

# FOR SALE | PRIME LOCATION IN LOGAN SQUARE, CHICAGO

3929 W. Fullerton Ave, Chicago, IL 60647

CRER



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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a small horizontal white bar, all contained within an orange square.

## DISCLOSURE

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.



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## PROPERTY OVERVIEW

### PROPERTY IDENTIFICATION:

3929 W. Fullerton Ave, Chicago, IL 60647

### PROPERTY TYPE:

Commercial

### YEAR BUILT:

1960

### ZONING:

B1-1

### PROPERTY SUBTYPE:

Auto

### PARKING:

20 Vehicles

### BUILDING FAR:

1.2

### FRONTAGE:

60'

### BUILDING CLASS:

B

### LAND ACRES:

0.17

### BUILDING HEIGHT:

12'

## PROPERTY SUMMARY

CRER is pleased to offer a premier opportunity in Chicago's Logan Square neighborhood. 1,200 SF building at the bustling corner of Fullerton & Harding. This three-bay car repair facility boasts excellent exposure. Parking for 20 cars ensures convenience.

Benefit from the high visibility of an average daily traffic count of 22,700. Surrounding retail giants include CVS, Family Dollar, and a Shell Gas Station. Don't miss your chance to establish your business in this thriving location!



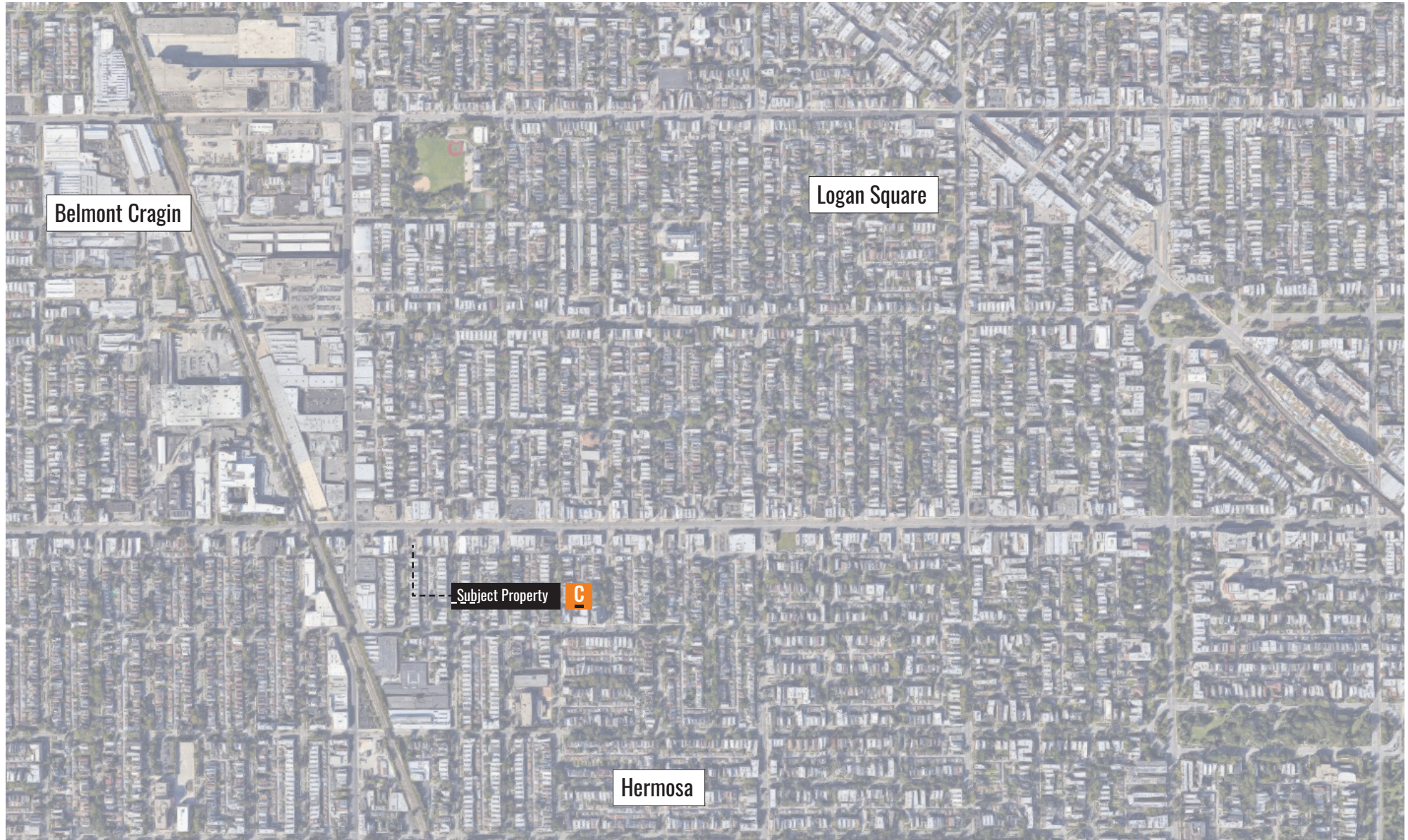


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## RETAIL MAP



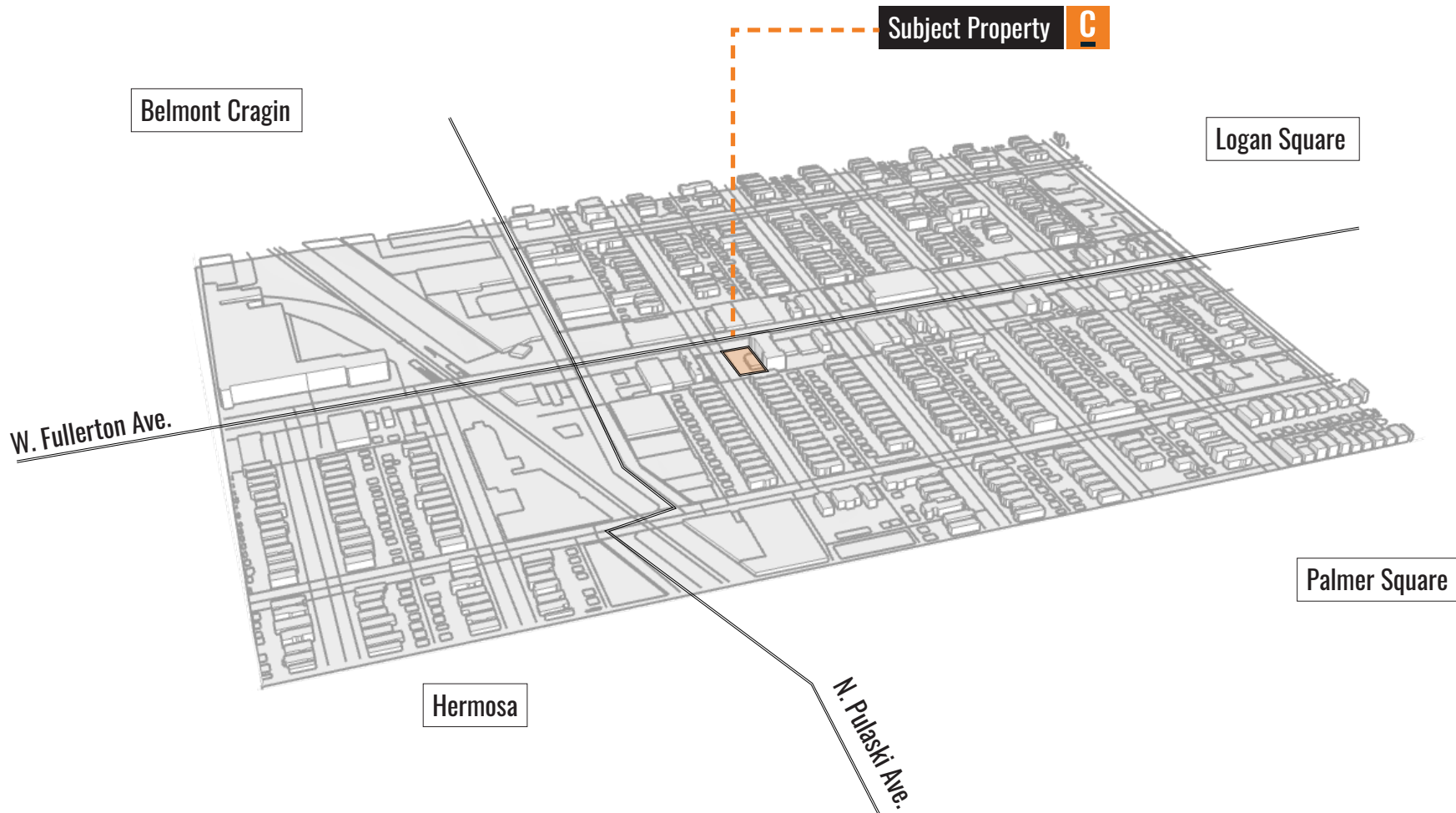


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## SURVEY

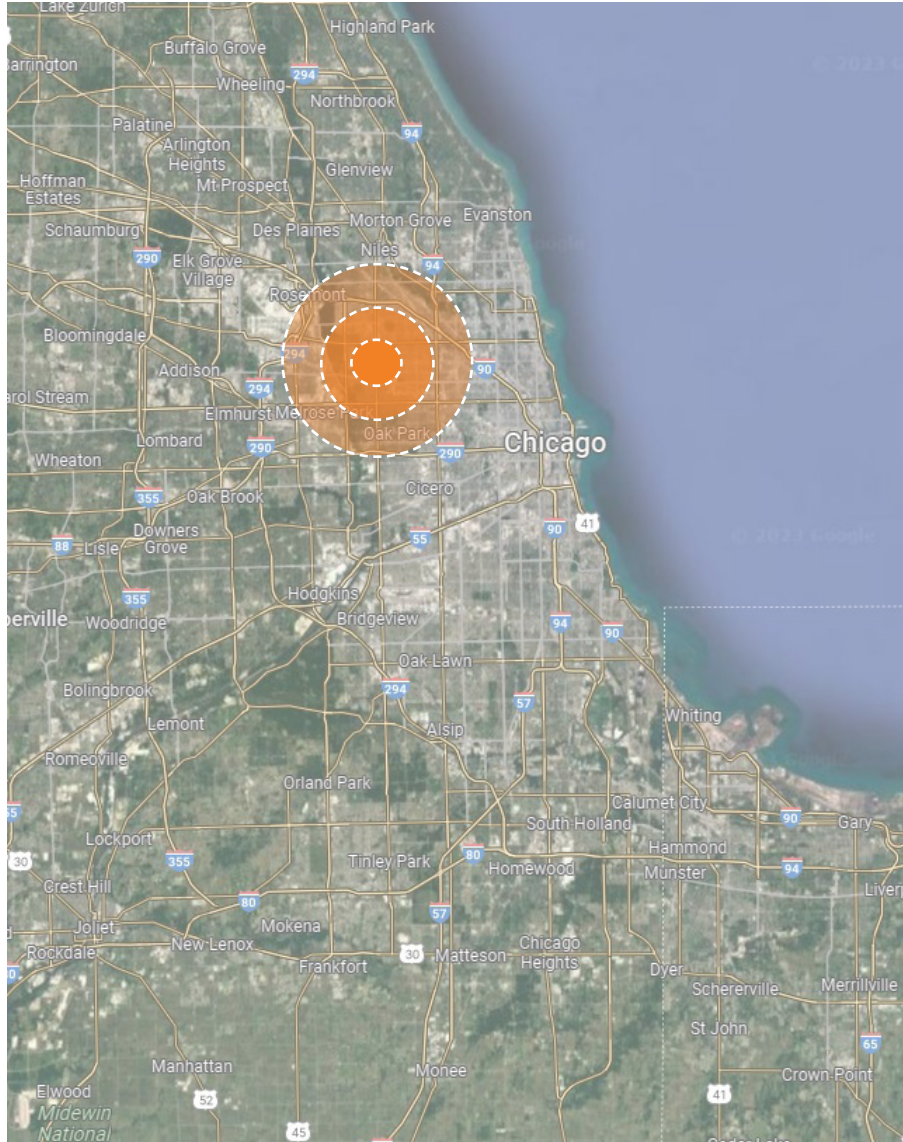


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## AREA DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 Total Population	63,185	476,484	1,203,372
2028 Population	60,890	466,310	1,196,565
Pop Growth 2023-2028	(3.63%)	(2.14%)	(0.57%)
Average Age	36	37	38
2023 Total Households	20,244	162,383	475,850
HH Growth 2023-2028	(4.57%)	(2.80%)	(0.84%)
Median Household Inc	\$67,141	\$77,243	\$77,954
Avg Household Size	3.00	2.80	2.40
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$345,841	\$361,692	\$363,094
Median Year Built	1947	1947	1948

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## TRANSPORTATION



### TRANSIT / SUBWAY



Logan Square Station (Blue Line)

2 min drive

19 min walk

1.0 mi



Belmont Station (Blue Line)

3 min drive

20 min drive

1.0 mi



### COMMUTER RAIL



Healy Station Commuter Rail (Milwaukee District North Line)

2 min drive

0.7 mi



Grayland Station Commuter Rail (Milwaukee District North Line)

4 min drive

1.7 mi



### AIRPORT



Chicago O'Hare International Airport

19 min drive

11.8 mi



Chicago Midway International Airport

21 min drive

11.4 mi



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## ABOUT MICHAEL WEAVER



### Michel Weaver

Senior Director

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

Michael Weaver has registered over 30 years of experience in the real estate industry and joined Chicago Real Estate Resources with a wealth of knowledge pertaining to commercial sales.

As a 1985 graduate of Texas A&M, Mike has brokered and leased properties with a value in excess of over \$400,000,000. He has worked with a variety of professional and retail organizations, such as American International Group, Northern Trust Bank, Dunkin Donuts, and Payless Shoe Source.

One of Mike's proudest moments came with the sale of a large development then known as 601 West Chicago Avenue.

601 West Chicago was a 250,000 square foot loft building owned by Montgomery Ward that operated as part of the company's catalog operations. This Chicago landmark is now a luxury condominium development located near the Chicago River.

This sale was the first of the Montgomery Ward properties to sell as part of the Master Plan for the redevelopment of over three million square feet of commercial space and 23 acres of land.

Mike is a very personable, client-focused broker who has shown his knowledge and expertise in negotiating for his many clients. He is delighted to continue to service these clients at Chicago Real Estate Resources as well as build his client base.



Full Profile



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## ABOUT CRER

### 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
- **19** Years of continuous company growth

### Partnerships

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.

### Company Introduction

CERE (Chicago Real Estate Resources, Inc.) 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.



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## ABOUT CRER

### Areas of Expertise

CRER brokers offer a breadth of knowledge and expertise encompassing all asset classes and marketplaces throughout the Chicago metro area. CRER provides professional expertise in the following areas of commercial real estate:

#### Sales

Our extensive database of investors, knowledge of the market and listing syndication with CoStar, LoopNet and the MLS, ensures maximum market exposure for all of our listings.

#### Aquisitions

With access to all on-market listings as well as many off-market and REO opportunities, our commercial brokers will find the opportunity you are looking for.

#### Leasing

Our experienced brokers work with building owners to properly market and attract quality tenants to maximize occupancy as well as negotiate leases at maximize a property's profit potential.

#### Valuation

With a team of experienced commercial brokers knowledgeable on the day-today market conditions, CRER is wellequipped to handle valuations of all property types.





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### Sales by Sector

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### Leases by Sector

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### Expertise and Accomplishments

At CRER, we take pride in our expertise and accomplishments in the field of commercial real estate. Our team of dedicated professionals brings together a wealth of knowledge and experience to deliver exceptional service and achieve remarkable outcomes for our clients.

**Proven Track Record:** CRER stands out in the real estate industry with its brokers collectively selling over \$2.5 billion worth of properties. Our proficiency in sales and leasing is evident across a diverse range of properties, from small residential multi-family buildings to downtown high-rise structures. This wealth of experience underscores our ability to effectively manage and excel in various real estate transactions.

**Excellence in Service:** Our unwavering commitment to delivering first-class service to our clients is a hallmark of CRER. Our brokers and staff have been recognized for their proficiency in commercial and investment property sales, leasing, and tenant representation, as well as property management. The satisfaction of our clients and the success of our transactions are clear indicators of CRER's dedication to excellence in the realm of sales and leasing.

**Innovative Solutions:** At CRER, we believe in staying ahead of the curve by embracing innovative solutions and strategies in the real estate market. Our team stays informed of the latest trends and developments to ensure that our clients receive the best possible advice and guidance. Whether it's finding creative ways to maximize property value or leveraging technology to streamline processes, CRER is at the forefront of innovation in the industry.



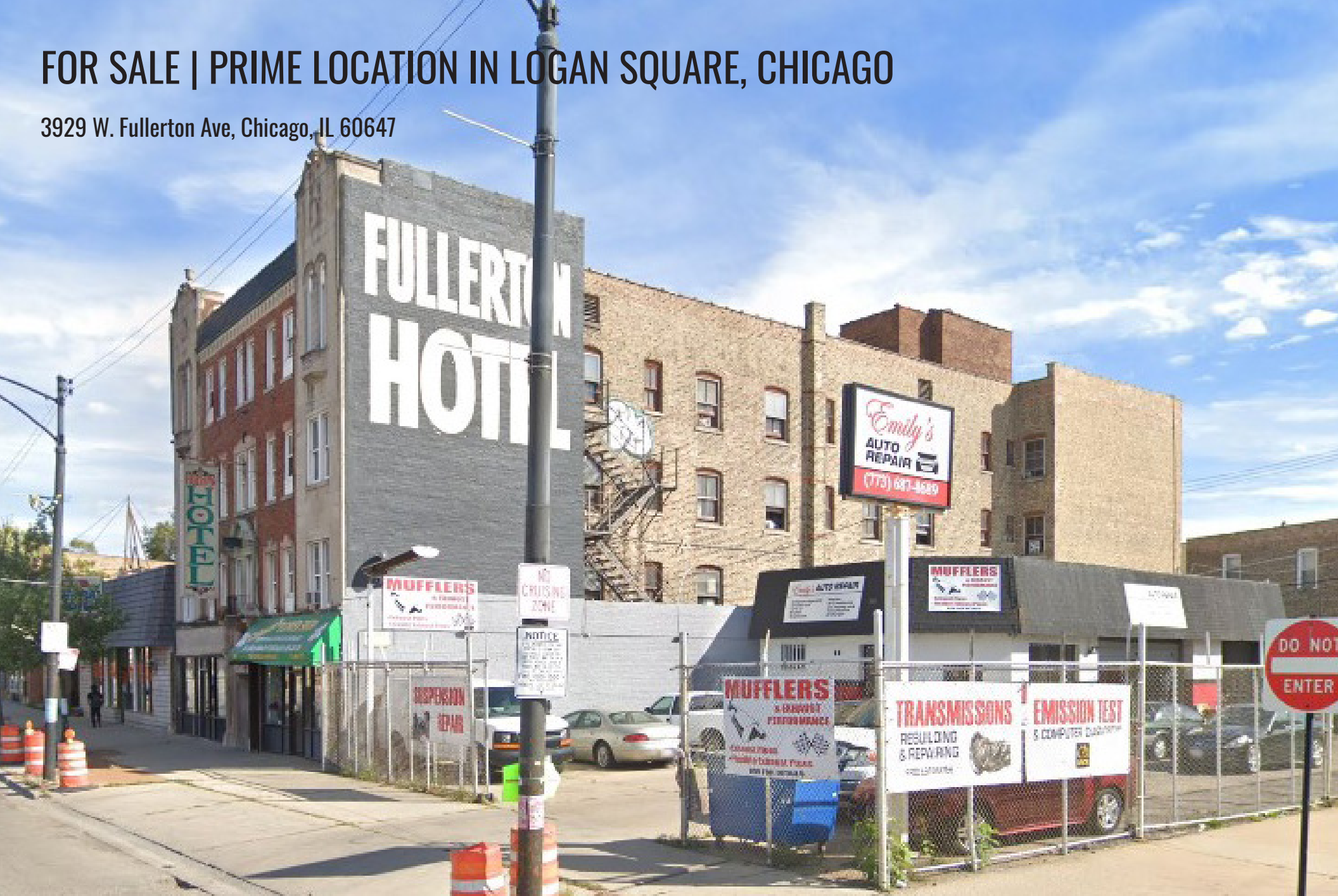
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