

**SOUTH  
LOOP**

**MOTOR ROW**

**2419 SOUTH  
MICHIGAN AVENUE**

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Total Building Size:	± 10,774 Sq. Ft.
Total Land Size:	± 20,294 Sq. Ft.
Off-Street Parking:	25 Spaces
Loading:	1 Drive-In Door
Ceiling Height:	18' Clear
Column Spacing:	Clear Span; No Columns

Frontage:	64' on Michigan Avenue
Zoning:	DS (Downtown Service)
Alderman:	Pat Dowell   3 <sup>rd</sup> Ward
Parcels:	17-27-117-004-0000; 17-27-117-005-0000; 17-27-117-031-0000; 17-27-117-035-0000
RE Taxes:	\$96,668 (\$8.97 per Sq. Ft.)
Sale Price:	<del>\$2,693,500</del> \$2,100,000

# DETAILS



# HIGHLIGHTS

- Rare stand-alone building with off-street parking.
- Within walking distance to variety of public transit options: CTA train, CTA bus, Metra train, & bike stations.
- Immediate access to multiple expressways and major transportation corridors.
- Frontage on I-55 (Stevenson) Expressway with visibility from 103,700 vehicles per day.
- Across the street from the largest convention center in North America, McCormick Place.
- Potential Incentives: Qualified Opportunity Zone, Class L Property Tax Incentive, Landmark District permit fee waiver program, & 24th/Michigan TIF.





The DS, Downtown Service district is primarily intended to accommodate commercial and service uses that are essential for the livelihood of businesses and residents of the downtown area and surrounding neighborhoods.

## PERMITTED USES:

- Colleges and Universities
- Cultural Exhibits and Libraries
- Day Care
- Hospital
- Postal Service
- Public Safety Services
- Utilities and Services, Minor
- Animal Services
- Artist Work or Sales Space
- Body Art Services
- Building Maintenance Services
- Business Equipment Sales and Service
- Business Support Services
- Communication Service Establishments
- Construction Sales and Service
- Eating and Drinking Establishments (all, including Taverns)
- Entertainment and Spectator Sports (except as more specifically regulated)
  - » Indoor Special Event Class A including incidental liquor sales
  - » Indoor Special Event Class B including incidental liquor sales
- Financial Services
- Food and Beverage Retail Sales
  - » Liquor Sales (as accessory use)
- Lodging
  - » Bed and Breakfast
  - » Hotel/Motel
- Medical Service
- Office
- Personal Service
- Repair or Laundry Service, Consumer
- Residential Storage Warehouse
- Retail Sales, General
- Sports and Recreation, Participant
  - » Entertainment Cabaret
  - » Outdoor
  - » Indoor
- Auto Supply/Accessory Sales
- Car Wash or Cleaning Service
- Heavy Equipment Sales/Rental
- Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)
- Motor Vehicle Repair Shop (not including body work, painting, or commercial vehicle repairs)
- Motor Vehicle Repair Shop (may include body work, painting, or commercial vehicle repairs)
- RV or Boat Storage
- Vehicle Storage and Towing
- Manufacturing, Production, and Industrial Services
  - » Artisan
  - » Limited
- Warehousing, Wholesaling, and Freight Movement
- Wireless Communication Facilities
  - » Co-located



# INCENTIVE HIGHLIGHTS



## ✓ ICONIC LOCATION

- Chicago's Iconic Motor Row Historic District.

## ✓ FAVORABLE IN-PLACE ZONING

- DS-5 zoning offers a wide range of potential uses.

## ✓ FEDERAL, STATE AND CITY INCENTIVE PROGRAMS

## ✓ QUALIFIED OPPORTUNITY ZONE

- Near South Side Qualified Opportunity Zone Tract.

## ✓ LANDMARK DISTRICT

- Permit Fee Waiver Program
- Class L Property Tax Incentive

## ✓ TIF

- 24th / Michigan Tax Increment Financing (TIF) District Chicago PACE.

## ✓ TRANSIT-ORIENTED DEVELOPMENT

- Eligibility for Transit-Oriented Development (TOD) Benefits.

## ✓ PEDESTRIAN STREET DESIGNATION

- Preserve and enhance the character of neighborhood streets and intersections.
- Extends TOD requirements promoting the eligibility of potential benefits.
- New streetscape completion Spring 2021.

## ✓ PUBLIC TRANSIT

- Multiple CTA Rail, CTA BUS, METRA, and Bike Stations within walking distance.

## ✓ ACCESSIBILITY

- Immediate access to multiple highways, major transportation corridors.

## ✓ LIFESTYLE

- Area has become destination for food, dining, entertainment and hospitality.

## ✓ MCCORMICK SQUARE

- As home to largest convention center in North America, McCormick Place, new hotels, Wintrust Arena, and an array of dining and entertainment, McCormick Square is fundamental to Illinois economic growth & revitalization of neighborhood and community.

## ✓ SHIFTING BOUNDARIES

- Central to multiple large scale & mega-developments that are trans forming the South Loop & shifting the Center of Chicago south.

## ✓ STRONG DEMOGRAPHICS

- Affluent and dense neighborhood with Avg. Household Income +\$100,000, strong daytime population and robust business sector.



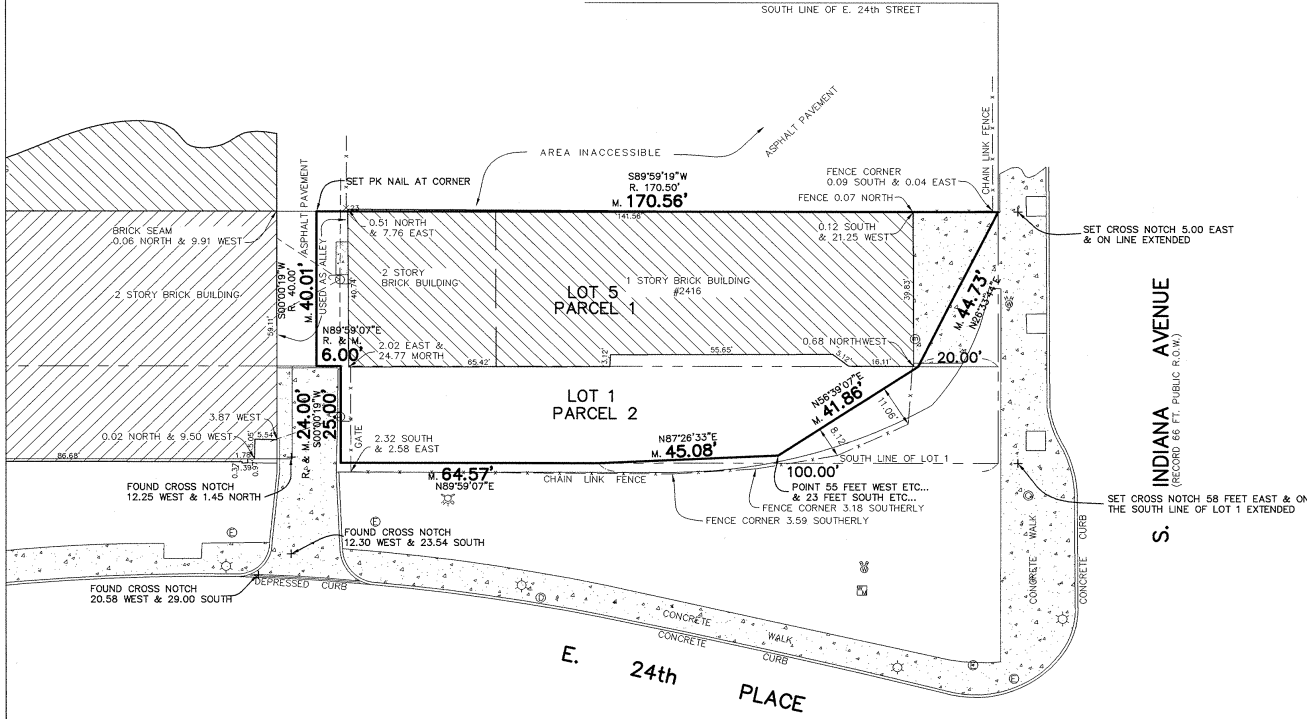
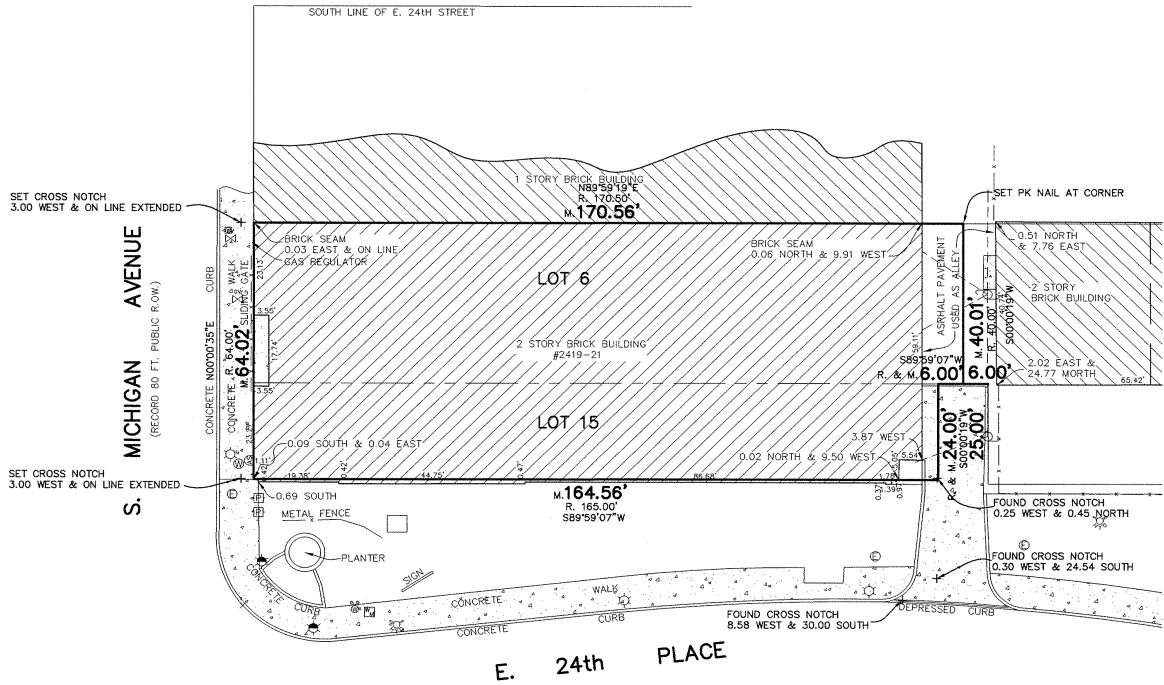
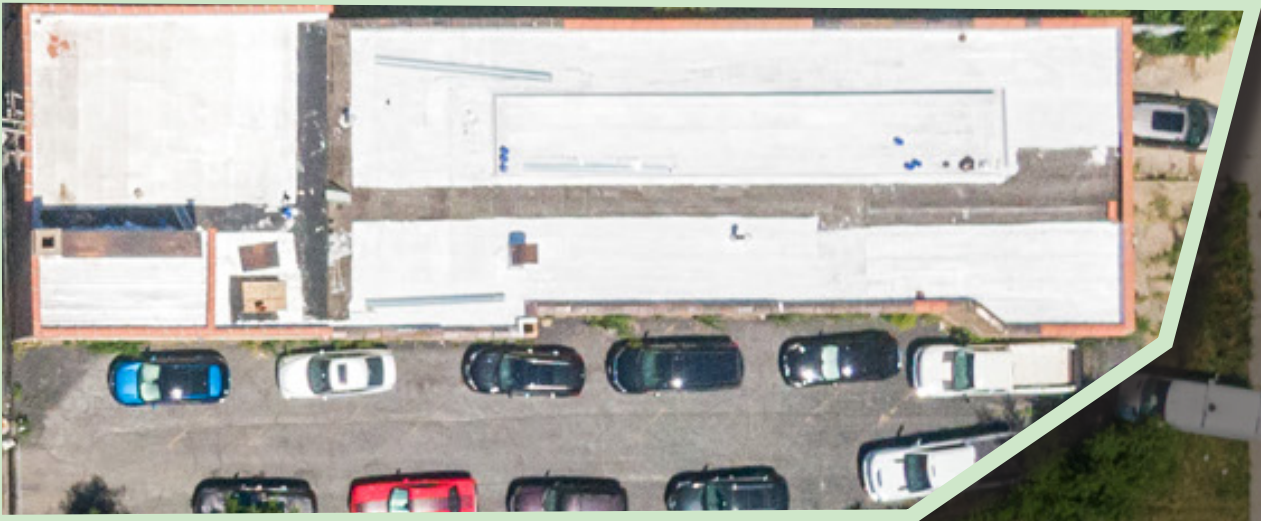


EXISTING RENDERINGS

S MICHIGAN AVE.

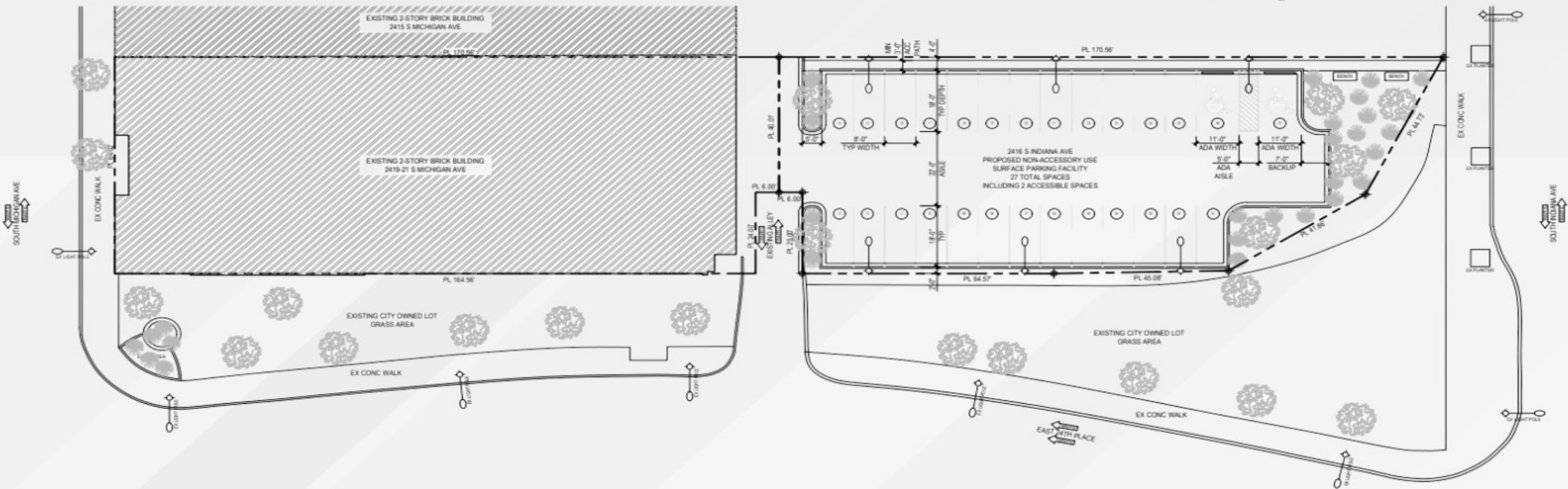
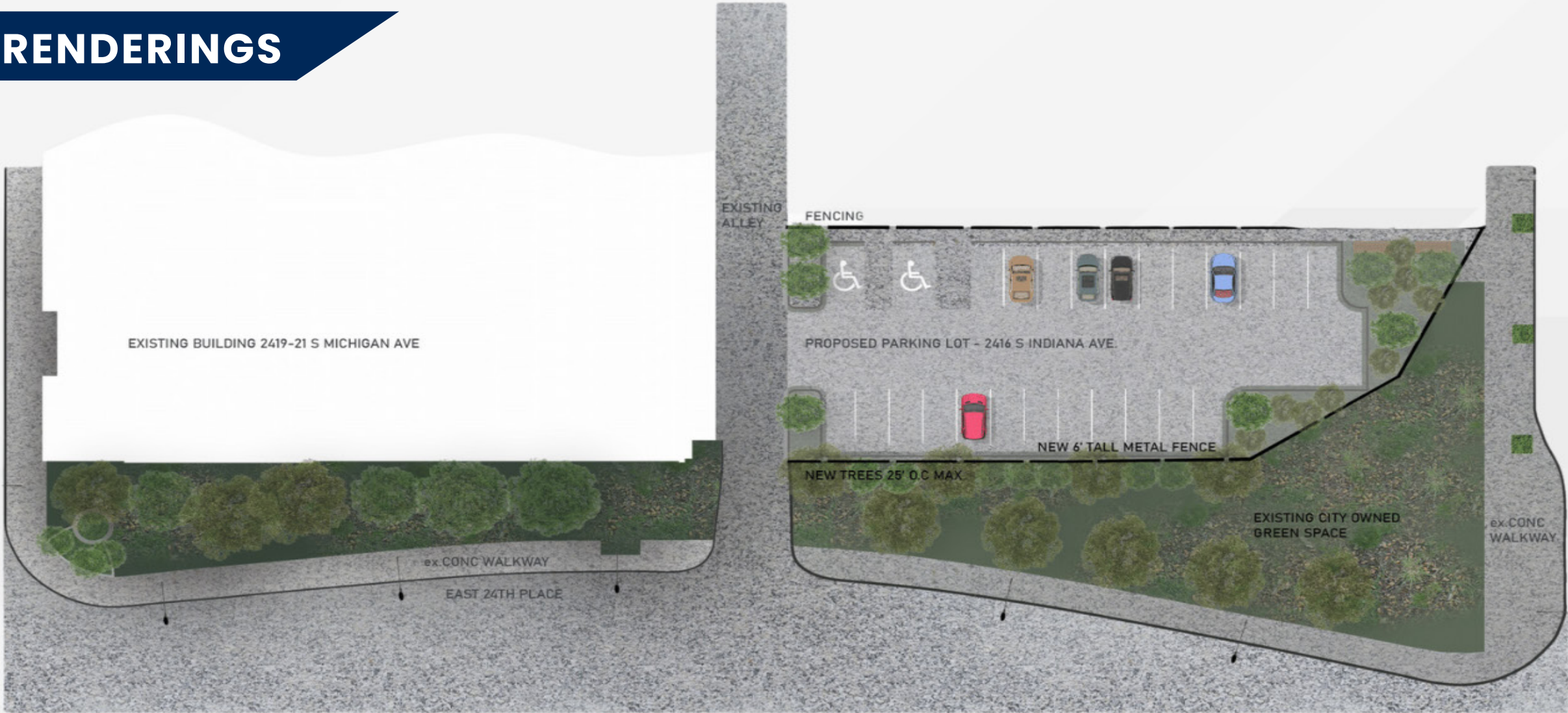


S INDIANA AVE.





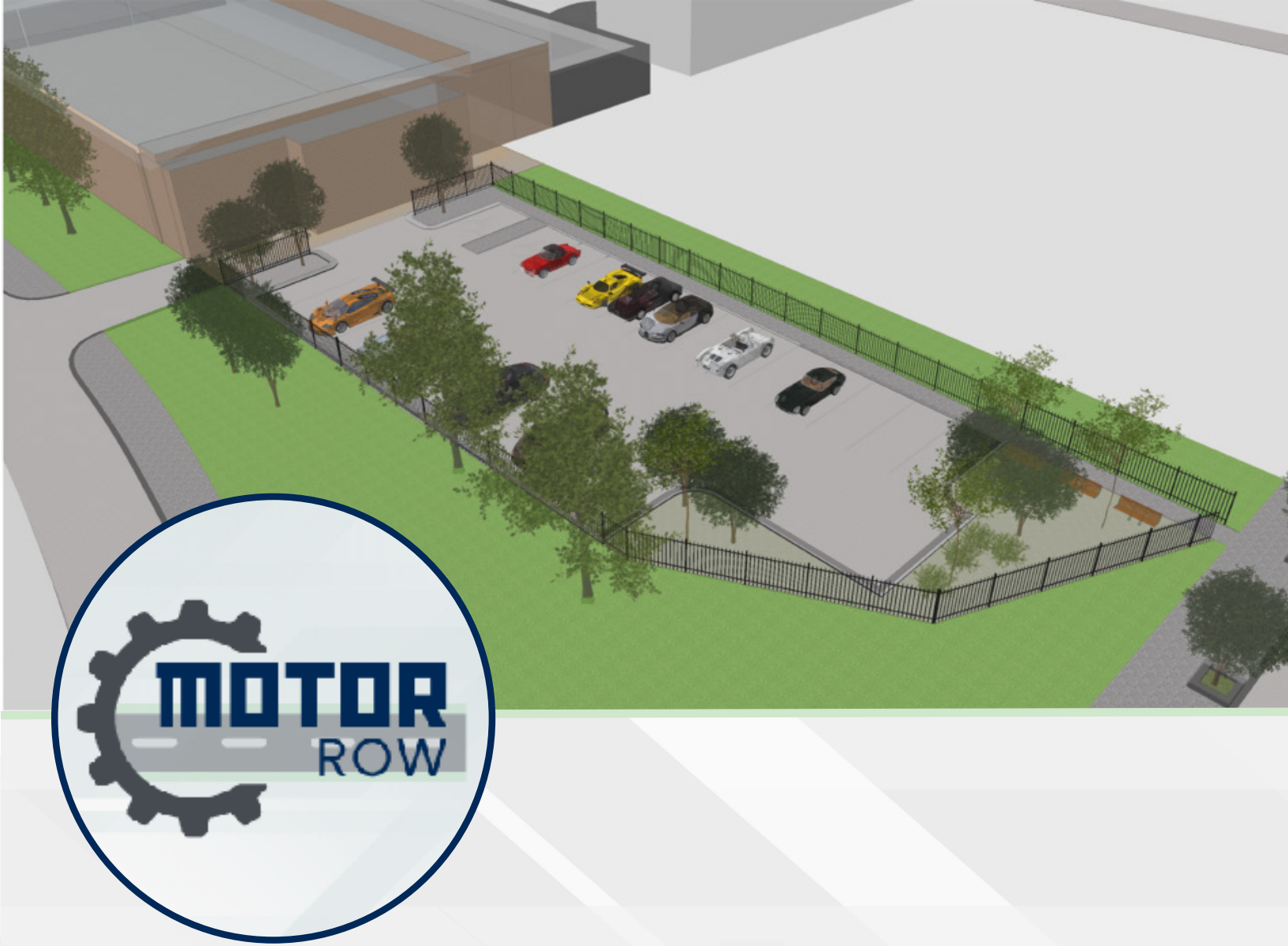
PROPOSED RENDERINGS





# ZONING

Property Zoning:	DS-5
Zoning Classification:	Downtown Service District
Intended Uses:	“D” zoning districts are intended solely for application within the downtown area. Downtown Service district is primarily intended to accommodate commercial and service uses that are essential for the livelihood of businesses and residents of the downtown area and surrounding neighborhoods. The district regulations allow a mix of small-scale office, commercial services, public uses, transportation and communication services, and industrial uses.
MLA Per Unit (Sq. Ft.):	200 SF/DU ; 135 SF/EU ; 100 SF/SROU
Maximum Floor Area Bonus:	3.1
Setbacks:	No Front & Side Setback 30’ Rear Setback (Floors Containing DU)
Maximum Building Height:	No Maximum
On-Site Open Space (Sq. Ft.):	36 Sq. Ft. /DU (5’ on Any Side Min if Private, 15’ if common)
Average DU Size:	500 Sq. Ft.
Max Number of Efficiency Units (%):	20% (Does Not Apply to TOD Projects)
Minimum Automobile Parking Ratio:	None for first 70,000 Sq. Ft. or 2 x lot area, which is greater than 0.8 spaces per 1,000 Sq. Ft.
Maximum Automobile Parking Ratio:	None
Minimum Bike Parking:	None



## DS ZONING | BUILDABLE ANALYSIS

2419 S. MICHIGAN AVENUE	
Total Site Area	9,458 Sq. Ft.
Floor Area Ratio (F.A.R)	5.0
Total Buildable Area:	42,290 Sq. Ft.
Total Parking Stalls:	27
Total ADA Stalls:	2



# THE CENTER OF CHICAGO IS SHIFTING SOUTH

Walk Score  
**87**

Very Walkable  
Most errands can be accomplished on foot.

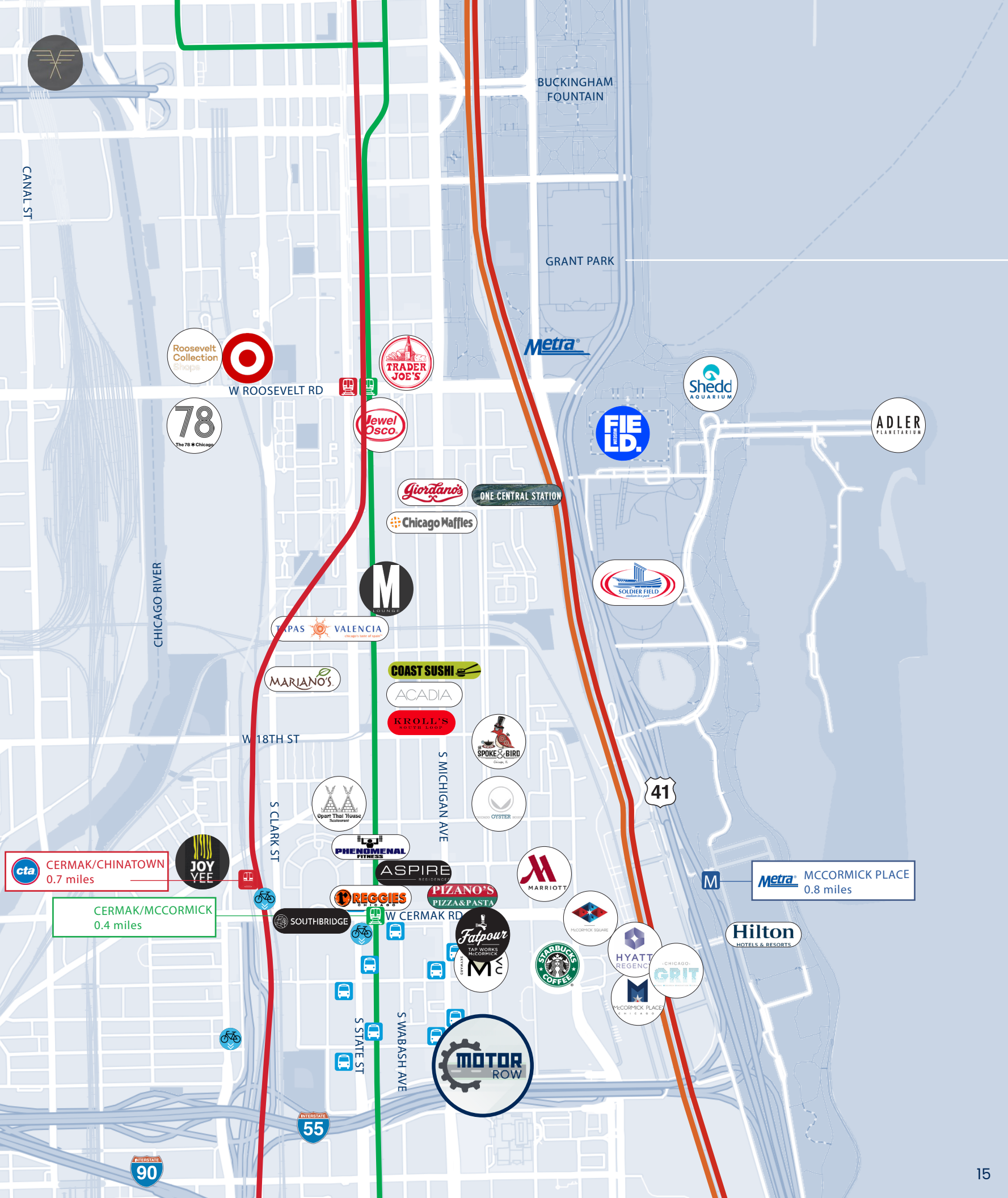
Transit Score  
**79**

Excellent Transit  
Transit is convenient for most trips.

Bike Score  
**84**

Very Bikeable  
Biking is convenient for most trips.

Cermak/McCormick - Green Line	0.4 miles
Cermak/Chinatown - Red Line	0.7 miles
18th St - Metra (ME Line)	1.8 miles
McCormick Place - Metra (ME Line) & SSL	0.8 miles
Roosevelt - Orange, Red and Green Lines	1.4 miles
27th St - Metra (ME Line)	1.1 miles
Museum Campus/11th St - Metra (ME Line) & SSL	1.6 miles
Halsted St - Metra (BNSF Line)	1.7 miles
Union Station	2.9 miles
State & 23rd - 29	0.3 miles
Cermak Green Line - 21	0.4 miles
Michigan & 23rd - 1, 4	0.2 miles
Michigan & Cermak - 3	0.3 miles
Clark & Cermak - 24	0.6 miles
Cermak & Archer - 62	0.8 miles
Wabash & Cermak	0.1 miles
Indiana & 26th	0.5 miles
Wentworth & 24th	0.7 miles
I- 290	3.2 miles
I-90/94	2.2 miles
I-55	1.1 miles
McCormick Place	0.1 miles
Illinois Institute of Technology	0.9 miles
Soldier Field	1.2 miles
Museum Campus	1.5 miles
Guaranteed Rate Field	1.9 miles
Downtown Loop	2.8 miles
University of Illinois at Chicago	4.6 miles







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