

FOR SALE 3112 S INDIANA AVENUE, CHICAGO

AS-OF-RIGHT DEVELOPMENT OPPORTUNITY



CBRE

PROPERTY HIGHLIGHTS

3112 S INDIANA AVENUE, CHICAGO IL



PROPERTY HIGHLIGHTS

Footprint / Land Size: ± 24,182 SF

Asking: \$1,700,000
Price Reduced
\$1,950,000
\$2,500,000

Zoned: B1-3 Neighborhood Shopping District

Notable Permitted Uses: Residential, Mixed-use, Retail, and Office

Neighborhood: Gap Neighborhood / Bronzeville Area

TIF: Located in the Bronzeville TIF District, Ref. Number T-61

Location:

- + Highly desirable location readily accessible to over 15,000 graduate and undergraduate students
- + Easy access to I-90 & I-55 via S 31st Street
- + 4 blocks from the 35th Street Green Line Station, access to the Loop in less than 20 minutes
- + Short walk to Chicago's 18-mile Lakefront Trail

PIN Number: 17-34-102-045

Property Taxes: \$16,461.73

3rd Ward Alderman: Pat Dowell

Traffic Counts:

3,450 vehicles per day on S Indiana Avenue
9,100 vehicles per day on E 31st Street
276,000 vehicles per day on I-90

Please call for additional information

B1-3 ZONING SUMMARY

3112 S INDIANA AVENUE, CHICAGO IL

B1-3 ZONING
Net Area: ± 24,182 SF
Permitted Uses (notable, but not limited to): Residential, Mixed-use, Retail, Office
Floor to Area Ratio (FAR) SF, By-Right: 72,546 SF
For Residential Projects:
Lot Area Per Dwelling Unit: 400 sq.ft./DU
Lot Area Per Efficiency Unit (Max 20% of Project): 300 sq.ft/EU
Total Residential Units Allowed By-Right: 64 units
Affordable Housing Requirement: No Affordable Required, By-Right Zoning
Total FAR Square Foot Buildable: 72,546
(For Residential Project) Total Units: 64 units
Transit Oriented Development (TOD) Designated: Yes



AREA SURROUNDINGS

3112 S INDIANA AVENUE, CHICAGO IL



TRANSPORTATION MAP

3112 S INDIANA AVENUE, CHICAGO IL



DEMOGRAPHIC SNAPSHOT

3112 S INDIANA AVENUE, CHICAGO IL



	1 MILE	3 MILES	5 MILES
Population	34,232	250,891	742,414
Households	15,838	113,647	335,317
Average Household Income	\$69,506	\$105,745	\$118,588
Average Housing Value	\$386,059	\$437,133	\$478,827

CONTACT

TOM SVOBODA

First Vice President

+1 312 935 1481

tom.svoboda@cbre.com

LARRY GOLDWASSER

Executive Vice President

+1 312 953 5744

larry.goldwasser@cbre.com

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An aerial photograph of a city, likely Chicago, showing a dense urban landscape with various buildings, green spaces, and a large stadium. A specific building in the lower-middle section is highlighted with an orange polygon. The text "DELETE PAGE" is overlaid in yellow on the image.

DELETE PAGE

CONTACT

TOM SVOBODA
First Vice President
+1 312 935 1481
tom.svoboda@cbre.com

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Executive Vice President
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