

JAMESON.

FOR SALE

REDEVELOPMENT

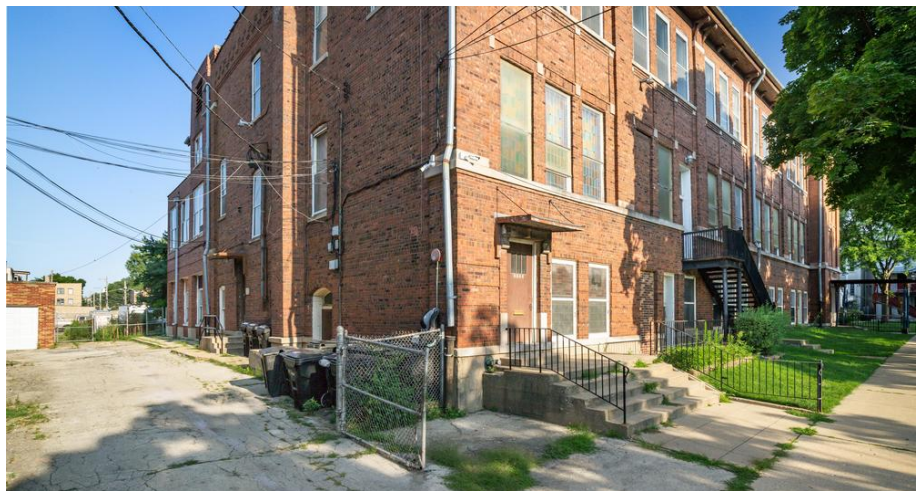
2609 W Carmen
Chicago, IL 60625

\$5,000,000

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JAMESONCOMMERCIAL.COM

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SALE OVERVIEW

SALE PRICE: \$5,000,000

LOT SIZE: 68,000 SF

BUILDING SIZE: 24,500 SF

ZONING: RS3

MARKET: Lincoln Square

CROSS STREETS: Carmen & Rockwell

AREA TENANTS

- Swedish Covenant Hospital
- Winnemac Park
- River Park

PROPERTY DESCRIPTION

West end of Lincoln Square development opportunity – Over 68,000 square feet of land zoned RS-3 or 19 single family lots. Site consists of 18,000 square foot 2-story plus basement School/Church and 6,500 square foot 2-story plus basement rectory and parking lot with vacant land.

<https://youtu.be/-DGS3Nt6DHQ>

PROPERTY HIGHLIGHTS

- 18,000 square ft School/ Church
- 6,500 square ft Rectory
- 45,000 ft of vacant land

AREA AND TRANSPORTATION HIGHLIGHTS

	Drive	Walk	Distance
• Transit/Subway			
• Rockwell Station (Brown Line)	5 min	13 min	0.6 mi
• Western Station (Brown Line)	3 min	16 min	0.8 mi
• Francisco Station (Brown Line)	5 min	20 min	1.0 mi
• Commuter Rail		Walk	Distance
• Ravenswood Station Rail (Union...)		6 min	2.0 mi
• Airport		Drive	Distance
• Chicago O'Hare International Airport		20 min	11.9 m
• Chicago Midway International Airport		28 min	15.5 mi

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INTERIOR PHOTOS

2609 W Carmen, Chicago, IL 60625

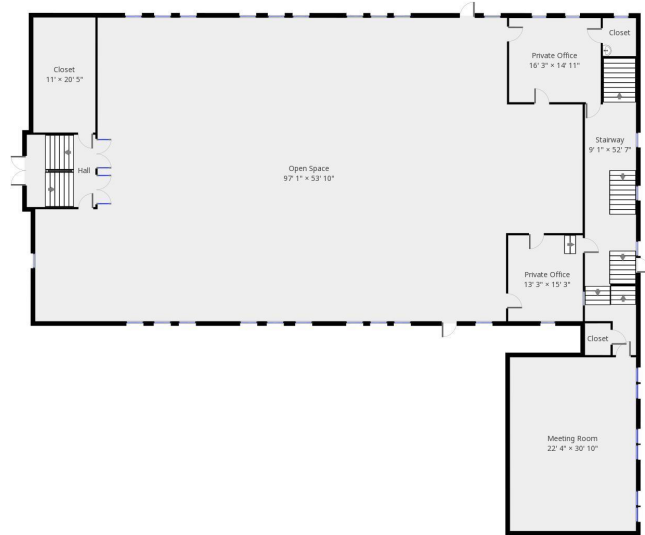
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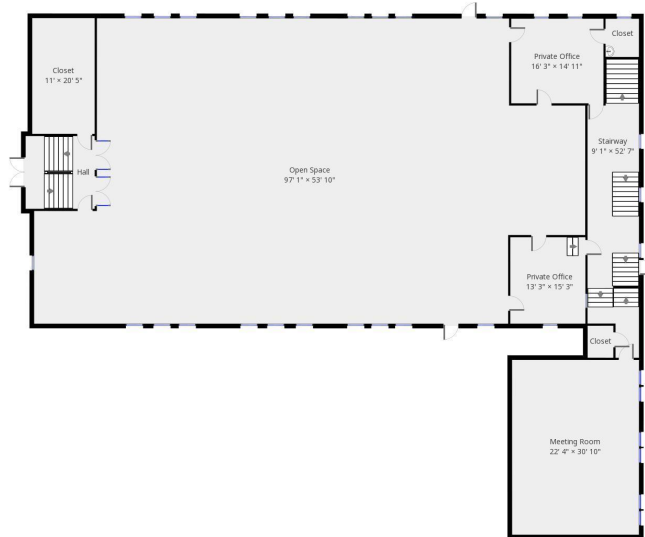
FLOOR PLANS

2609 W Carmen, Chicago, IL 60625

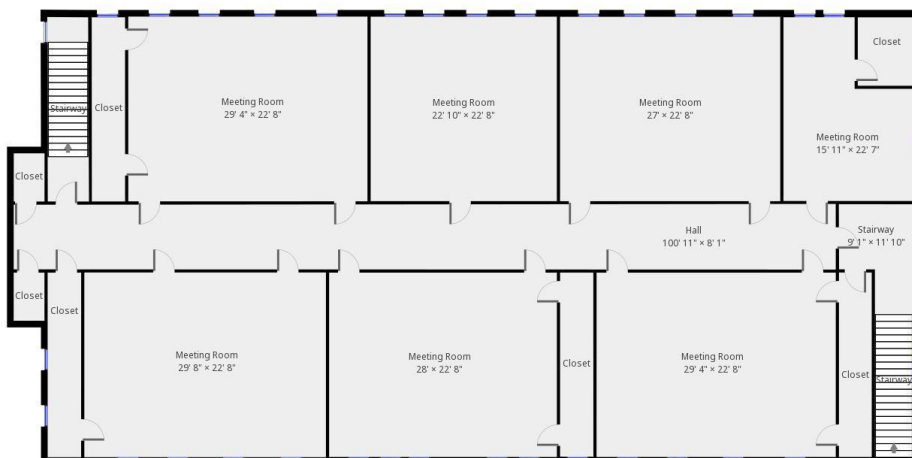
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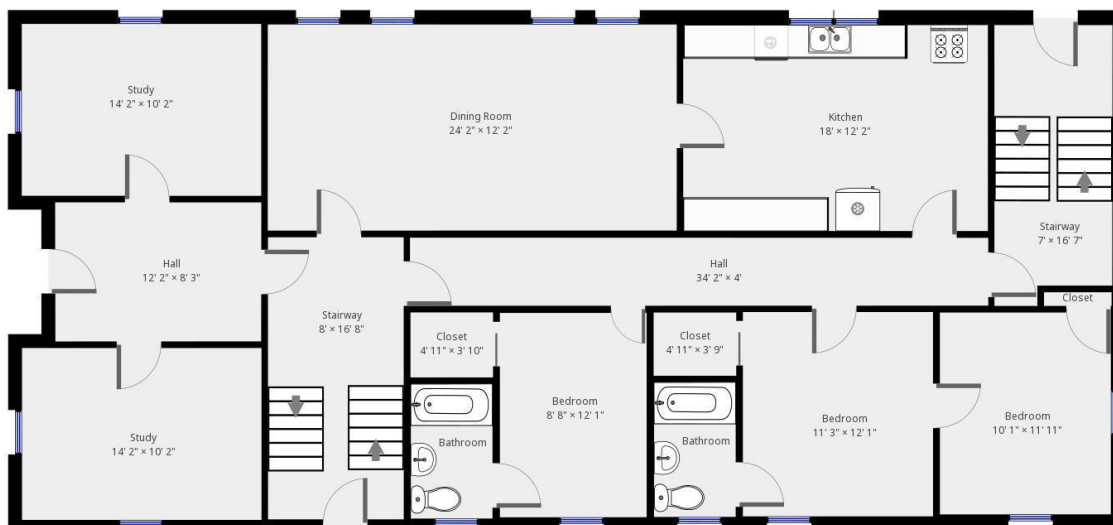
FLOOR PLANS - RECTORY

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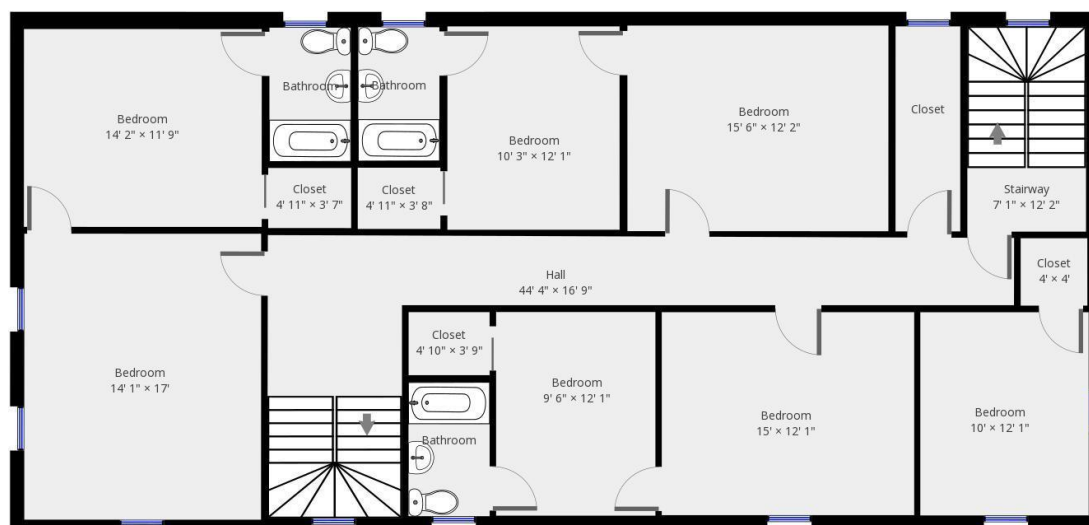
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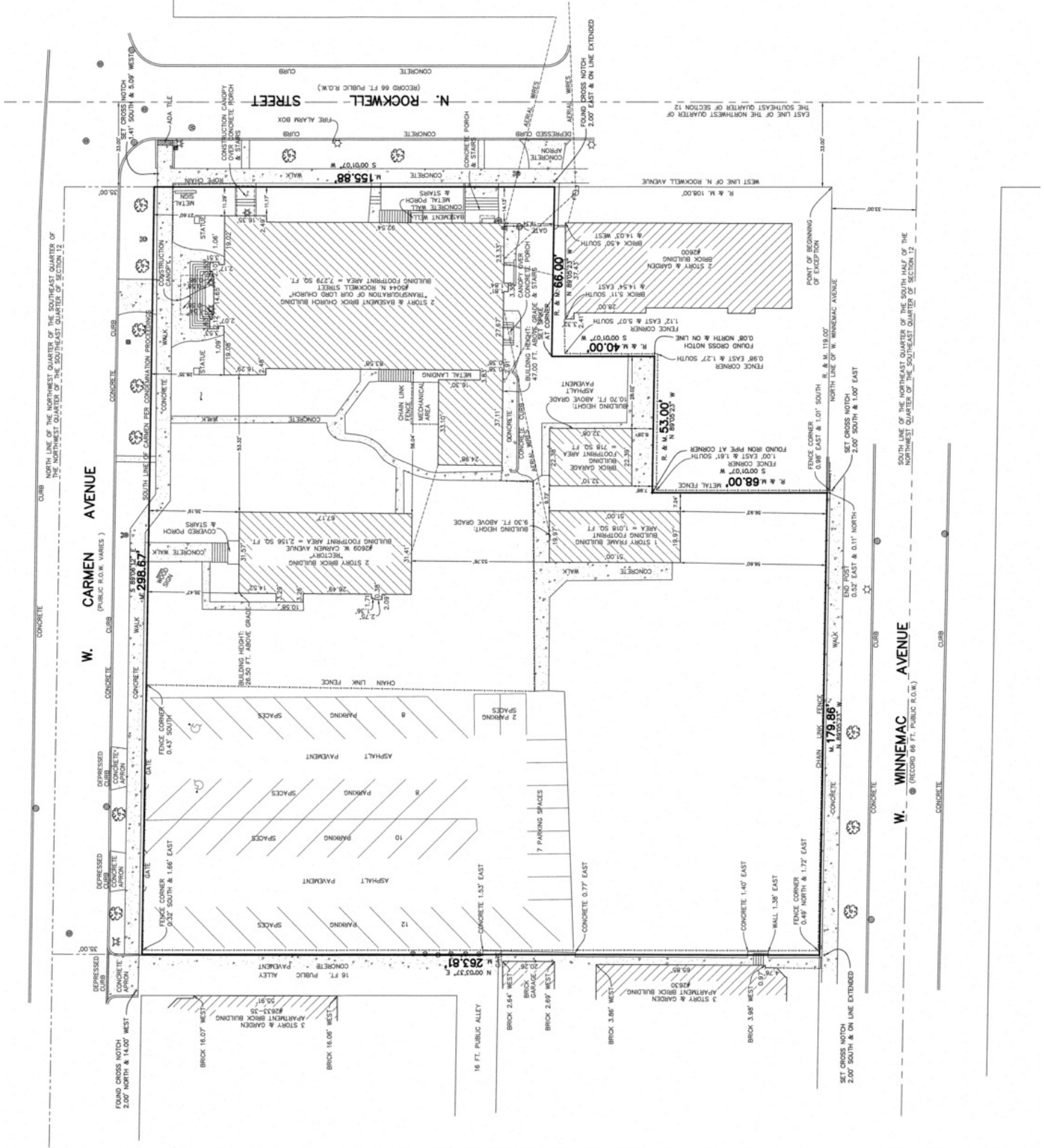


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SURVEY

2609 W Carmen, Chicago, IL 60625

\$5,000,000



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AERIAL

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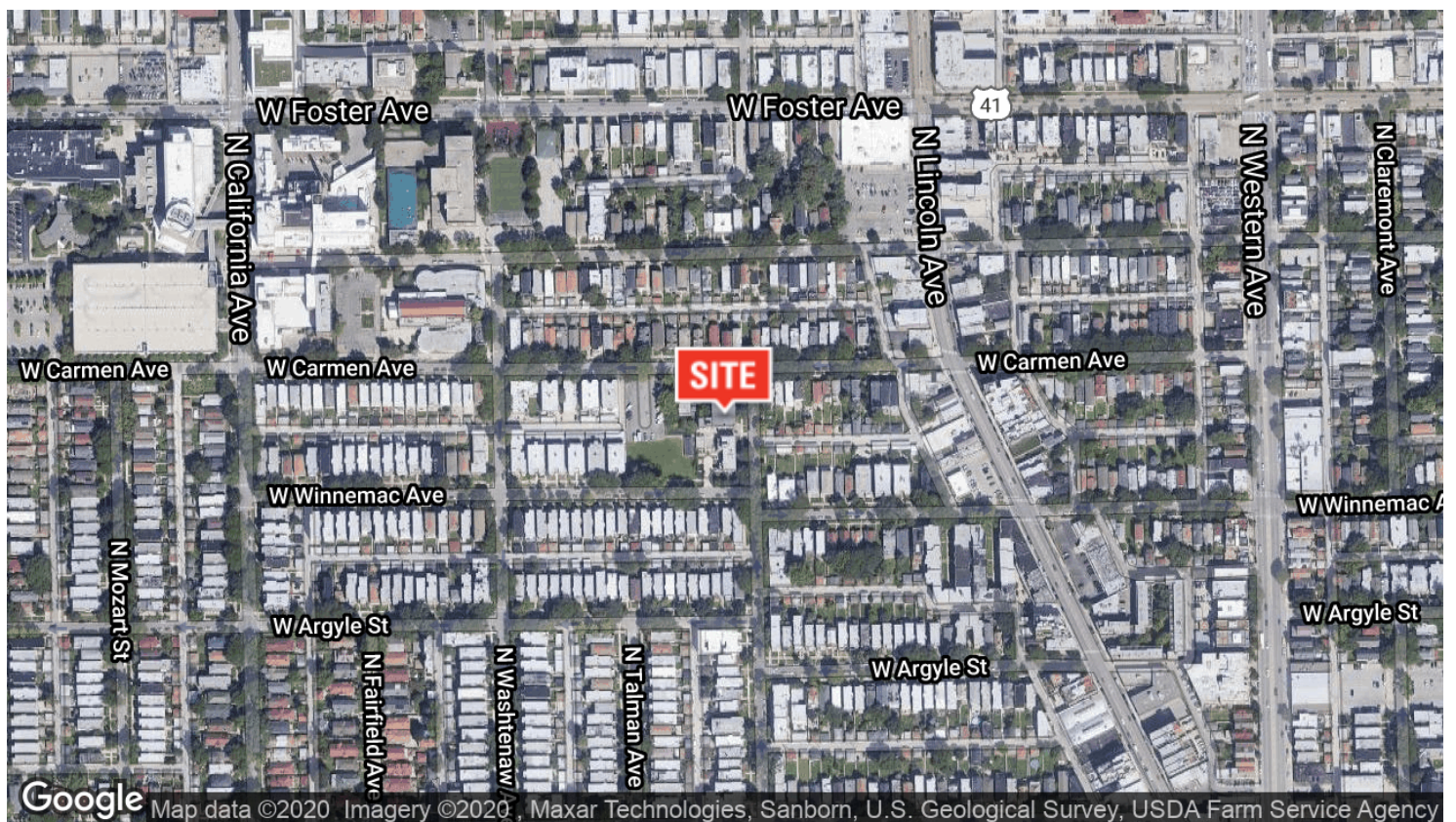
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AERIAL & STREET DETAIL

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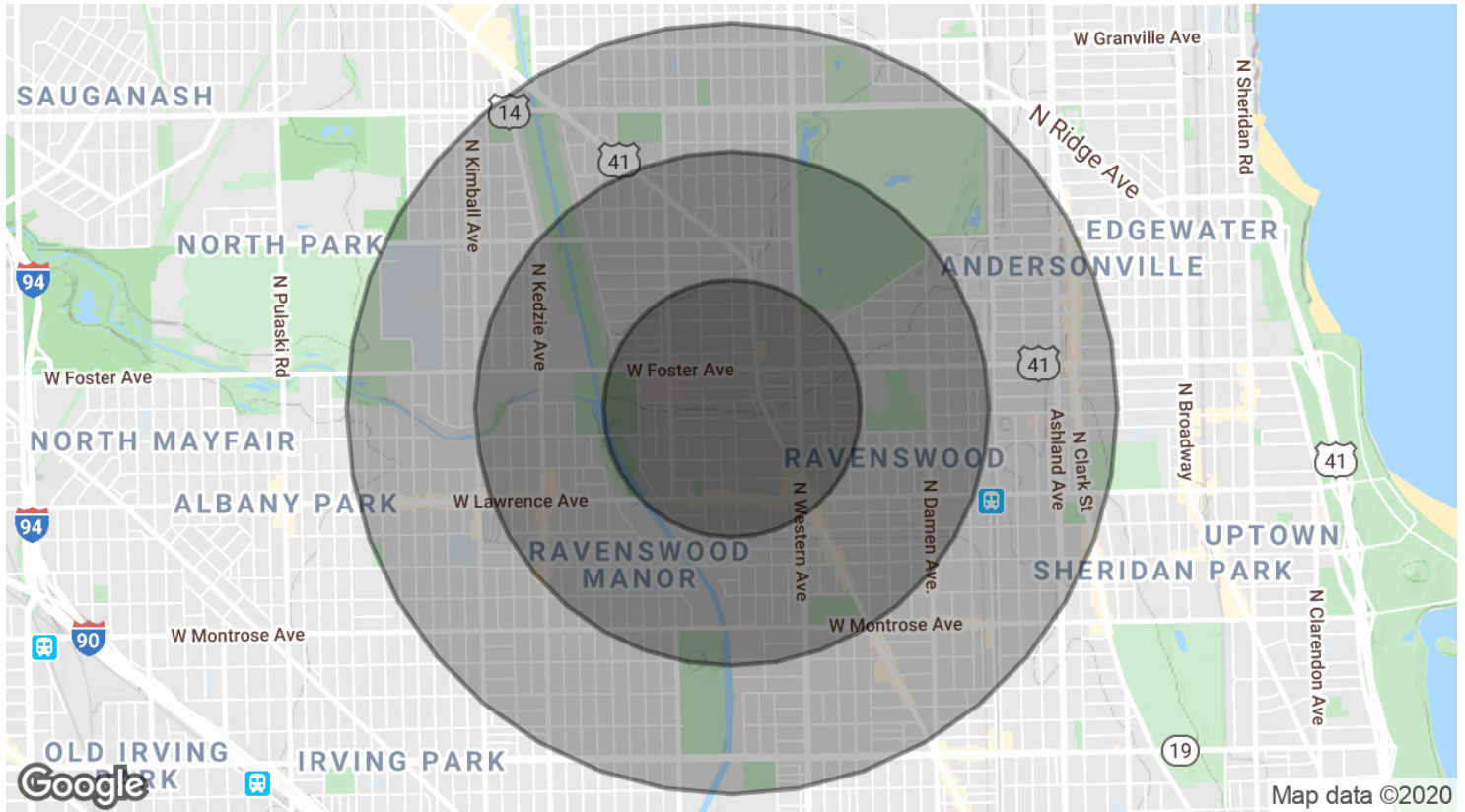
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DEMOGRAPHICS MAP & REPORT

2609 W Carmen, Chicago, IL 60625

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	16,534	59,070	128,913
Average age	35.5	35.3	34.2
Average age (Male)	33.5	34.6	33.6
Average age (Female)	37.1	36.0	35.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	7,084	24,047	51,381
# of persons per HH	2.3	2.5	2.5
Average HH income	\$68,030	\$73,073	\$72,253
Average house value	\$359,933	\$409,916	\$422,425

* Demographic data derived from 2010 US Census