage on Western Ave.

- ZONING CHANGE TO B3-3
- TOD ELIGIBLE
- NEAR BROWN LINE
- EASY ACCESS TO LAKE SHORE DRIVE & LINCOLN SQUARE SHOPS
- DENSELY POPULATED AREA

PROPERTY SURVEY

5306 AVE
MUS 68630

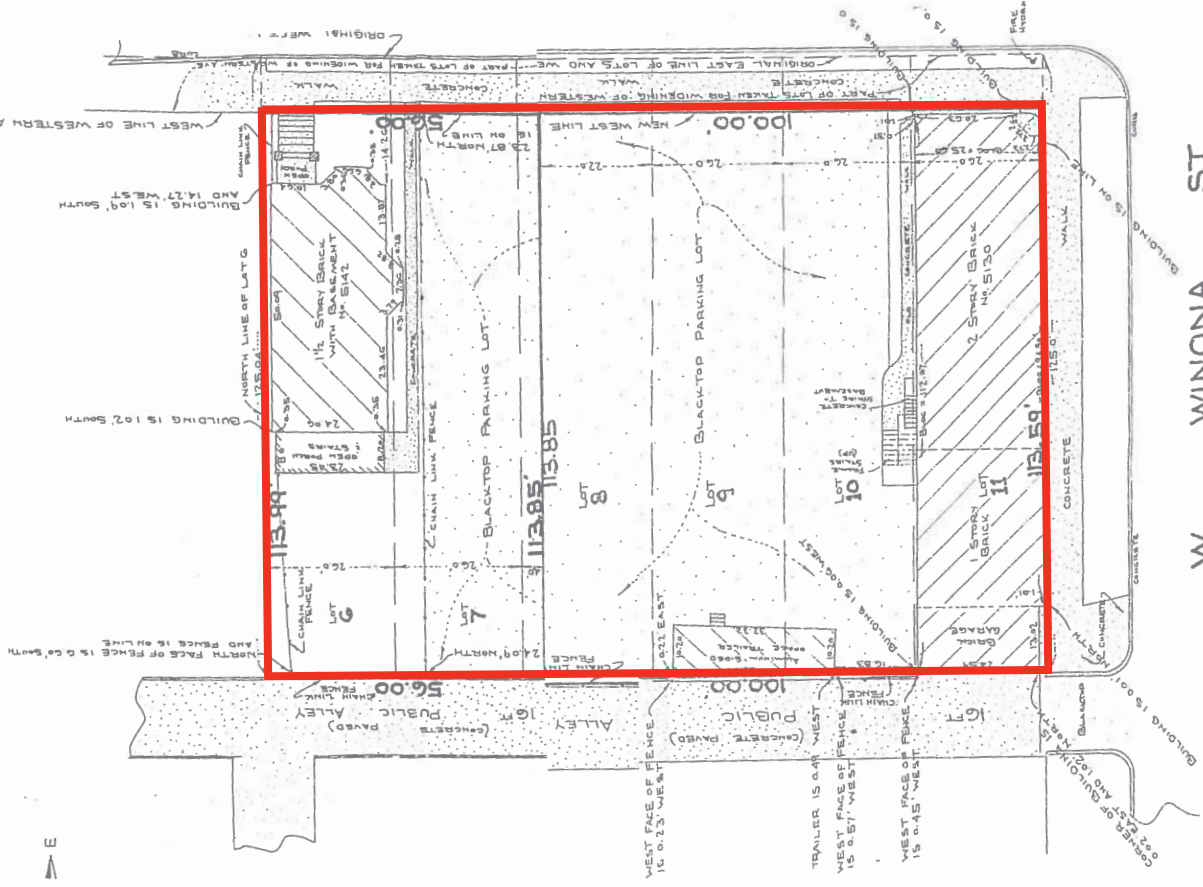
PLAT OF SURVEY

33

JOHN M. HENRIKSEN

OF

LOTS 6 AND 7 AND THE NORTH 1.0 FEET OF LOT 4 (EXCEPT THE PART OF SAID LOTS TAKEN FOR THE WIDENING OF WESTERN AVENUE) IN VOLLMAR'S SUBDIVISION OF LOTS 3, 4, 5, 6, 7 AND 8 AND LOT 2 (EXCEPT THE NORTH 53.06 FEET) IN THE TOWN OF DOWNAVILLE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 6, 1899, AS DOCUMENT NO. 2817084, IN COOK COUNTY, ILLINOIS.



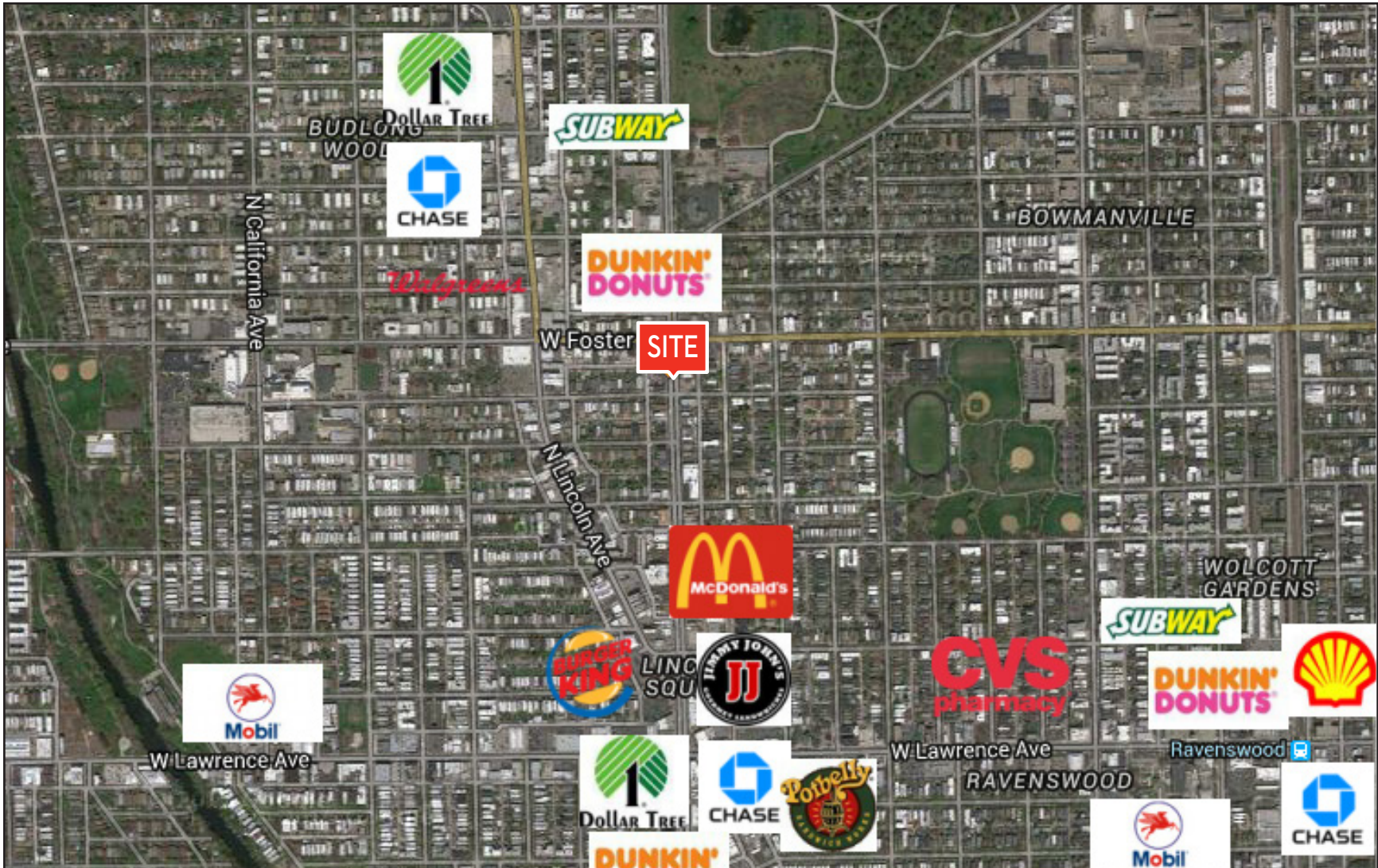
ORDER NUMBER R91767

TAX PARCEL MAP





AREA TENANT MAP



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Western Station (Brown Line)

DRIVE

1 min

WALK

12 min

DISTANCE

0.6 mi

Rockwell Station (Brown Line)

3 min

16 min

0.9 mi

COMMUTER RAIL

Ravenswood Station Commuter Rail
(Union Pacific North Line)

DRIVE

4 min

DISTANCE

1.7 mi

Rogers Park Station Commuter Rail
(Union Pacific North Line)

8 min

3.4 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

21 min

DISTANCE

12.3 mi

Chicago Midway International Airport

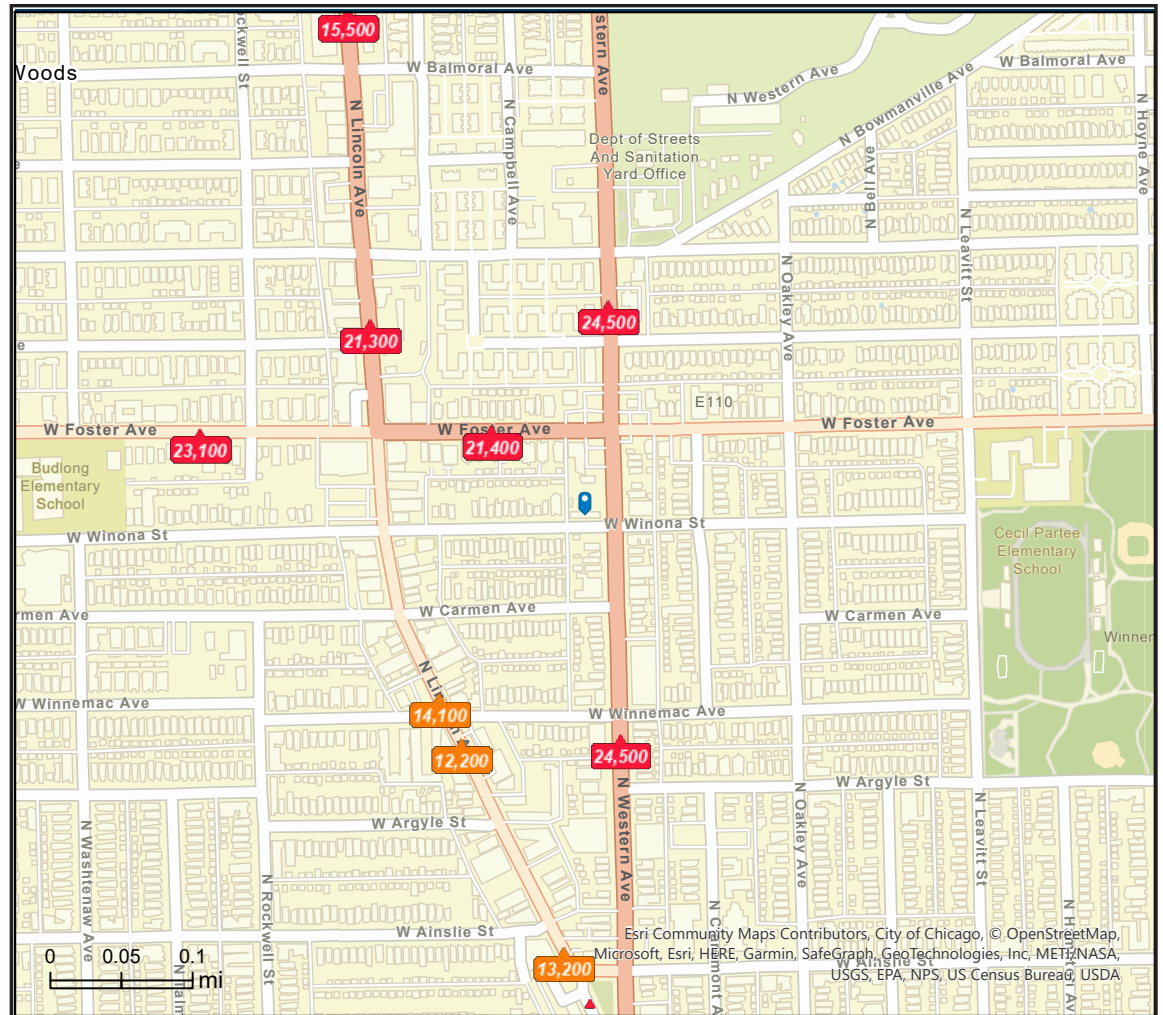
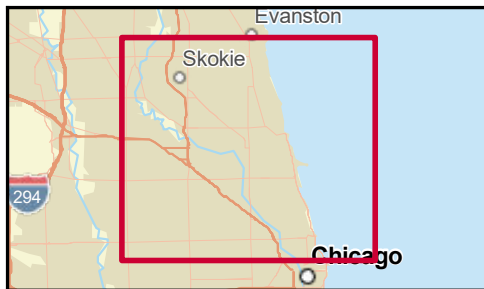
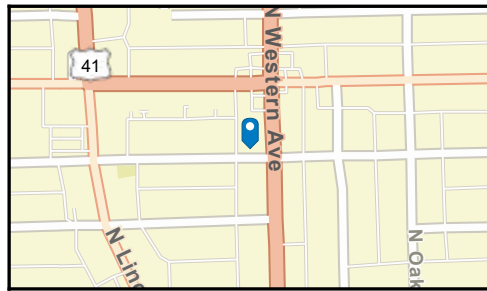
29 min

15.5 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

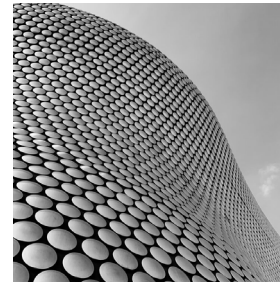


MARKET OVERVIEW

LINCOLN SQUARE

Lincoln Square, located on Chicago's North Side, is a culturally rich and welcoming neighborhood with a strong historical connection to German heritage. It is renowned for its vibrant community spirit and hosts numerous cultural events, including the German-American Fest and the Old Town School of Folk Music, making it a cultural hub in the city. The neighborhood boasts a diverse dining scene, unique independent shops, and a central park, creating a well-rounded and appealing urban environment.

With its mix of housing options, from historic homes to modern condos, Lincoln Square is an attractive place to live, offering both urban amenities and a tight-knit community. Its proximity to public transportation, particularly the CTA Brown Line, ensures convenient access to downtown Chicago and beyond. Lincoln Square remains a charming and popular destination for residents and visitors seeking a unique blend of culture, arts, and community in the heart of the city.



DEMOGRAPHIC SUMMARY

5130 N Western Ave, Chicago, Illinois, 60625

Ring of 1 mile

KEY FACTS

54,487

Population



24,959

Households

36.8

Median Age

\$69,875

Median Disposable Income

EDUCATION

7%

No High School Diploma



14%

High School Graduate



15%

Some College



65%

Bachelor's/Grad/Prof Degree

INCOME



\$87,906

Median Household Income



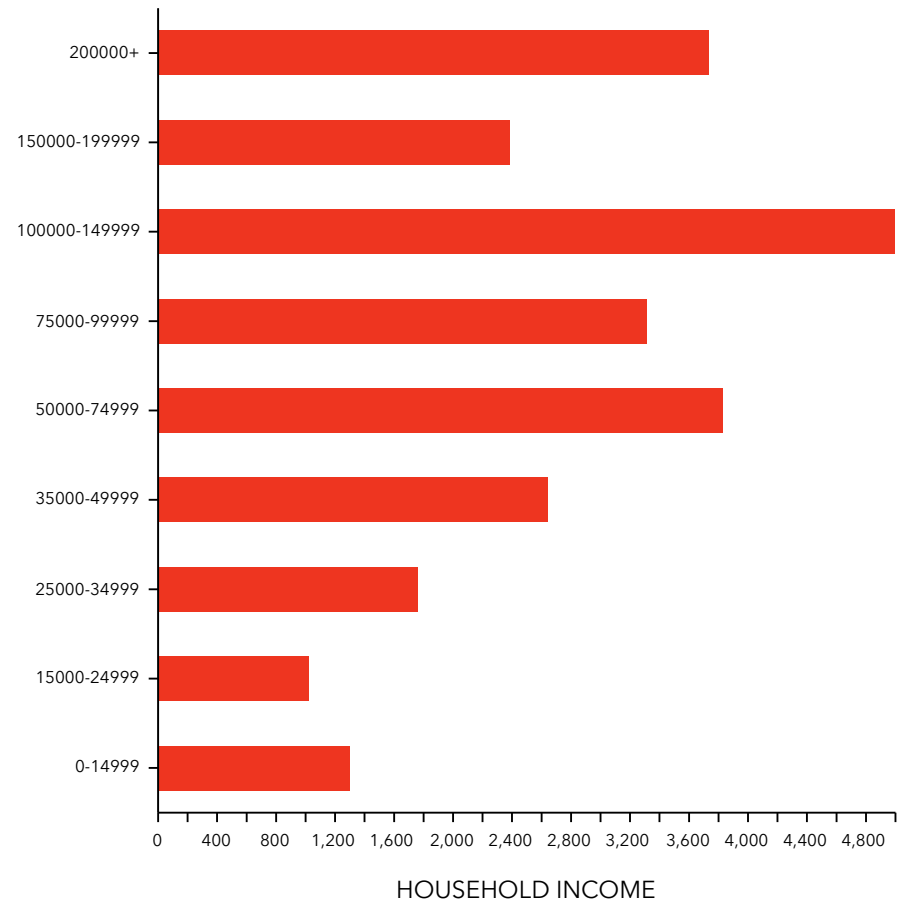
\$58,218

Per Capita Income



\$96,612

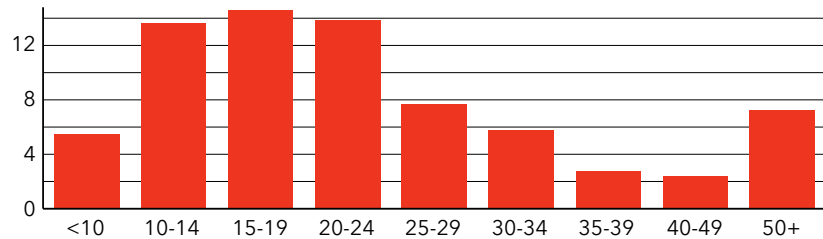
Median Net Worth



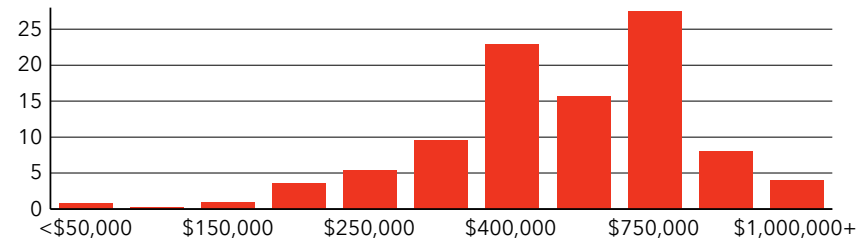
COMMUNITY PROFILE

54,487	N/A	2.16	73.9	36.8	\$87,906	\$443,833	\$96,612	18.6%	70.0%	11.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+

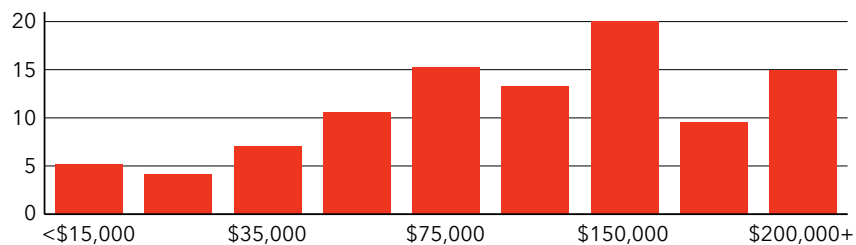
Mortgage as Percent of Salary



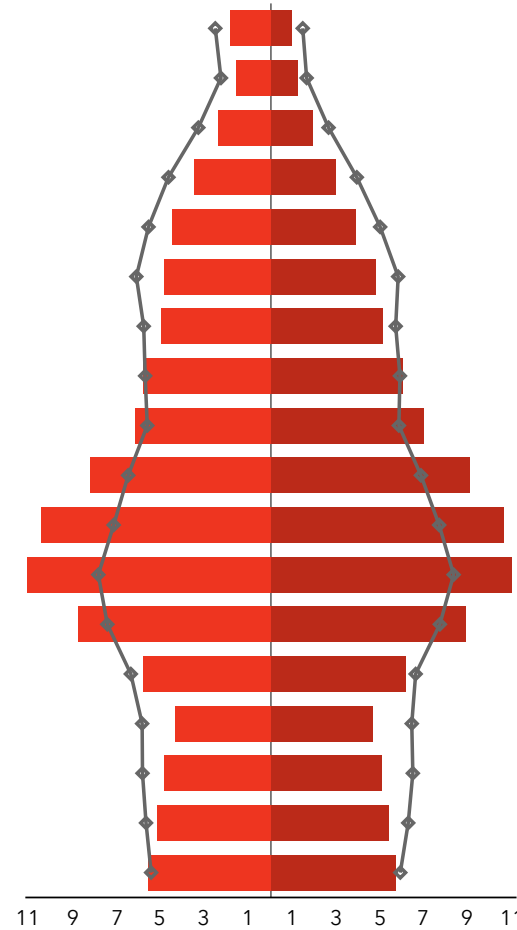
Home Value



Household Income

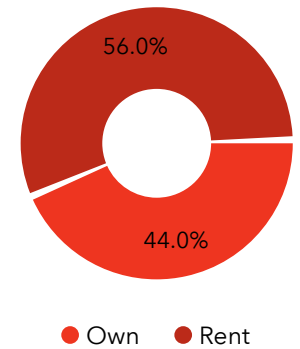


Age Profile: 5 Year Increments

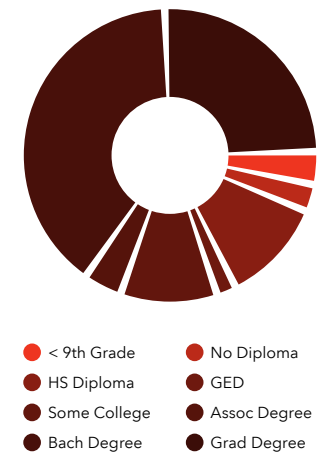


Dots show comparison to 17031 (Cook County)

Home Ownership



Educational Attainment



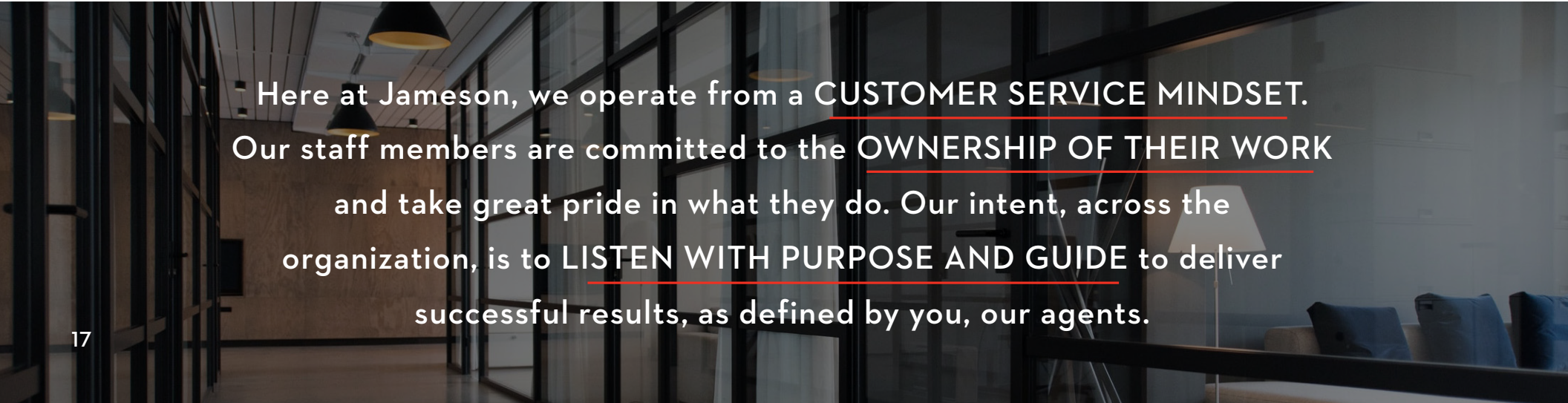
ABOUT JAMESON COMMERCIAL

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.

ABOUT YOUR TEAM



MKISHTOW@JAMESON.COM
312.867.2265

■ MARK KISHTOW

Mark Kishtow specializes in the sale of multifamily and retail investment properties in his position as a Senior Vice President of investment sales with Jameson Commercial Real Estate.

Prior to joining Jameson, Mark followed his entrepreneurial instincts after college owning and operating multiple businesses in the City of Chicago and was the Operating Managing Partner for a portfolio of Investment Properties in the Chicago land area. Mark has found the experience he gained as an owner provides him with a unique insight and expertise that only he can deliver to his clients.

Over the past ten years in the commercial real estate industry, Mark has personally transacted or advised on aggregate sales exceeding \$250 Million, this includes over 500 multifamily units and a variety of retail properties anchored by national tenants including Bank of America, Chase Bank, Starbucks, AutoZone and 7/11. His area of concentration has been Urban Chicago and the near surrounding suburbs.

Mark studied Architecture and Interior Design at Chicago's Illinois Institute of Art and he is currently enrolled to earn the Certified Commercial Investment Member (CCIM) designation. Mark is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.

Mark was awarded Jameson's Top Commercial Producer honor for the years of 2008, 2010, 2012, 2013, 2014, 2015, 2017, 2020, and 2021. Recognized by the Chicago Commercial Forum as one of its Top Producing Agents in Chicago and nominated by Crain's Chicago Business in 2017 as one of its Most Influential Commercial Real Estate Brokers in Chicago.



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■ MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



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