

2033-2043 W. Irving Park Rd Chicago IL 60618

CRER

1,100 - 5,600 Sq. Ft. Retail Center For Sale or Lease on a 12,500 Sq. Ft. Site in Chicago's North Center.



Steven Rapoport

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



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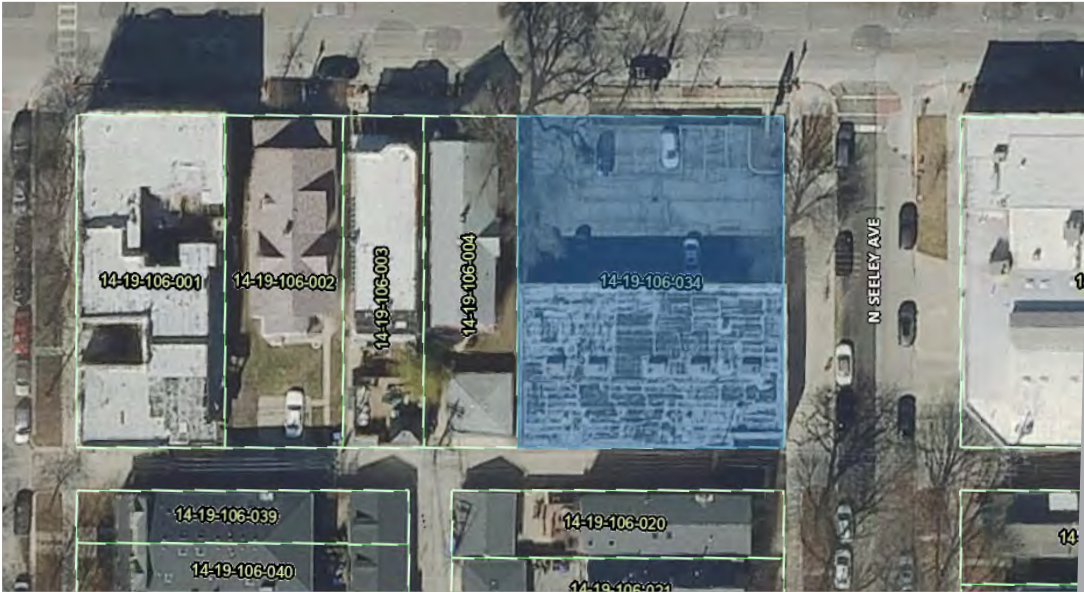
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PROPERTY DETAILS

<u>FOR SALE:</u> \$2,200,000	<u>FOR LEASE:</u> \$25 PSF NNN 1,100 to 5,600 Sq Ft	<u>PIN #:</u> 14-19-106-034-0000	<u>ZONING:</u> B1-1	<u>TAXES:</u> (2020) 44,506.15
<u>LOT SIZE:</u> 12,500 (100 X 125)	<u>BUILDING SIZE:</u> 12,500 (100 X 125)	<u>ONSITE PARKING:</u> 17 Spaces	<u>TOD DISTRICT:</u> Within Transit Oriented Development Boundaries	
<u>WARD:</u> 47	<u>ALDERMAN:</u> Mathew Martin	<u>MEDIAN AREA HOUSEHOLD INCOME:</u> \$109,479	<u>TRAFFIC COUNT:</u> 31,300 vehicles per day along Irving Park Road	

PROPERTY DESCRIPTION

CRER is proud to offer a 5,600 sf retail property on 12,500 sf site available for sale or lease. Situated at the intersection of West Irving Park Road and North Seeley Avenue, the building is divisible from 1,100 sf to 5,600 sf. with parking with 17 spaces. Prime location in the heart of desirable North Center neighborhood of Chicago.



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PROPERTY PHOTOS



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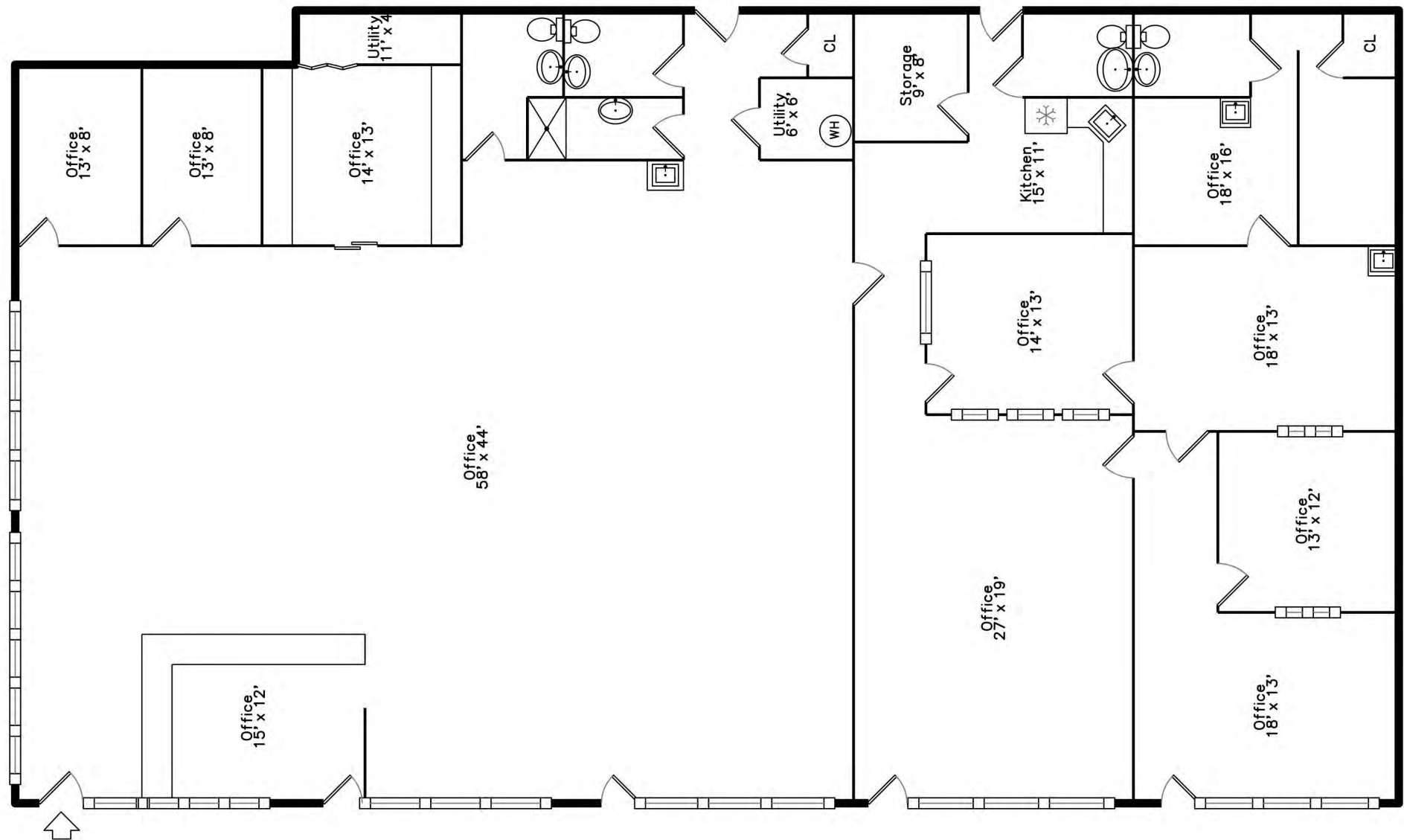


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PROPERTY FLOORPLAN



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PROPERTY SURVEY

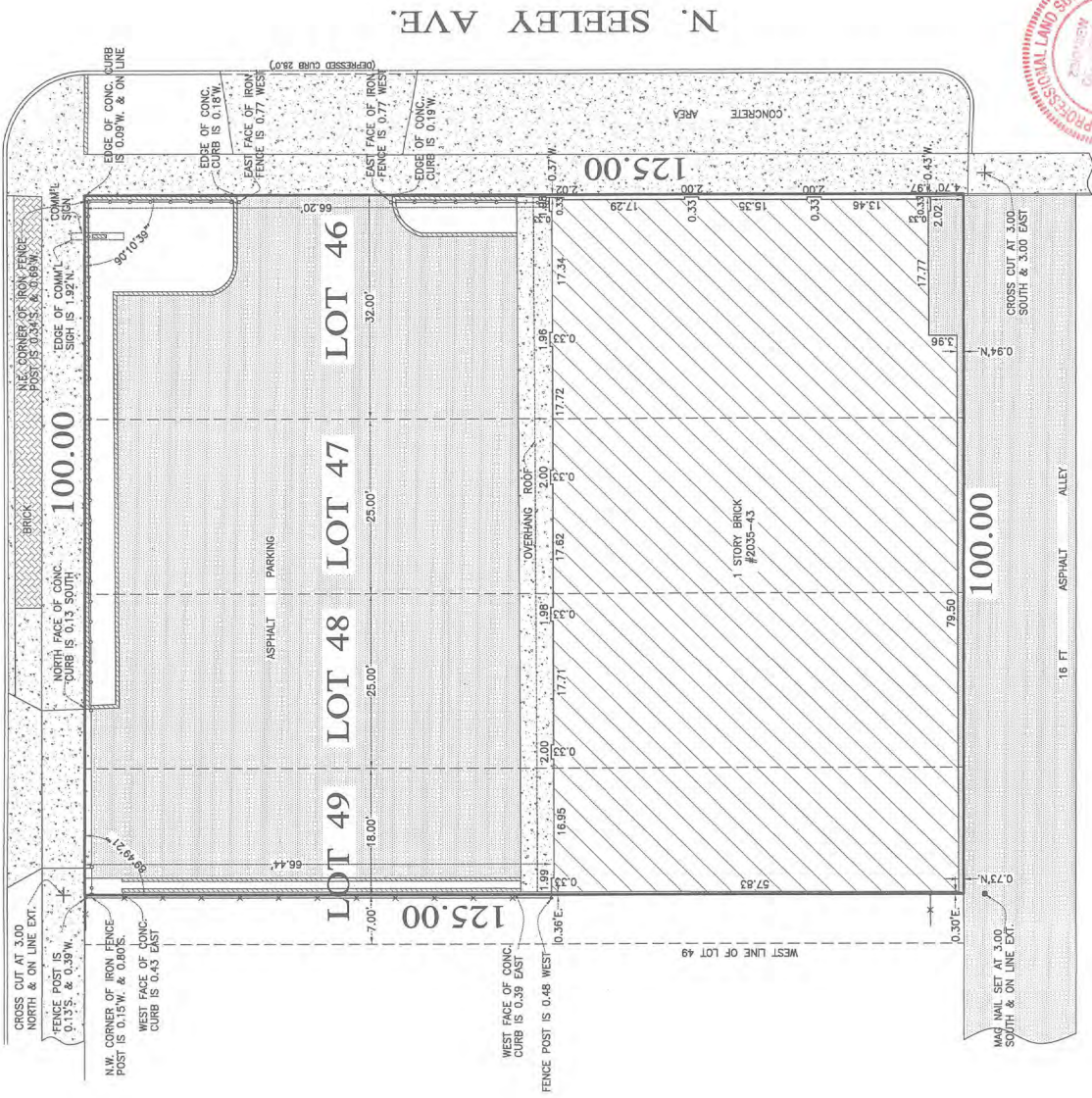
MM SURVEYING CO., INC.
PROFESSIONAL DESIGN FIRM No. 184-003233
PLAT OF SURVEY
OF
W. IRVING PARK RD.

PHONE: (773) 282-5900
FAX: (773) 282-9424
mmsurvey1285@sbglobal.net

LOTS 46, 47, 48 AND 49 (EXCEPT THE WEST 7 FEET OF LOT 49) IN BLOCK 6 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 2035-43 W. IRVING PARK RD., CHICAGO, IL 60618
TOTAL LAND AREA = 12,500 sq. ft.

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH
ASSUMED



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN METAL PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE
- EDGE OF BRICK
- UTILITY POLE

ORDER NO. 101551
SCALE: 1" = 16' FEET
FIELDWORK COMPLETION DATE: MARCH 30, 2021
ORDERED BY: WILLIAM DOLGI



State of Illinois ss
County of Cook

We, M. M. Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat herein drawn is a correct representation of said survey.

Signature: *M. M. Surveying Co., Inc.*
Date: *APRIL 07-2021*
REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2022

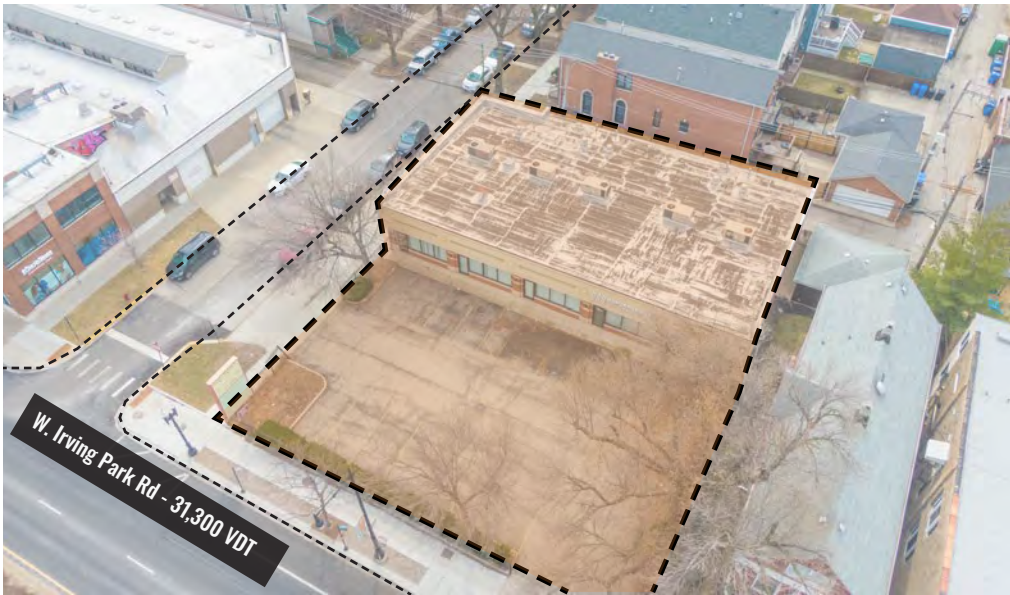
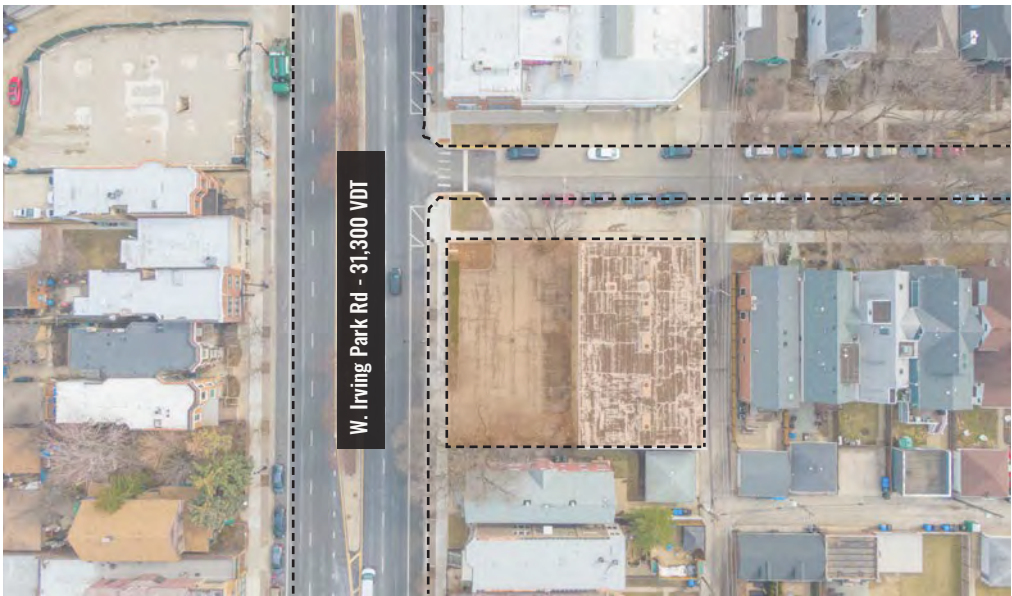
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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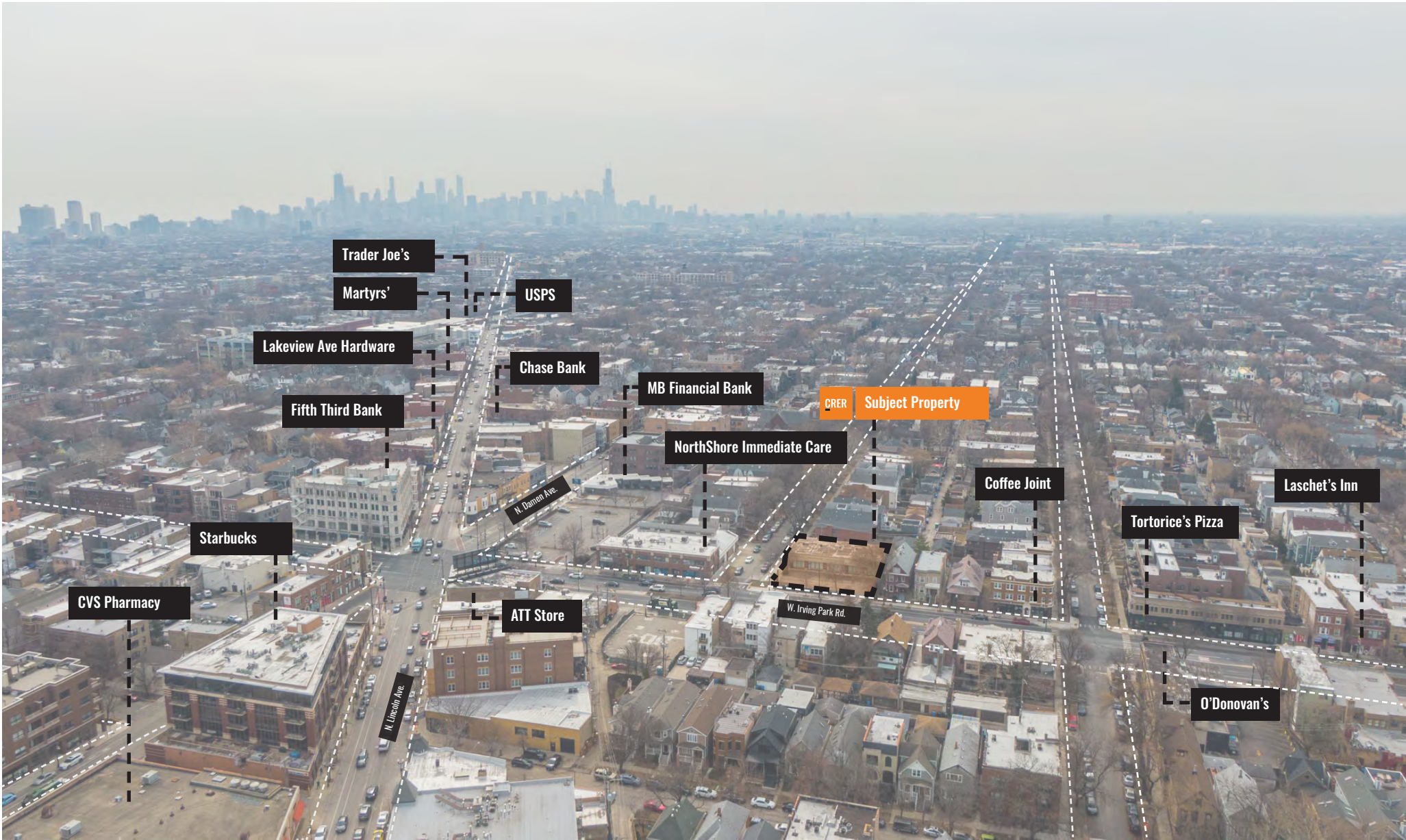


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ABOUT THE NEIGHBORHOOD

North Center is a neighborhood rich in history and culture, from the architecture to the cuisine. North of Roscoe Village and south of Ravenswood, you can find a wide variety of home types in the area, although you will mostly see European-style single-family homes. While the neighborhood primarily consists of residential streets, there are a seemingly endless number of options for dining, entertainment, and activity. Along Lincoln Avenue and Irving Park Road are some of the neighborhood's finest bars and restaurants, offering a variety of dining options from classic American to traditional Pho. Catch a soccer game at The Globe Pub or grab a drink at one of the many bars in the area. Six elementary schools in the area and a number of pocket parks make this a fantastic neighborhood for starting a family while still being close to some nightlife.

The most popular mode of transportation in North Center is the Brown Line, which offers two stations at Addison and Irving Park. This train will take you northwest to the Albany Park neighborhood or south to the Loop. You can also take advantage of the various bus lines traveling north/south along Lincoln Avenue and east/west Irving Park Road. The neighborhood's main focal point is the consistently congested intersection of Damen Avenue, Lincoln Avenue, and Irving Park Road. While having three major roads makes it convenient to get around, their popularity means that (at least minor) traffic is a constant. While North Center is not not walkable compared to neighboring Lakeview and Roscoe Village, it is less likely you will get where you're going by foot.



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population	55,449	514,863	1,061,146
2026 Population	54,058	506,746	1,048,524
Pop Growth 2021-2026	(2.51%)	(1.58%)	(1.19%)
Average Age	35	37	37
2021 Total Households	26,601	236,010	460,209
HH Growth 2021-2026	(3.17%)	(1.98%)	(1.31%)
Median Household Inc	\$109,479	\$83,454	\$80,909
Avg Household Size	2.00	2.00	2.20
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$589,797	\$390,575	\$378,106
Median Year Built	1946	1948	1949









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TRANSPORTATION



TRANSIT / SUBWAY

		Irving Park Station (Brown Line)	7 min walk	0.4 mi
		Addison Station (Brown Line)	15 min walk	0.7 mi
		Montrose Station (Brown Line)	17 min walk	0.8 mi
		Western Station (Brown Line)	19 min walk	0.9 mi

COMMUTER RAIL

		Ravenswood Station Commuter Rail (Union Pacific North Line)	3 min drive	0.5 mi
		Irving Park Station Commuter Rail (Union Pacific Northwest Line)	3 min drive	1.4 mi

AIRPORT

	Chicago O’Hare International Airport	20 min drive	12.5 mi
	Chicago Midway International Airport	25 min drive	13.7 mi

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ABOUT STEVEN RAPOPORT



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Senior Director

(847) 863-2707

StevenR@CRER.com

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Chicago, IL 60614
www.CRER.com

As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 10 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

Prior to his career in real estate, Steven earned his BA degree from the University of Iowa. Steven maintains active membership as a CCIM, National Association of Realtors & Chicago Association of Realtors.

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ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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