

# 3100 North Kedzie Ave, Chicago IL 60618

8,856 SF Site on the border of Logan Square and Avondale

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## Broker Information



**Steven Rapoport**  
Senior Director

Chicago Real Estate Resources, Inc.  
800 W. Diversey Pkwy., Suite 300  
Chicago, IL 60614

Office: 773-327-9300  
Cell: 847-863-2707  
StevenR@CRER.com

CRER.com





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## PROPERTY HIGHLIGHTS

**Asking Price**  
\$675,000

**Site Size**  
8,856 SF (72 x 123)

**Taxes (2019)**  
\$14,960

**Zoning**  
B3-1

**Pin Numbers**  
13-26-207-041 & 13-26-207-042

## PROPERTY OVERVIEW

NFR letter available upon request. Only a 5 minute walk to the Belmont blue line and easy Access to I (94). Only seven miles northwest of downtown Chicago. Located in a rapidly appreciating location.



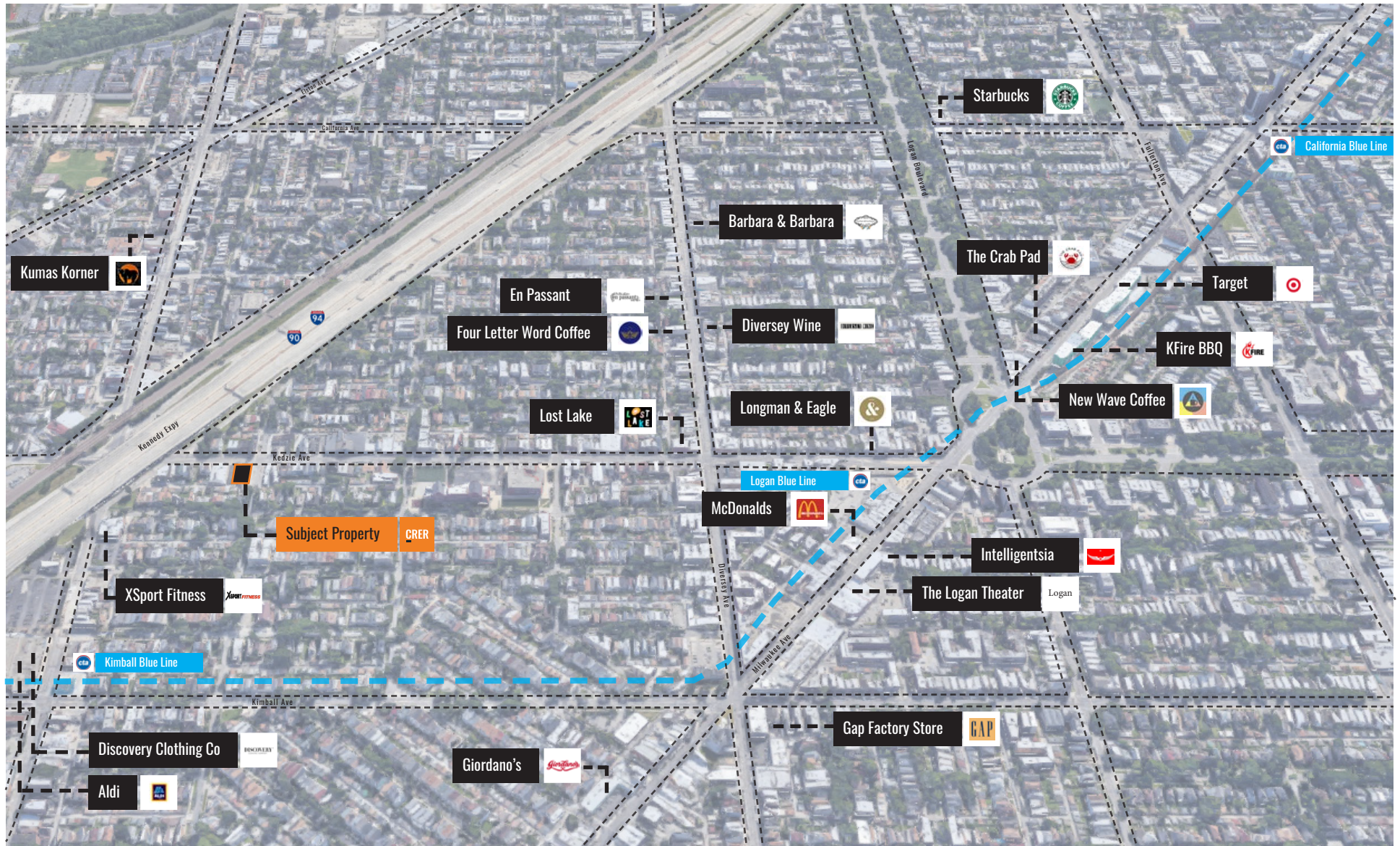


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## AREA RETAIL MAP



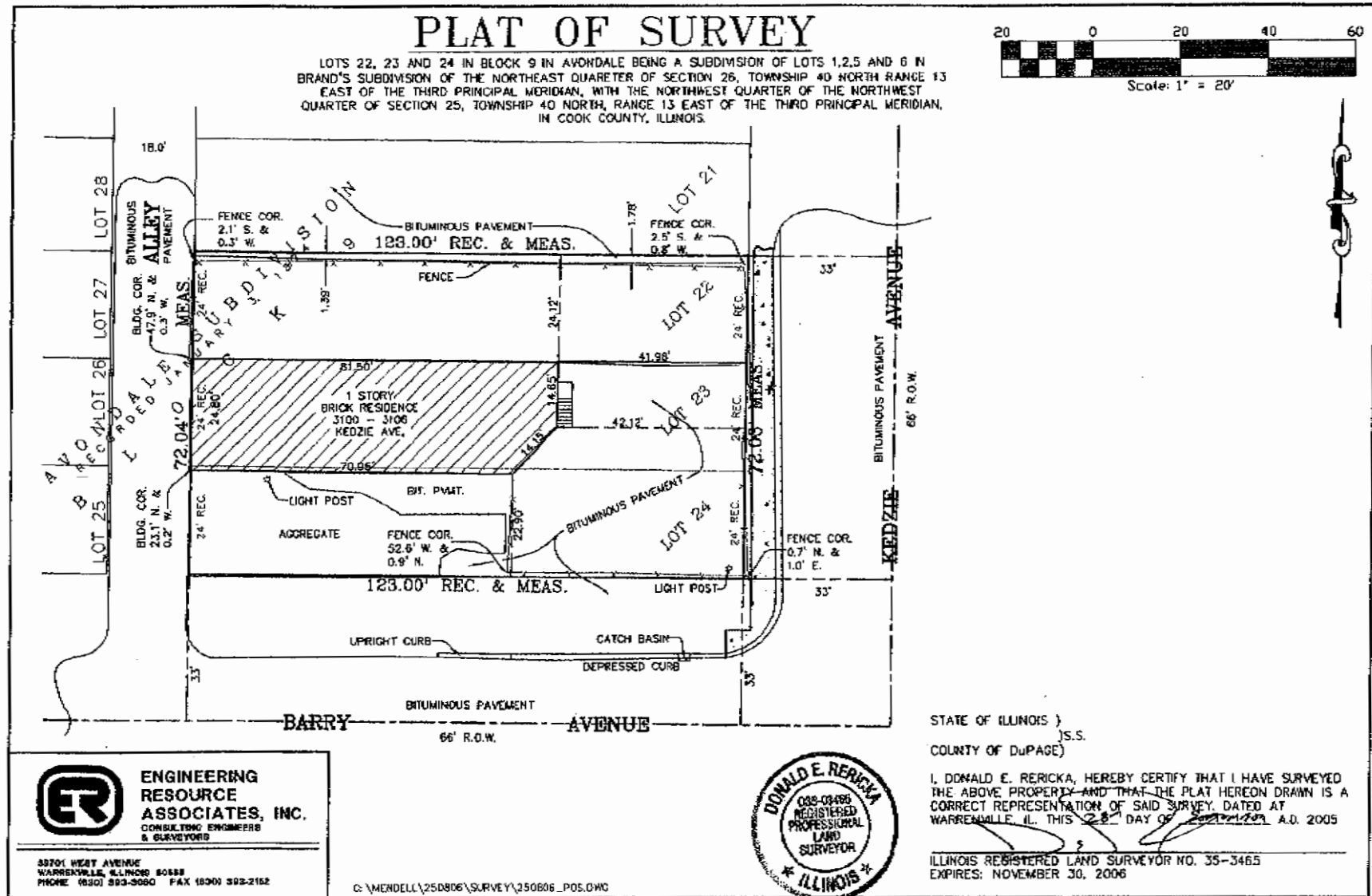


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## SURVEY



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## DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>2020 Households by HH Income</b>	<b>18,930</b>	<b>79,848</b>	<b>184,574</b>
<\$25,000	3,337 17.63%	13,128 16.44%	30,365 16.45%
\$25,000 - \$50,000	4,348 22.97%	16,048 20.10%	34,128 18.49%
\$50,000 - \$75,000	3,238 17.11%	12,882 16.13%	28,990 15.71%
\$75,000 - \$100,000	2,251 11.89%	9,580 12.00%	21,363 11.57%
\$100,000 - \$125,000	1,923 10.16%	7,440 9.32%	17,350 9.40%
\$125,000 - \$150,000	1,128 5.96%	4,942 6.19%	12,186 6.60%
\$150,000 - \$200,000	1,337 7.06%	6,530 8.18%	15,921 8.63%
\$200,000+	1,368 7.23%	9,298 11.64%	24,271 13.15%
<b>2020 Avg Household Income</b>	<b>\$86,634</b>	<b>\$99,846</b>	<b>\$104,621</b>
<b>2020 Med Household Income</b>	<b>\$63,416</b>	<b>\$70,880</b>	<b>\$73,953</b>
<b>2020 Occupied Housing</b>	<b>18,929</b>	<b>79,849</b>	<b>184,574</b>
Owner Occupied	6,826 36.06%	31,911 39.96%	73,915 40.05%
Renter Occupied	12,103 63.94%	47,938 60.04%	110,659 59.95%
<b>2010 Housing Units</b>	<b>24,513</b>	<b>99,296</b>	<b>225,582</b>
1 Unit	4,771 19.46%	22,228 22.39%	48,751 21.61%
2 - 4 Units	13,612 55.53%	48,385 48.73%	102,723 45.54%
5 - 19 Units	4,151 16.93%	19,056 19.19%	49,366 21.88%
20+ Units	1,979 8.07%	9,627 9.70%	24,742 10.97%
<b>2020 Housing Value</b>	<b>6,827</b>	<b>31,912</b>	<b>73,915</b>
<\$100,000	113 1.66%	544 1.70%	1,734 2.35%
\$100,000 - \$200,000	575 8.42%	2,863 8.97%	7,115 9.63%
\$200,000 - \$300,000	1,709 25.03%	6,913 21.66%	15,848 21.44%
\$300,000 - \$400,000	1,978 28.97%	6,982 21.88%	15,725 21.27%
\$400,000 - \$500,000	1,042 15.26%	4,425 13.87%	9,647 13.05%
\$500,000 - \$1,000,000	1,271 18.62%	7,708 24.15%	17,803 24.09%
\$1,000,000+	139 2.04%	2,477 7.76%	6,043 8.18%
<b>2020 Median Home Value</b>	<b>\$351,390</b>	<b>\$380,721</b>	<b>\$377,967</b>

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## LISTING BROKER INFORMATION



## CONTACT INFORMATION

### STEVEN RAPOPORT

SENIOR DIRECTOR

CCIM COMMERCIAL

847-863-2707

StevenR@crer.com

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[www.CRER.com](http://www.CRER.com)

## ABOUT STEVEN RAPOPORT

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.

SOURCE: ESRI TOTAL POPULATION FORECAST, 2017



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