FOR SALE 3112 S INDIANA AVENUE, CHICAGO

AS-OF-RIGHT DEVELOPMENT OPPORTUNITY



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

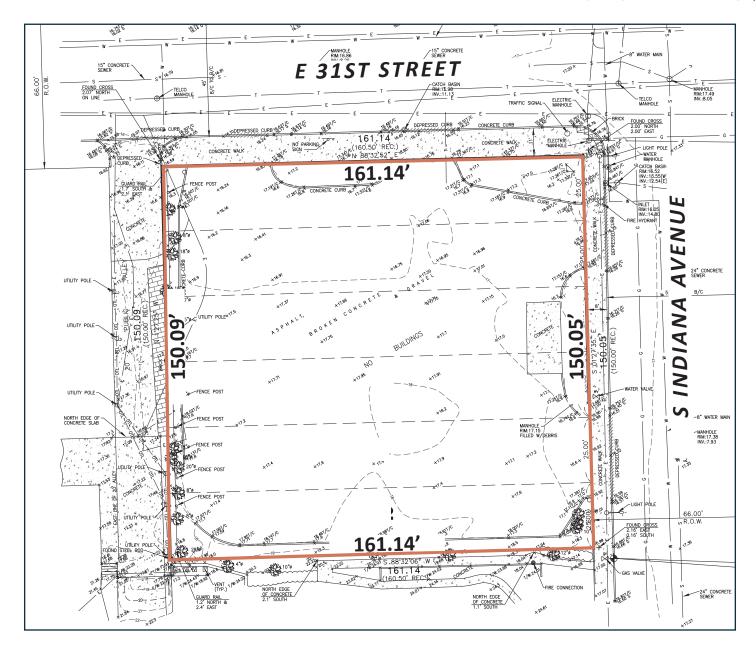
Property Taxes: \$16,461.73

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

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

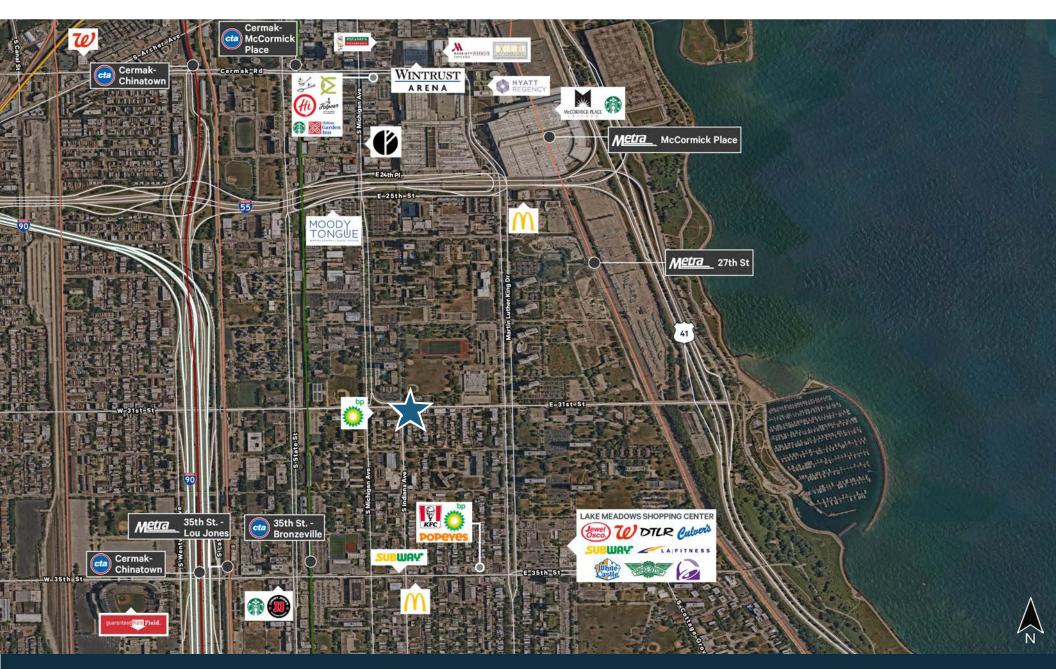
Transit Oriented Development (TOD) Designated: Yes







RETAIL, ENTERTAINMENT & AMENITIES



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
			The state of the s
		A	

CONTACT

TOM SVOBODA

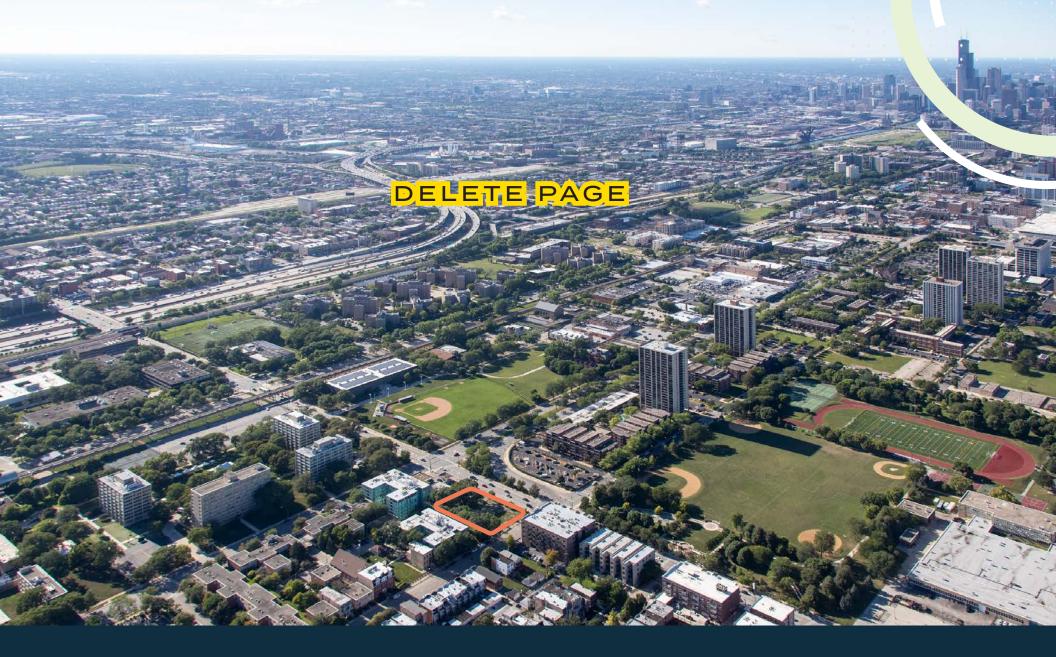
First Vice President +1 312 935 1481 tom svoboda@cbre.com

LARRY GOLDWASSER

Executive Vice President +1 312 953 5744 larry.goldwasser@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.





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

