

# 3258 N Southport Chicago IL 60613

Offering Memorandum



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**CRER**

Chicago Real Estate Resources, Inc.

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## PROPERTY HIGHLIGHTS

**Price:**  
Unpon Request

**Property Type:**  
Retail

**Property Subtype:**  
Restaurant

**Gross Leasable Area:**  
2,500 SF

**Year Built:**  
1891




## PROPERTY DETAILS

Highly desirable corner location near the center of the Southport Corridor. 2,500 SF of space with a large outdoor patio. Bring your concept to an area with numerous national tenants and to a location that is 2 blocks from the Southport L stop.

## PROPERTY HIGHLIGHTS

- Excellent corner location along the Dominant Southport Retail Corridor
- Previously School Yard Tavern & Grill
- Seating Capacity: 99
- Patio Seating Capacity: 50
- Lease Rate Subject To Offer
- Tavern License
- Affluent Trade Area

## TRANSPORTATION

 ■ Southport Station	4 min Walk	0.2 mi
 ■ Paulina Station	10 min Walk	0.5 mi
 ■ Paulina Station	14 min Walk	0.7 mi

 ■ Addison Station	16 min Walk	0.8 mi
 ■ Wellington Station	18 min Walk	0.9 mi



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## WALKSCORE

**WALKSCORE**  
Walker's Paradise (96)

**TRANSIT SCORE**  
Excellent Transit (77)

**BIKE SCORE**  
Very Bikeable (81)

## TRAFFIC

Southport Ave North    3280 Daily Vehicle Traffic

Southport Ave South    3800 Daily Vehicle Traffic

## AERIAL PREVIEW





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## PROPERTY PHOTOS





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## PROPERTY PHOTOS





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## RETAIL MAP



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total population	72,141	479,145	1,084,403
2026 Population	70,652	472,639	1,078,816
Pop Growth 2021-2026	(2.06%)	(1.36%)	(0.52%)
Average Age	33	36	37
2021 Total Households	34,811	229,981	487,414
HH Growth 2021-2026	(2.72%)	(1.76%)	(0.45%)
Median Household Inc	\$129,941	\$94,426	\$85,375
Avg Household Size	2.00	2.00	2.10
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$613,253	\$433,983	\$390,833
Median Year Built	1947	1948	1954



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