



10,337 SF LOT FOR SALE

## PROPERTY INFORMATION

- Corner redevelopment lot in booming Avondale Neighborhood
- 10,337 SF: Lot Size: (87.7'x125')
- Existing building dimensions: 4,379 SF (75.89'x57.7')
- Frame Garage dimensions: 495 SF (24.38'x20.29')
- Located On the East Side of North Pulaski, just north of W Cornelia Ave
- High visibility site with 82.7' of frontage on Pulaski & 125' of frontage on Cornelia
- Three separate pins
- Alley in the back
- Parking on Pulaski & W Cornelia Ave
- Pulaski & Cornelia Bus stop directly in front

- .06 Miles to Nearby Blue Line Metra station (Addison Stop)
- Potential for Mixed Use with outdoor patio
- 10+ Parking spaces
- Also available across the street 3451-3459 N Pulaski for a total of 22,953 SF
- Area Tenants Include: Windy City Produce, CVS, Avondale Auto Repair, Dollar Tree, 7-Eleven, Shell, McDonald's, BP, Wendy's & More!

**ALDERMAN/WARD** CRUZ, RUTH / 30TH  
**TOWNSHIP** COOK  
**ZONED** B3-1

**DAKOTA NILSON**

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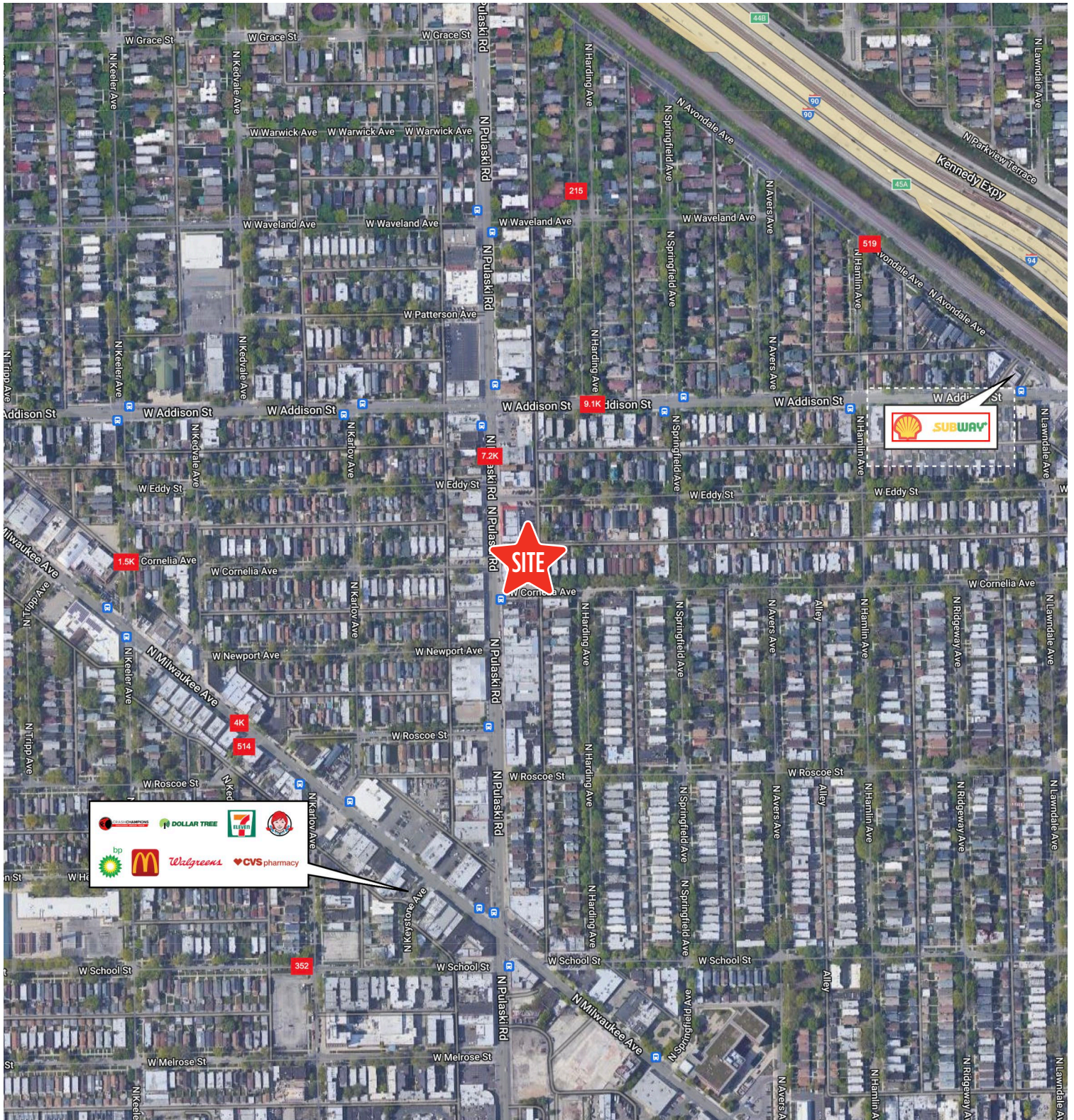




## AVONDALE

Once known as the neighborhood of smokestacks and steeples; Avondale's industrial vibe is just one of the reasons Lonely Planet named it one of the hottest neighborhoods in the country. At the start of the 20th century, Avondale's proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad's Root Beer, whose iconic turret is still visible from the Kennedy Expressway today. The Northwest Side neighborhood's chill vibe, tree-lined streets, and public transportation have all the makings of a great neighborhood. But Avondale has plenty more to offer, including eateries and bars for every taste from a Michelin-rated restaurant to longtime neighborhood bars and take-out spots. In addition to bars and restaurants, there is plenty of shopping to do at a mix of unique, locally owned shops. For recreation, residents will have access to the 312 RiverRun trail, a two-mile recreational path that is expected to have the longest pedestrian bridge in the city. Avondale has two CTA Blue Line stops at the Belmont and Addison stations. Several CTA bus routes serve the neighborhood, and there is also easy access to the Kennedy Expressway.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

54,672

3 MILE

506,258

5 MILE

1,226,596

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$118,049

3 MILE

\$130,936

5 MILE

\$134,295