

FOR SALE

# ROGERS PARK CORNER REDEVELOPMENT OPPORTUNITY TOD DESIGNATION

7632-7640 ROGERS AVENUE &  
7644 N SHERIDAN ROAD

Chicago, Illinois

BACK ON THE MARKET WITH NEW ZONING & PRICING!



## CONTACT US

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Vice President

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[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

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 **SITE AERIALS**



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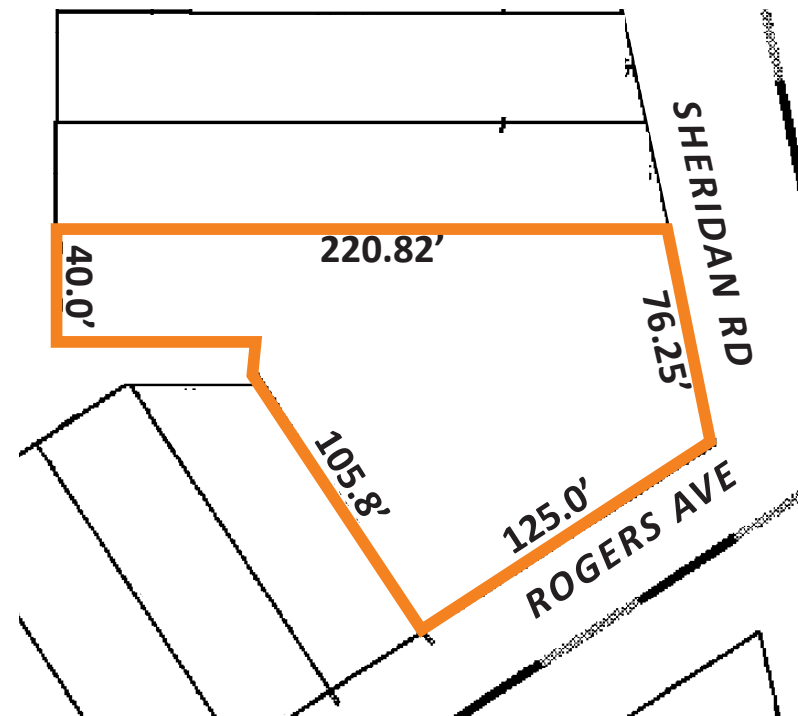


### PROPERTY HIGHLIGHTS

- +  $\pm 19,764$  sf
- + Zoned [B3-5 Community Shopping District](#)  
\*Ownership recently removed the old PD zoning on the site. Both parcels are now in the B3-5 zoning district.
- + Buildable FAR: 98,820 sf
- + Residential Units, As of Right: 98
- + Building 100% Vacant
- + Site is TOD Eligible based off of The North Sheridan Road bus route
- + Traffic Counts:  
20,700 vehicles per day on Sheridan Rd 3,650 vehicles per day on Rogers Ave
- + Parcel Numbers: 11-29-107-010 & 11-29-107-011
- + Taxes: \$21,171.43
- + Asking: \$2,600,000
- + Please call for additional information



### SURVEY



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 **ZONING CHART**

SIZE	ZONING	FAR	BUILDABLE SF	LOT AREA PER UNIT	RESIDENTIAL UNITS	ZONING ORDINANCE REFERENCE	PERMITTED USES
19,764 square feet	B3-5	5	98,820 sf	200 sf/DU	98 DU	17-3-0104	Multi-family, mixed-use, retail, office, hospitality, general commercial
				135 sf/EU			

 **ROGERS PARK RECENT SALES**

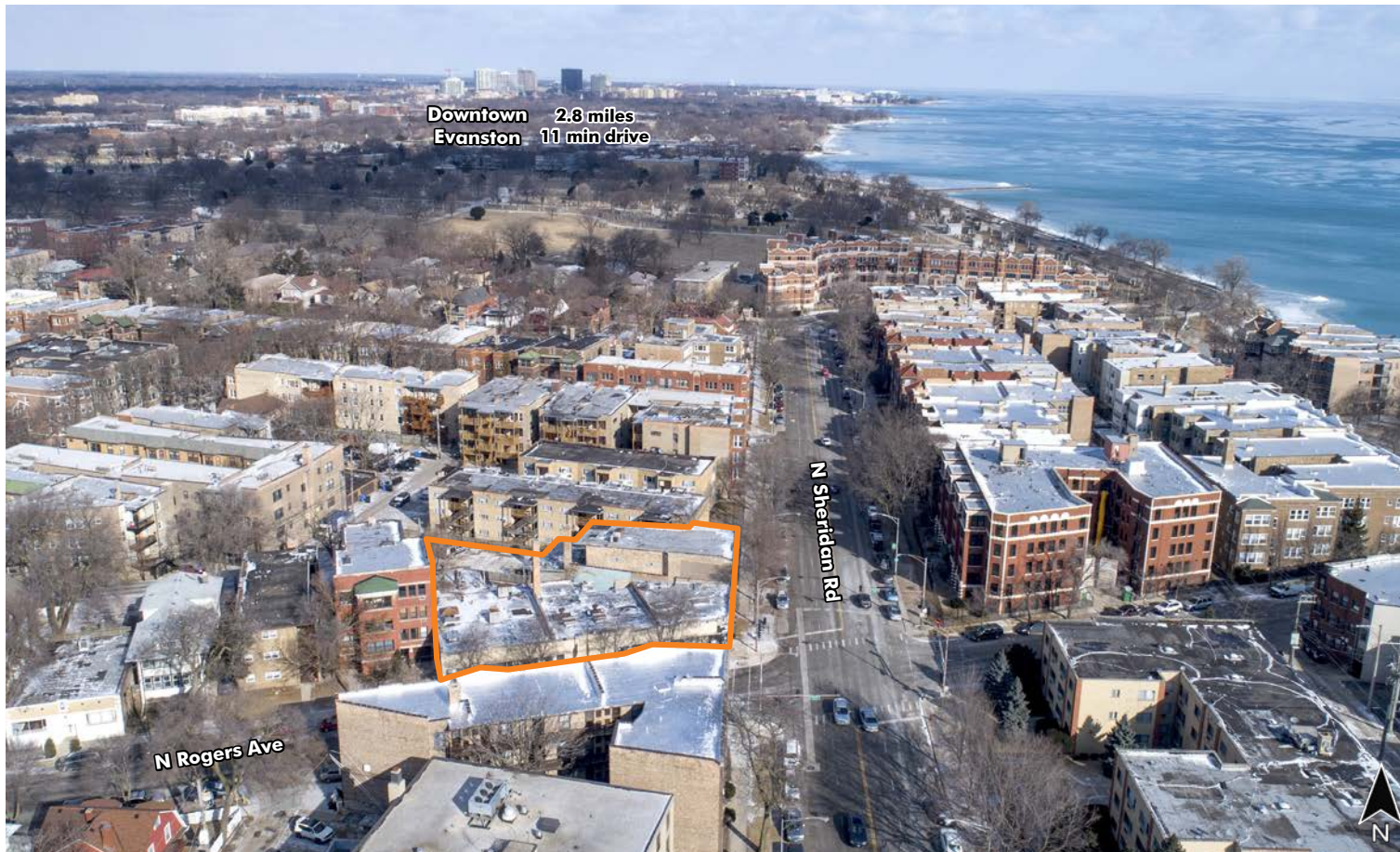
ADDRESS	CITY	ND SIZE IN	PRICE	UNITS	\$/UNIT	DATE
7070-7078 N Clark	Chicago	20,855	\$1,750,000	54	\$32,407	6/2018
1315 W Loyola	Chicago	11,326	\$1,050,000	27	\$38,889	8/2018

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**AREA AERIAL**



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## AREA RETAIL



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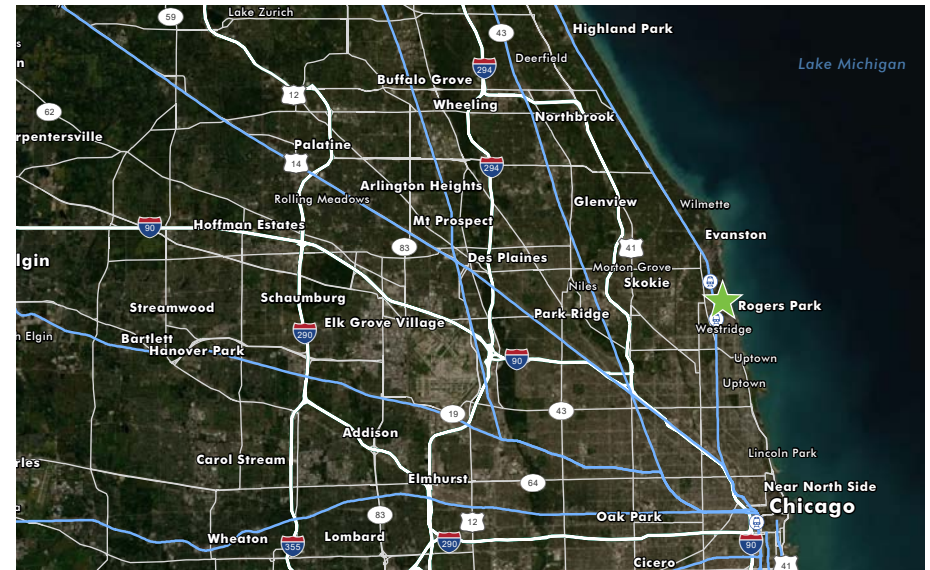


### DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	44,379	252,701	566,456
Average Household Income	\$71,971	\$84,601	\$101,030
Average Housing Value	\$313,865	\$373,900	\$439,807



### LOCATION MAP



### CONTACT US

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