

28 East 112th Place, Chicago, IL 60628

# 112th Place & State Street – FOR SALE



## OFFERING SUMMARY

Sale Price:	\$865,000
Lot Size:	+/-43,237sf
Building 1 Size:	21,668sf
Building 2 Size:	2,800sf
Renovated:	2006
Zoning:	B3-2
Market:	Chicago
Submarket:	Southside
Price / SF:	\$39.89

## PROPERTY OVERVIEW

+/-21, 668 sf One story Free Standing Commercial Building on a +/-43,237sf site. Versatile building with a B3-2 Zoning that will allow for a variety of uses. Building is currently demised into 2 units. The west end unit is approximately 9,386sf, the east unit is approximately 12,282sf. Also included is the 2,800sf adjacent freestanding building that is currently leased on a month to month basis to the 9th Ward Aldermanic office.

## LOCATION OVERVIEW

The area surrounding 112th Pl & State St in Chicago, IL, offers a prime investment opportunity for Office / Retail or Medical uses. Within a 3-mile radius, the location provides access to urban amenities, nearby public transportation and educational institutions. Prospective investors will appreciate the area's proximity to many city attractions. It's a compelling location for those seeking to capitalize on the vibrant Chicago market. The area is densely populated and has high day time traffic. Close proximity to Interstates 57 & 94.

for more information

**Neil Haleem**

708.873.5540

neil@networkregroup.com

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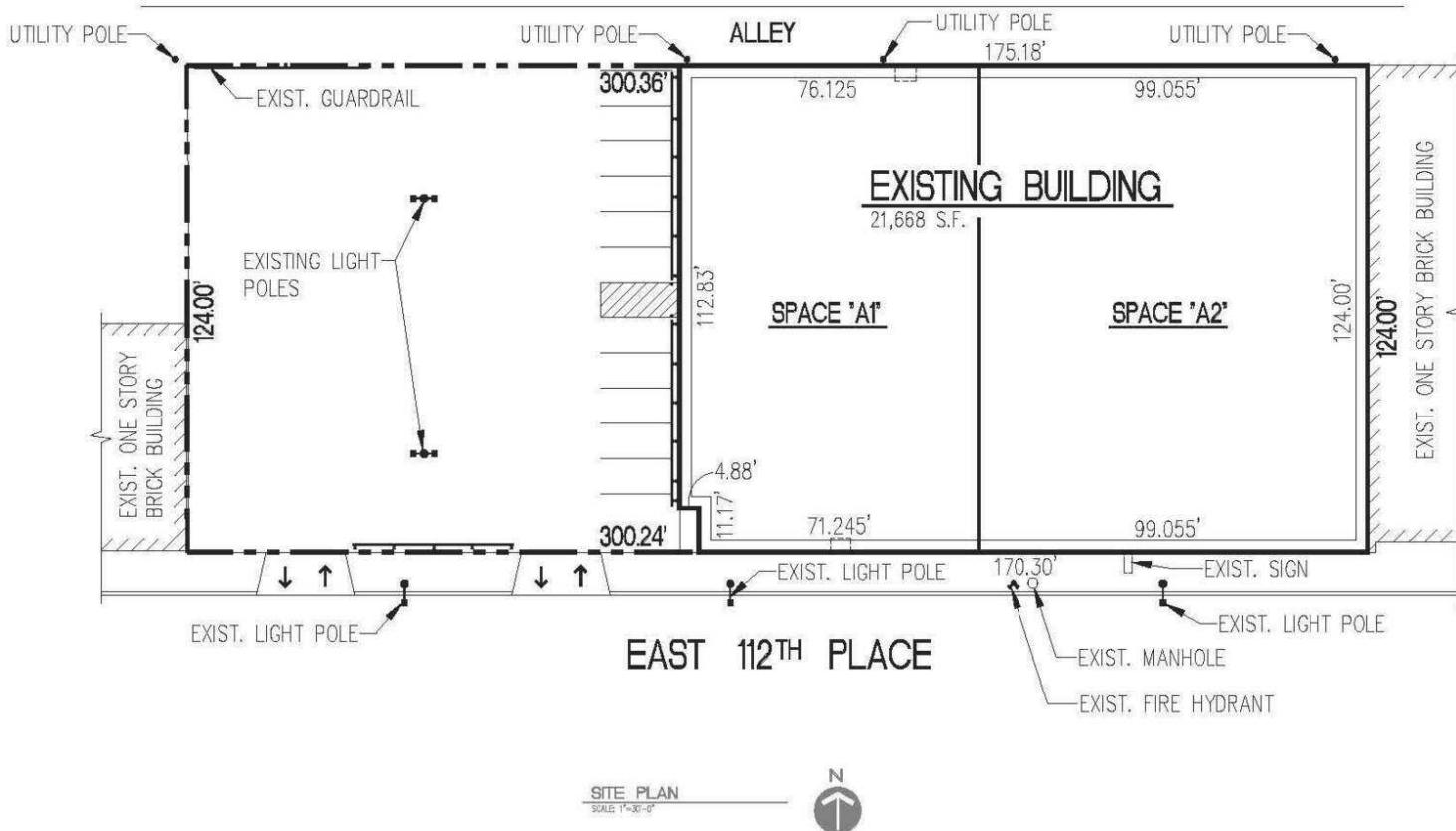
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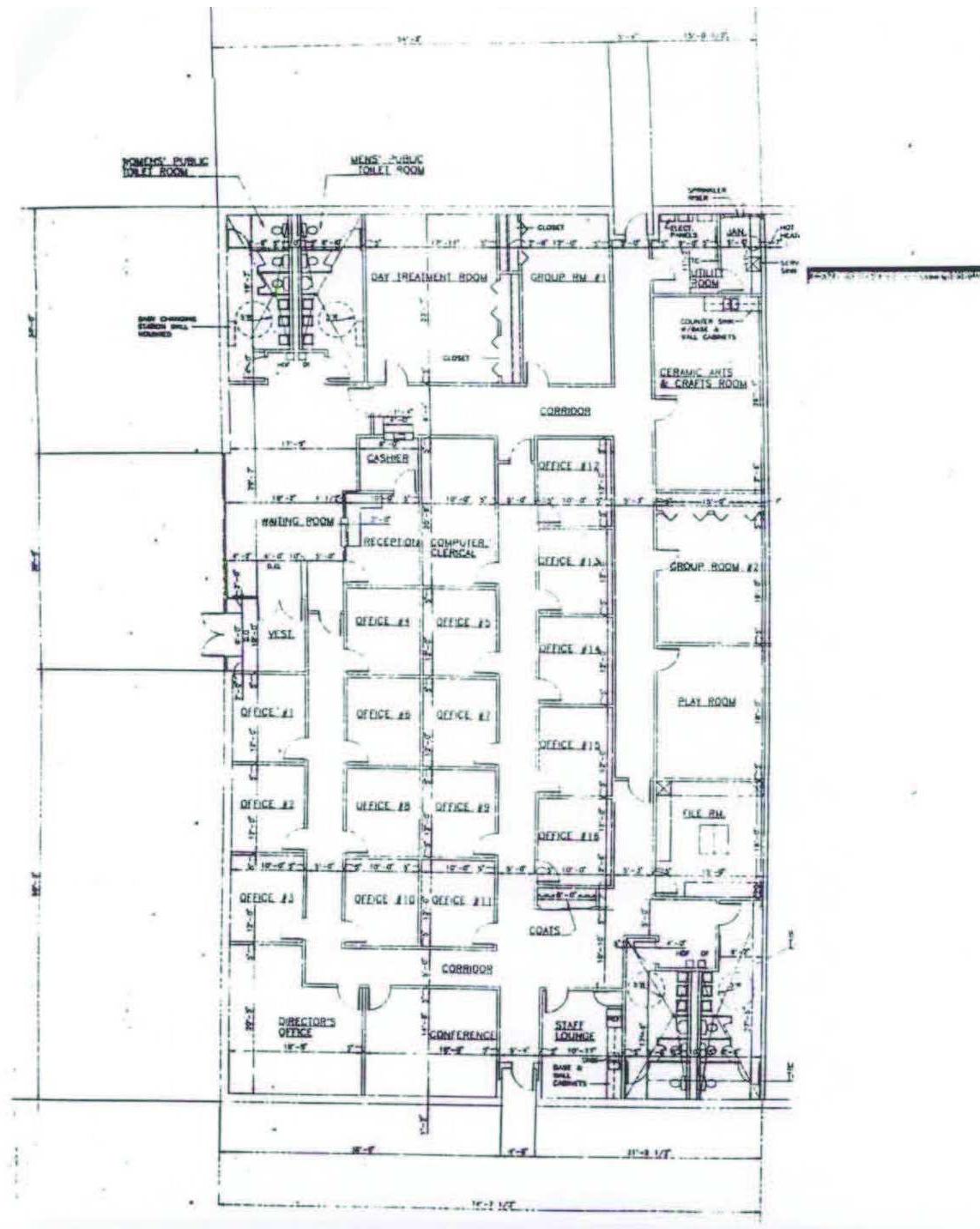
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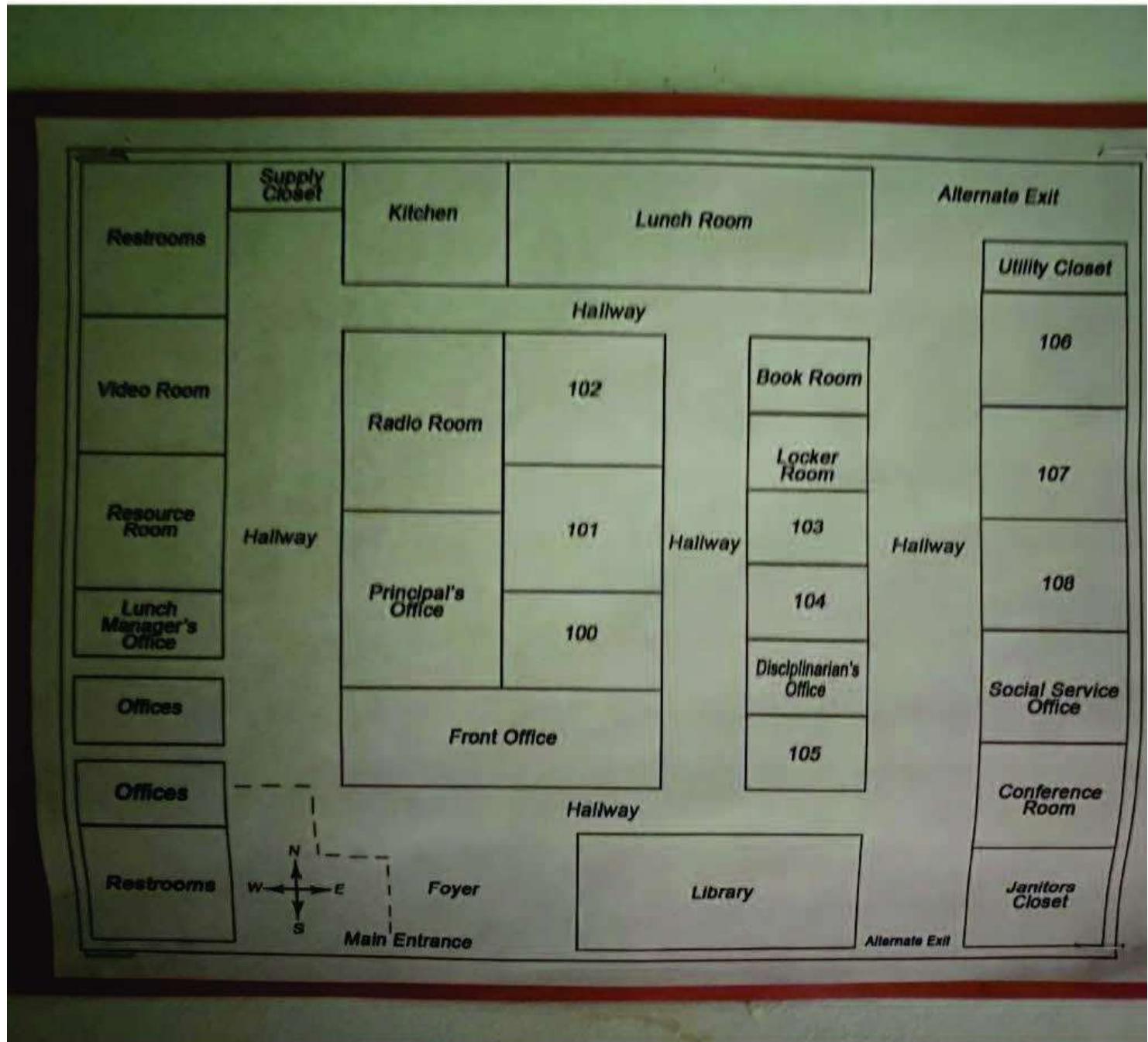
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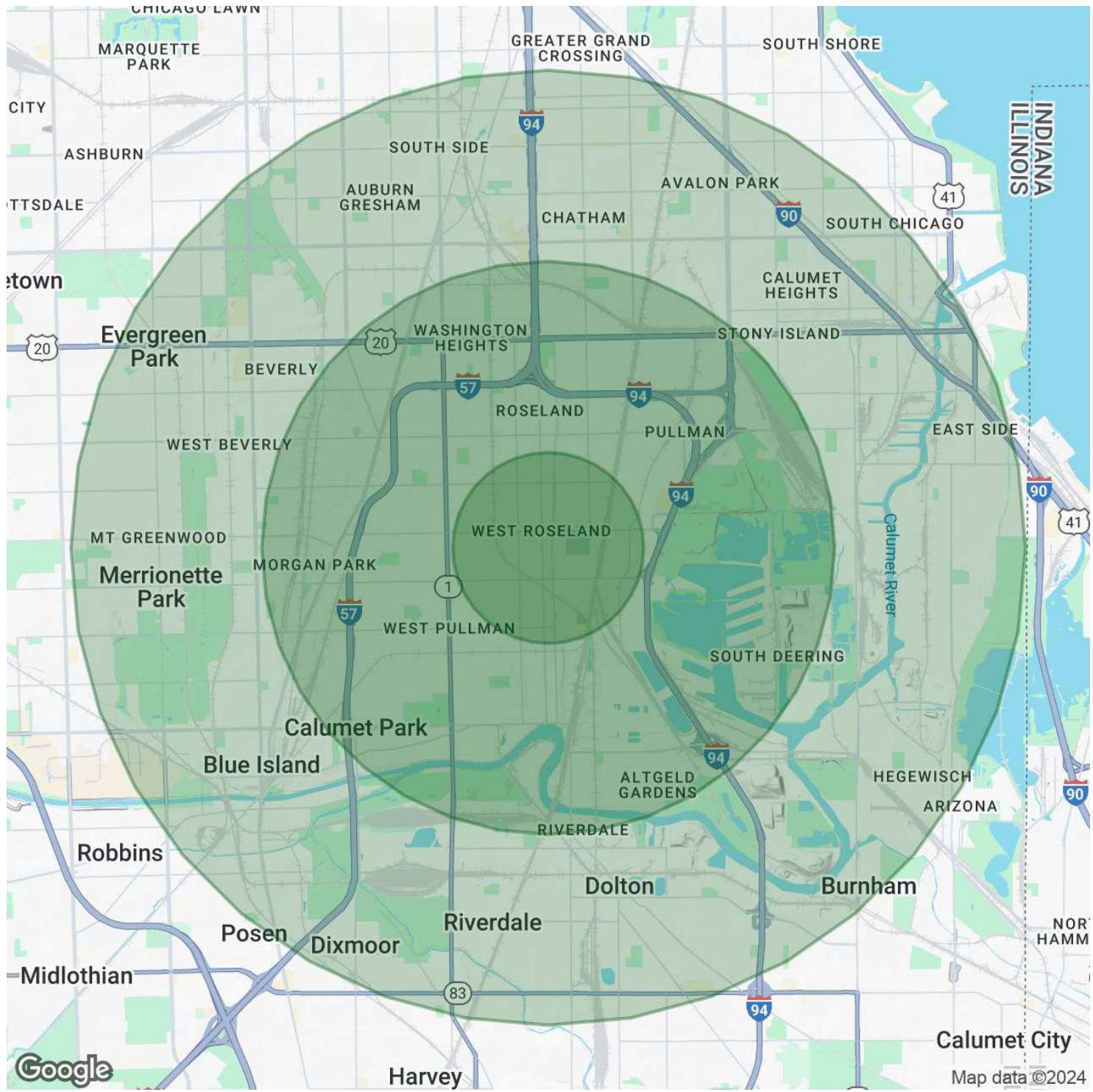
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,114	134,491	438,366
Average Age	41	42	41
Average Age (Male)	40	40	39
Average Age (Female)	43	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,164	52,530	173,419
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$58,310	\$74,897	\$76,328
Average House Value	\$164,566	\$207,401	\$220,646
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.5%	4.9%	14.0%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	819	7,166	58,110
% White	3.5%	5.3%	13.3%
Total Population - Black	20,051	118,473	318,171
% Black	86.7%	88.1%	72.6%
Total Population - Asian	38	288	1,462
% Asian	0.2%	0.2%	0.3%
Total Population - Hawaiian	4	23	123
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	51	298	2,432
% American Indian	0.2%	0.2%	0.6%
Total Population - Other	1,164	3,417	30,655
% Other	5.0%	2.5%	7.0%

Demographics data derived from AlphaMap

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