



Corner Development Site  
in the Heart of Lincoln Park  
**For Sale**

**324**  
WEST  
Wrightwood

# 1324 WEST Wrightwood



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SVN CHICAGO COMMERCIAL  
940 W ADAMS STREET, SUITE 200  
CHICAGO, IL 60607  
SVNCHICAGO.COM

**OFFERING SUMMARY**

**ASKING PRICE:** \$1,550,000

**SITE SIZE:** 3,001 SF

**PROPERTY TYPE:** LAND

**ZONING:** C1-2

**IN-PLACE FAR:** 2.2

**FRONTAGE:** ~150'

**PIN(S):** 14-29-308-014-0000

**TAXES (2024):** \$19,688.97

**SUB-MARKET:** LINCOLN PARK

**ALDERMANIC WARD:** 32/WAGUESPACK



**1324**  
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## OFFERING HIGHLIGHTS

- Rarely available Lincoln Park corner lot development opportunity with nearly 150' of frontage along Wrightwood Avenue & Wayne Avenue.
- Favorable in-place C1-2 zoning permitting 2.2 FAR density, above grade residential development and ground floor retail.
- Existing curb cut on Wayne Avenue, maximizing developer flexibility for optimal building footprint design and utilization.
- Surrounded by luxury single-family and multi-unit residential housing and continued new development.
- Within the highly sought after CPS 299 school district inclusive of Prescott Elementary School and Lincoln Park High School.
- Located only blocks from numerous public parks including but not limited to; Wrightwood Park, Supera Louis Park and Jonquil Park.
- Notable businesses in the immediate vicinity of the property include an incredibly strong mix of uses including; Avli Taverna, Love Street, Lakeshore Sport + Fitness, DePaul University, Lou Malnati's, Starbucks, Costco, Menards, ALDI and more.



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PROPERTY AERIAL

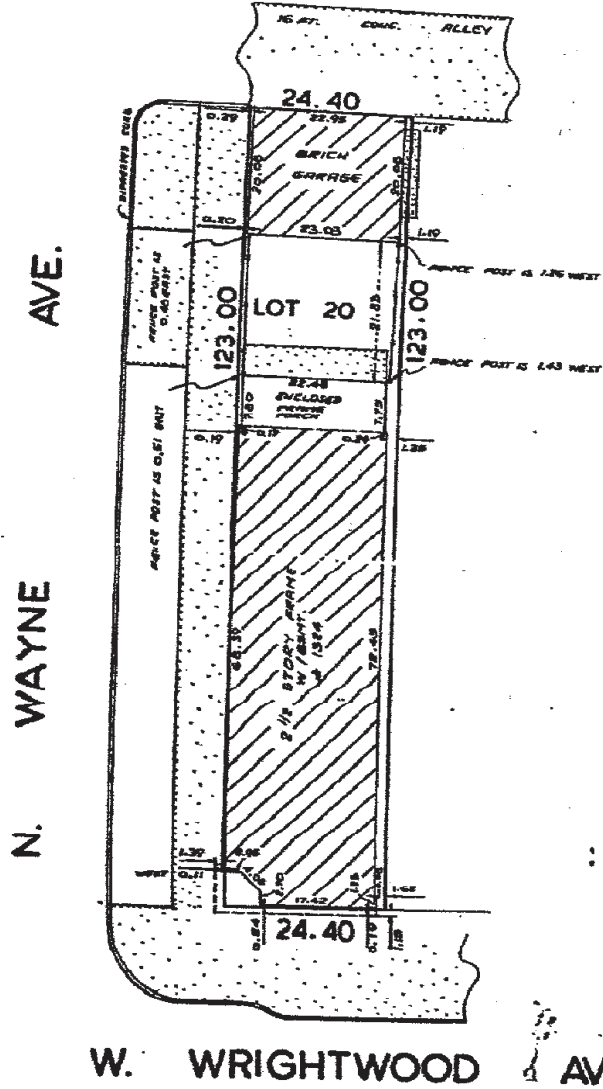
5812 W. HIGGINS AVE.  
CHICAGO, IL 60630

# MM SURVEYING CO., INC. PLAT OF SURVEY

PHONE: 312/282-591  
FAX: 312/282-841



LOT 20 IN JOHN P. ALTGELD'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 IN BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

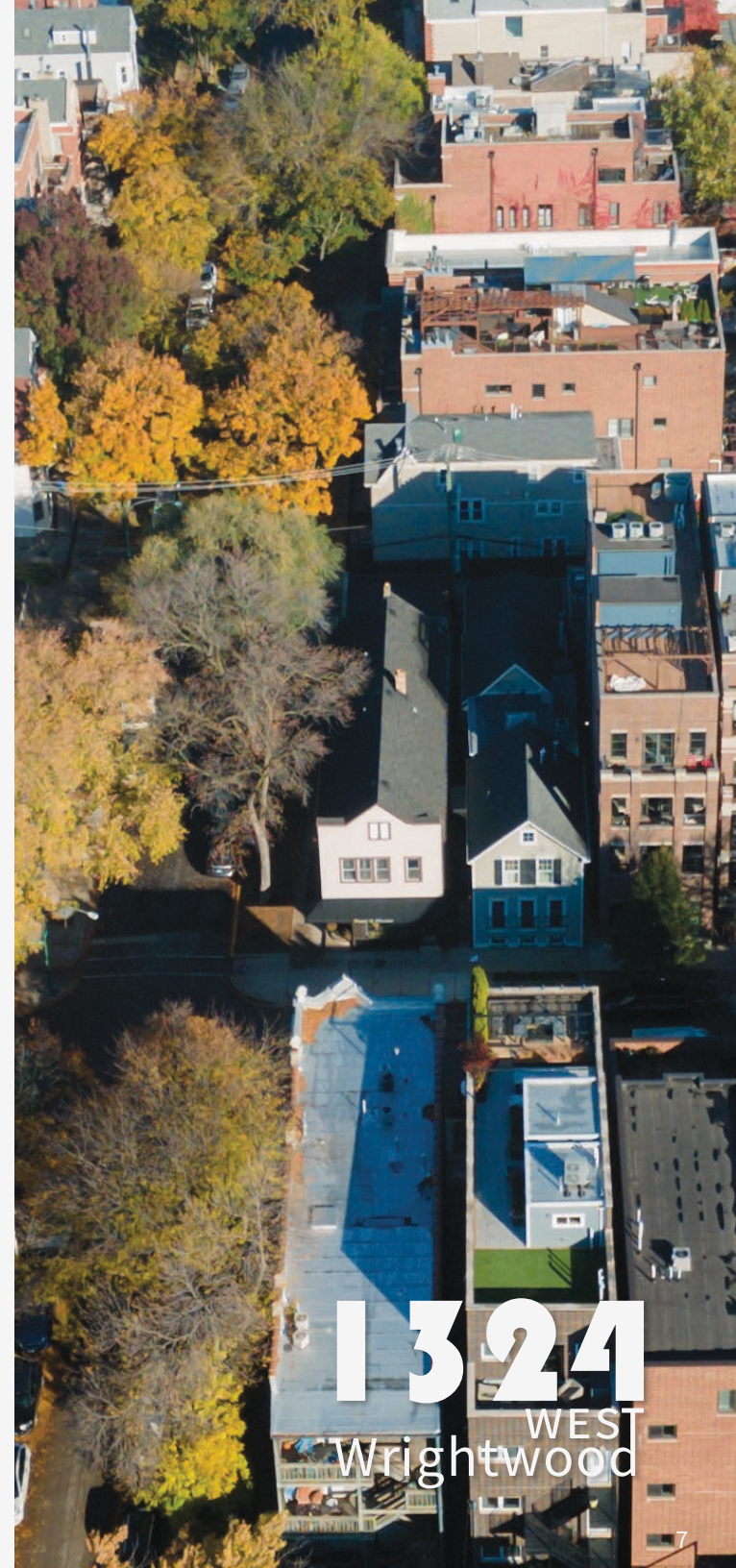
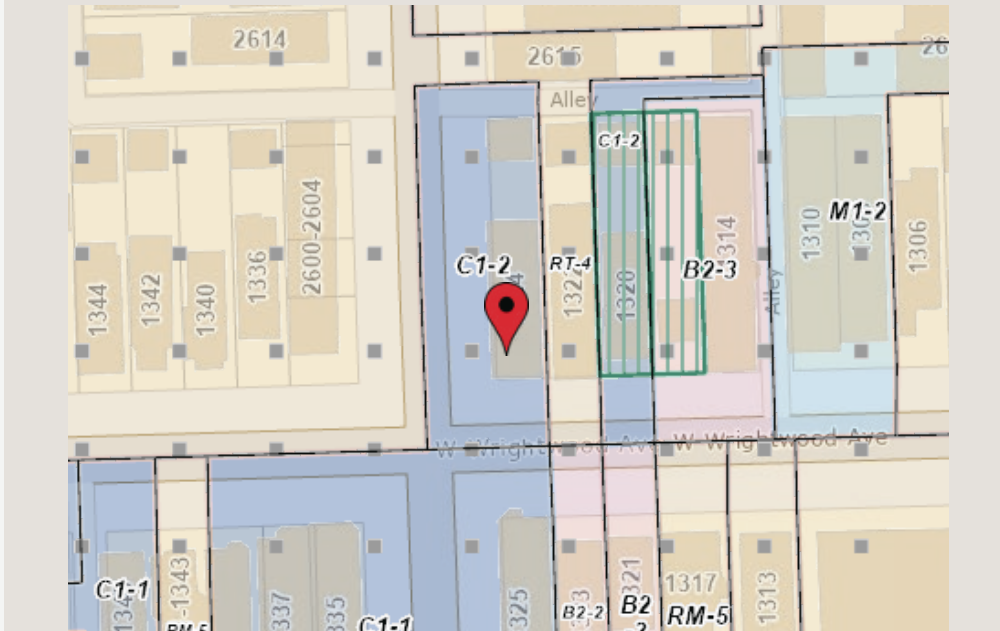


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# PROPERTY ZONING

According to the the City of Chicago, 1324 West Wrightwood Avenue has a C1-2 zoning designation (2.2 FAR), Neighborhood Commercial District. This includes retail storefronts and allows more business types than B1 districts, including liquor stores, warehouses, and auto shops. Apartments permitted above the ground floor.



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**LINCOLN PARK**

Lincoln Park is one of Chicago’s most affluent and supply-constrained mixed-use submarkets, prized for its dense urban fabric, strong demographics, and consistent investor demand. Anchored by DePaul University, nationally recognized retailers, and a vibrant food-and-beverage scene, the neighborhood benefits from year-round foot traffic and a built-in renter base of professionals, students, and long-term residents. High barriers to entry, limited redevelopment sites, and strong zoning protections support durable asset values and long-term appreciation. Excellent CTA access via the Brown, Red, and Purple Lines—paired with proximity to Lake Michigan, downtown Chicago, and major employment hubs—positions Lincoln Park as a top-tier location for mixed-use investment with stable cash flow and value-add upside.



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ESTIMATED POPULATION

**124,038**



MEDIAN HOUSEHOLD INCOME

**65,955**



ESTIMATED HOUSEHOLDS

**80,360**



ESTIMATED DAYTIME POPULATION

**497,261**



TOTAL BUSINESSES

**24,292**



TOTAL EMPLOYEES

**472,750**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# 1324 WEST Wrightwood



SVN® CHICAGO COMMERCIAL  
940 West Adams Street, 2nd Floor  
Chicago, Illinois 60607

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