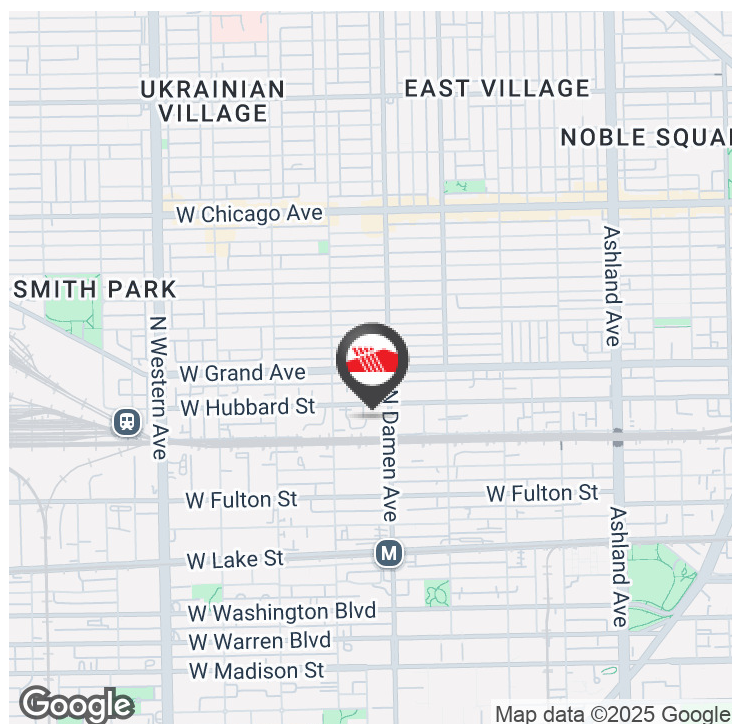
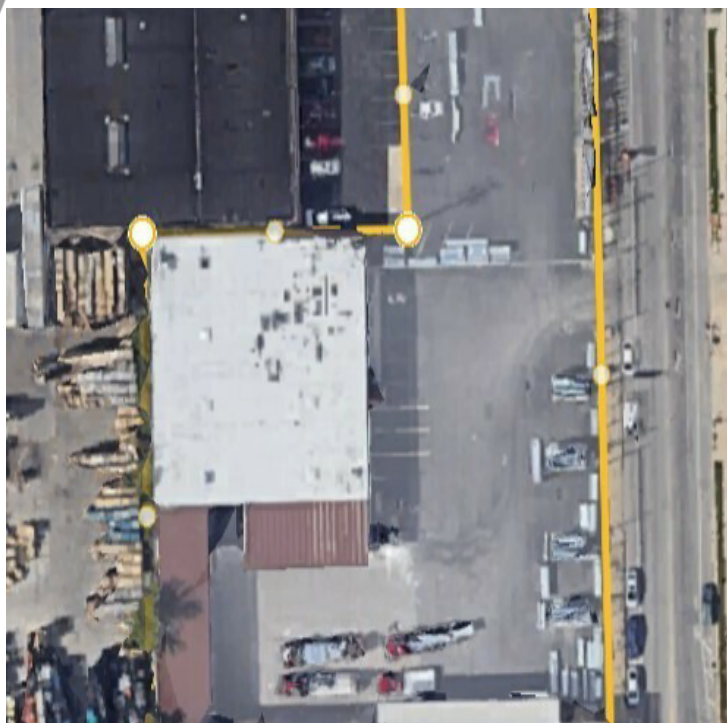




430 North Damen Avenue

Chicago, IL 60612



OFFERING SUMMARY

Sale Price:	\$5,900,000
Available SF:	56470 SF Gated Lot
Lot Size:	1.3 Acres
Building Size:	10,500 SF
Zoning:	PMD-4
Market:	Chicago
Submarket:	Fulton
Traffic Count:	10,500
Price / SF:	\$561.90

PROPERTY OVERVIEW

Discover an exceptional opportunity with this prime industrial property located in the sought-after Chicago's Kedzie Industrial Corridor and steps from Fulton Market area. Boasting an impressive 10,500 SF building with PMD-4 zoning, this site offers versatility and potential for a range of industrial, warehouse, lumber yard, data center or distribution uses. The strategic location provides seamless access to transportation routes, ensuring efficient logistics and distribution operations. With ample space for customization and expansion, this property is ready to meet the specific needs of developer or investors looking to establish or expand their presence in this dynamic market. Don't miss out on this rare chance to secure a valuable asset in a thriving Chicago development hub.

PROPERTY HIGHLIGHTS

- - 10,500 SF industrial building
- - 56,470 SF Lot Zoned PMD-4
- - Ideal for data center, lumber yard, warehouse or distribution use
- - Strategically located within steps of Chicago's Fulton Market District
- - Proximity to major transportation routes
- - Versatile space for customization
- - Potential for expansion

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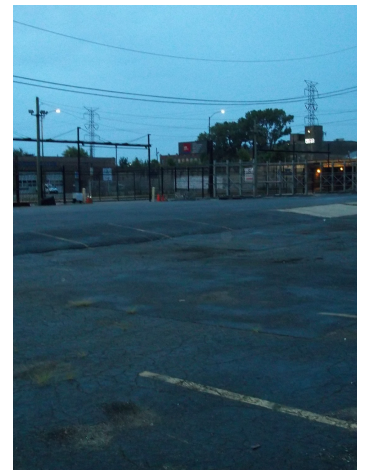
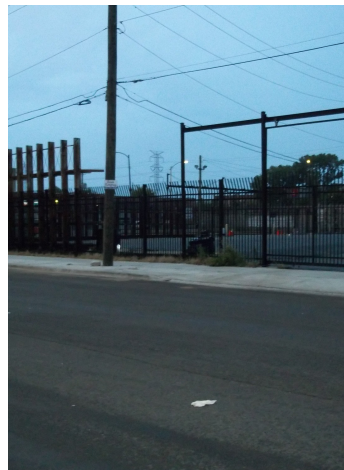
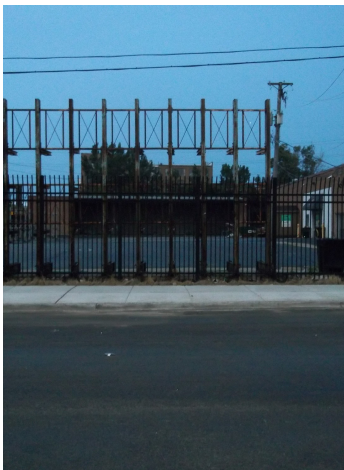
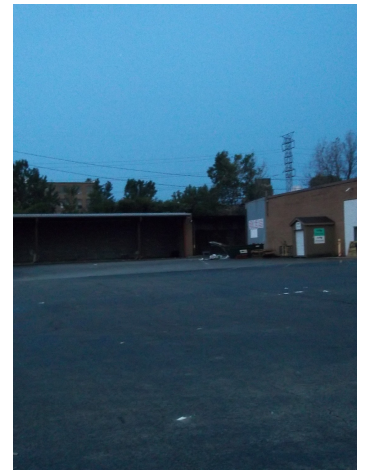
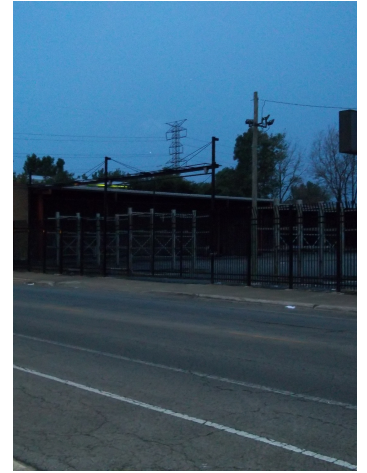
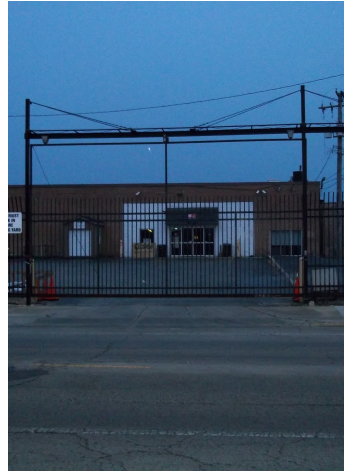
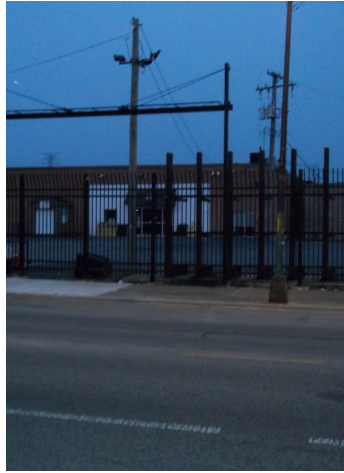
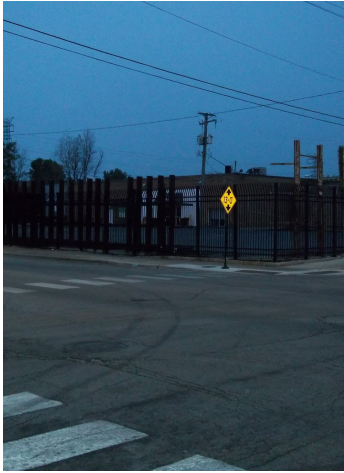
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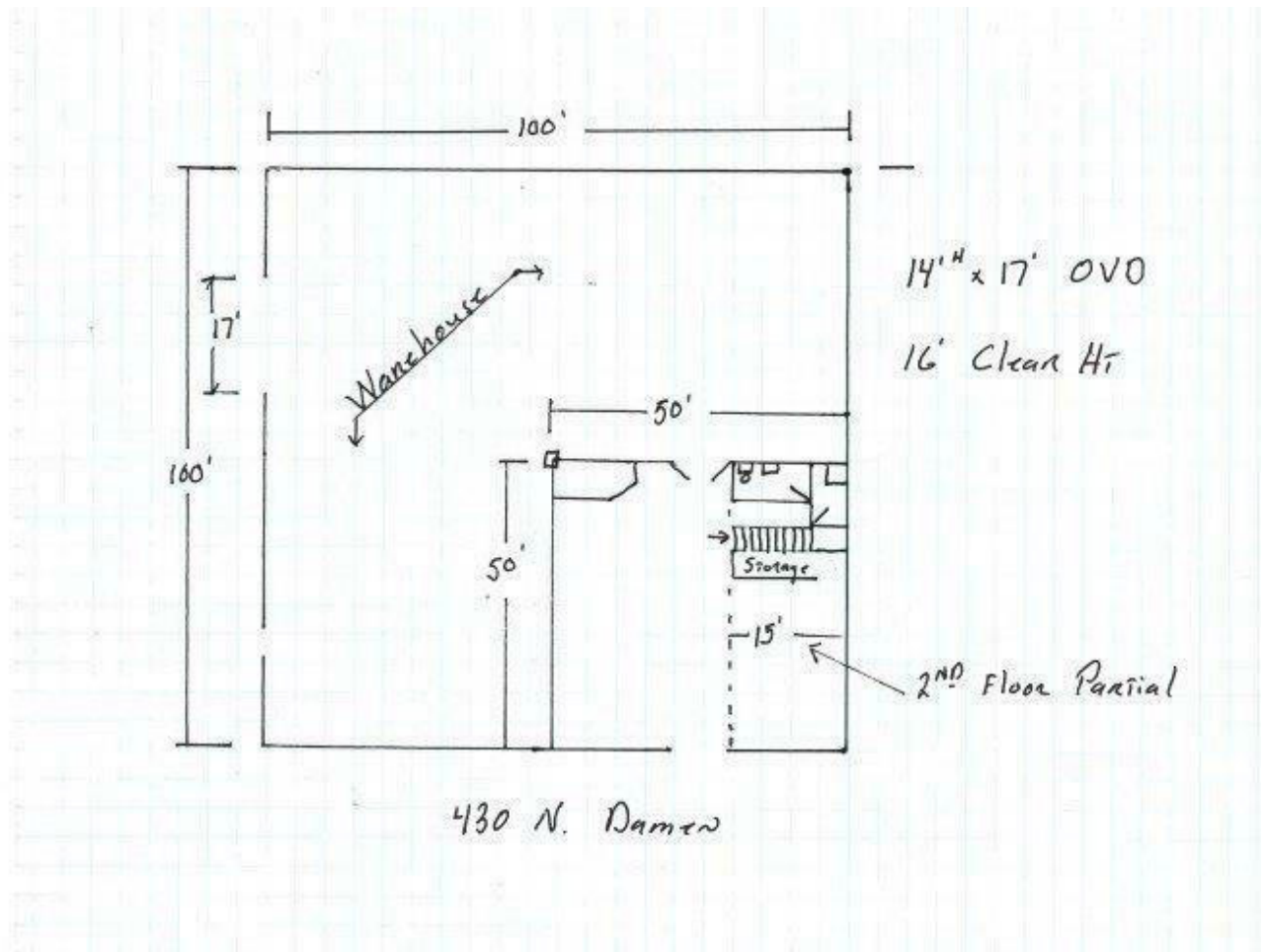
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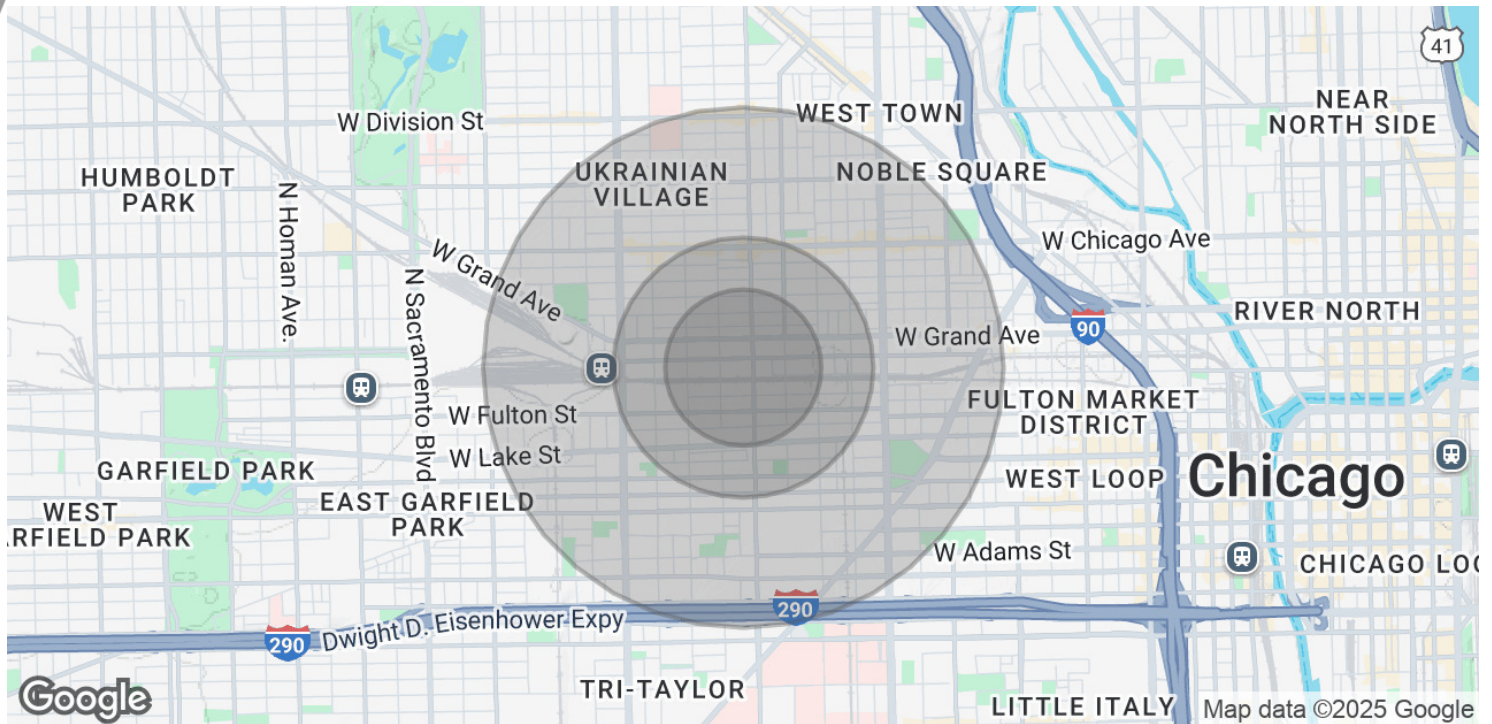
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,030	8,273	45,095
Average Age	37	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	467	3,752	22,212
# of Persons per HH	2.2	2.2	2
Average HH Income	\$152,772	\$153,029	\$152,725
Average House Value	\$825,066	\$736,480	\$674,038

Demographics data derived from AlphaMap

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