

FOR SALE:

MB Real Estate

Andersonville / Lincoln Square Land Site

11.3188 Acre Site (Divisible)

**5451 NORTH WESTERN AVENUE
CHICAGO, ILLINOIS 60625**



PROPERTY HIGHLIGHTS:

- 11.3188 acres of greenfield land available (divisible to 3 +/- acres)
- Located in Chicago's vibrant Andersonville / Lincoln Square neighborhood
- RM-5 Zoning
- Deed Restricted Permitted Uses:
 - School (public or private)
 - Retirement home
 - Nursing home
 - Health care facility
 - Church, synagogue or other place of worship
- 2.0 FAR / 986,094 sq. ft. RBA Permitted
- 40th Ward (Alderman Andres Vasquez)
- Located 0.88 miles from CTA Brown Line Western Stop (Lincoln Square)
- Located within the Devon/Western TIF (2023 expiration)
- **ASKING PRICE: \$35.00 psf (\$17,256,645.00)**

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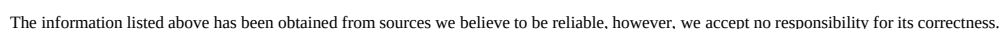
PROPERTY OVERVIEW



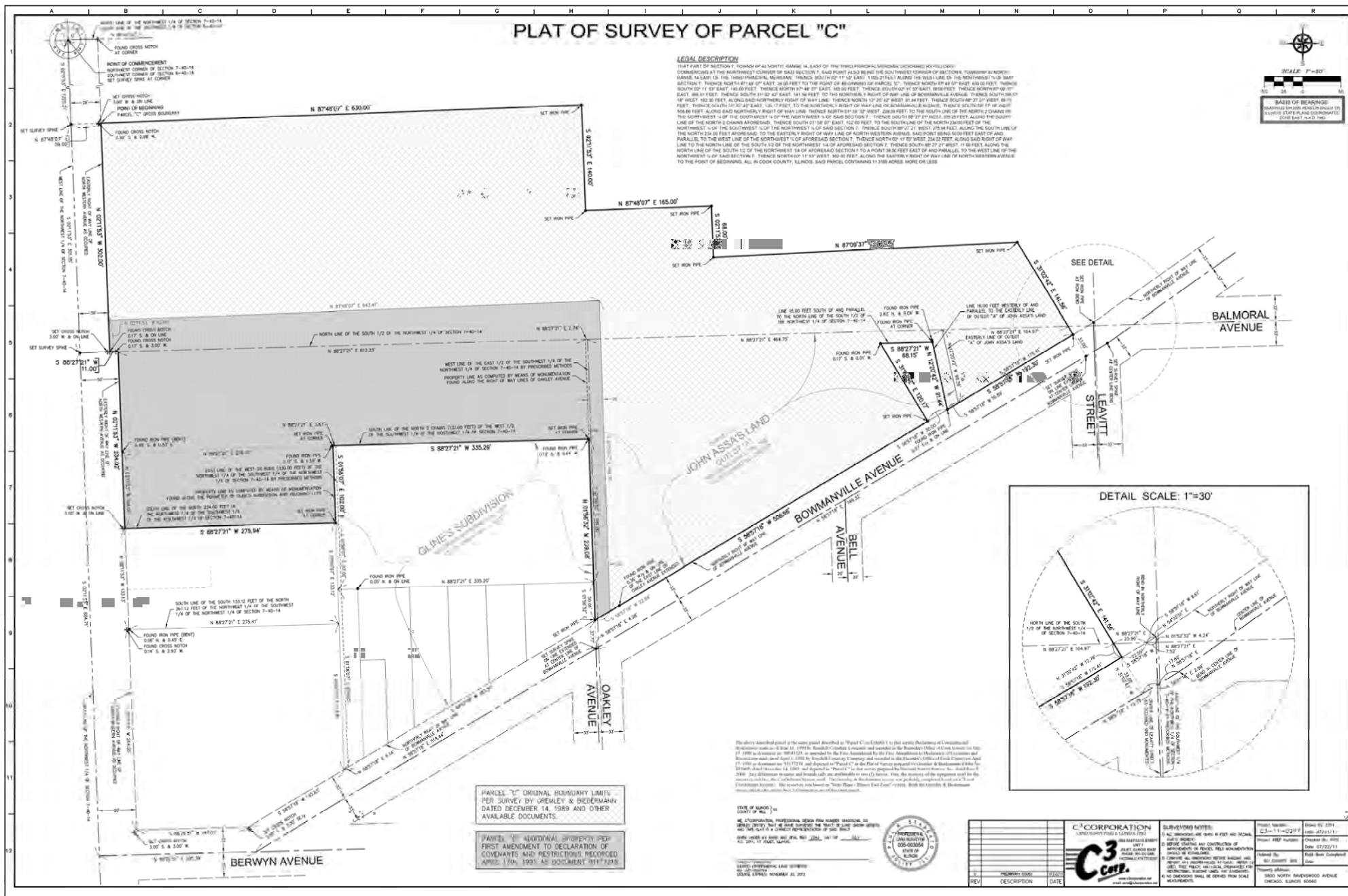
PROPERTY OVERVIEW



Address:	5451 N Western Ave Chicago, IL 60625
County:	Cook County
Neighborhood:	Andersonville / Lincoln Square
Property Type:	Land
Price:	\$35.00 psf (\$17,256,645.00)
Bldg Size:	NA (but two sheds of ~4,800 and ~3,300 sq. ft. and ~2,500 sq. ft. house present on site)
Total Land Area:	11.3188 acres / 493,047 sq. ft. (+/- 2 sq. ft.)
Site Dimensions:	Irregular
Frontage:	536.02' on Western Ave and 700.96' on Bowmanville
Existing Curb Cuts:	1 on Western Ave and 2 on Bowmanville Ave
Zoning:	RM-5 with deed restricted uses (see zoning analysis)
Max Bldg Height:	No height restriction for non-residential bldgs.
FAR:	2.0
RBA Permitted:	986,094 sq. ft.
Utilities:	Utilities to site
Ward:	40th Ward (Alderman Andres Vasquez)
Tax ID Pin(s):	14-07-100-002, 14-07-104-001, 14-07-104-015, 14-07-104-016
Taxes:	Currently tax exempt due to use
TIF:	Devon/Western TIF (2023 expiration)
Public Transit:	CTA Bus Stop on Western at property 0.88 miles to CTA Brown Line - Lincoln Square Stop 0.90 miles to Metra UP-N - Ravenswood Station
Topography:	The site is level and above grade



PLAT OF SURVEY



ASSESSOR'S
MAP



PROPERTY PHOTOS
WEST SIDE OF PROPERTY



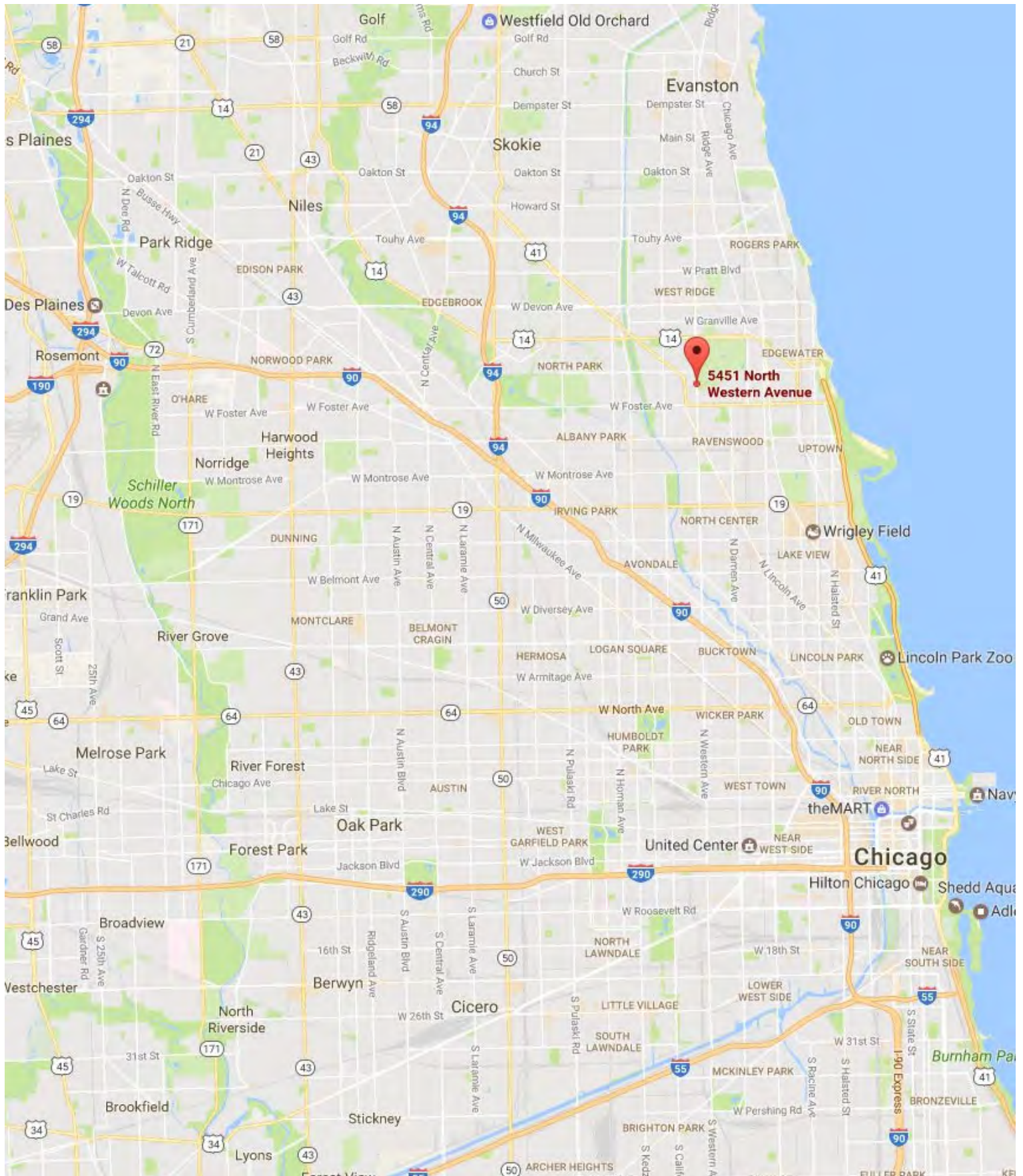
PROPERTY PHOTOS
CENTER OF PROPERTY



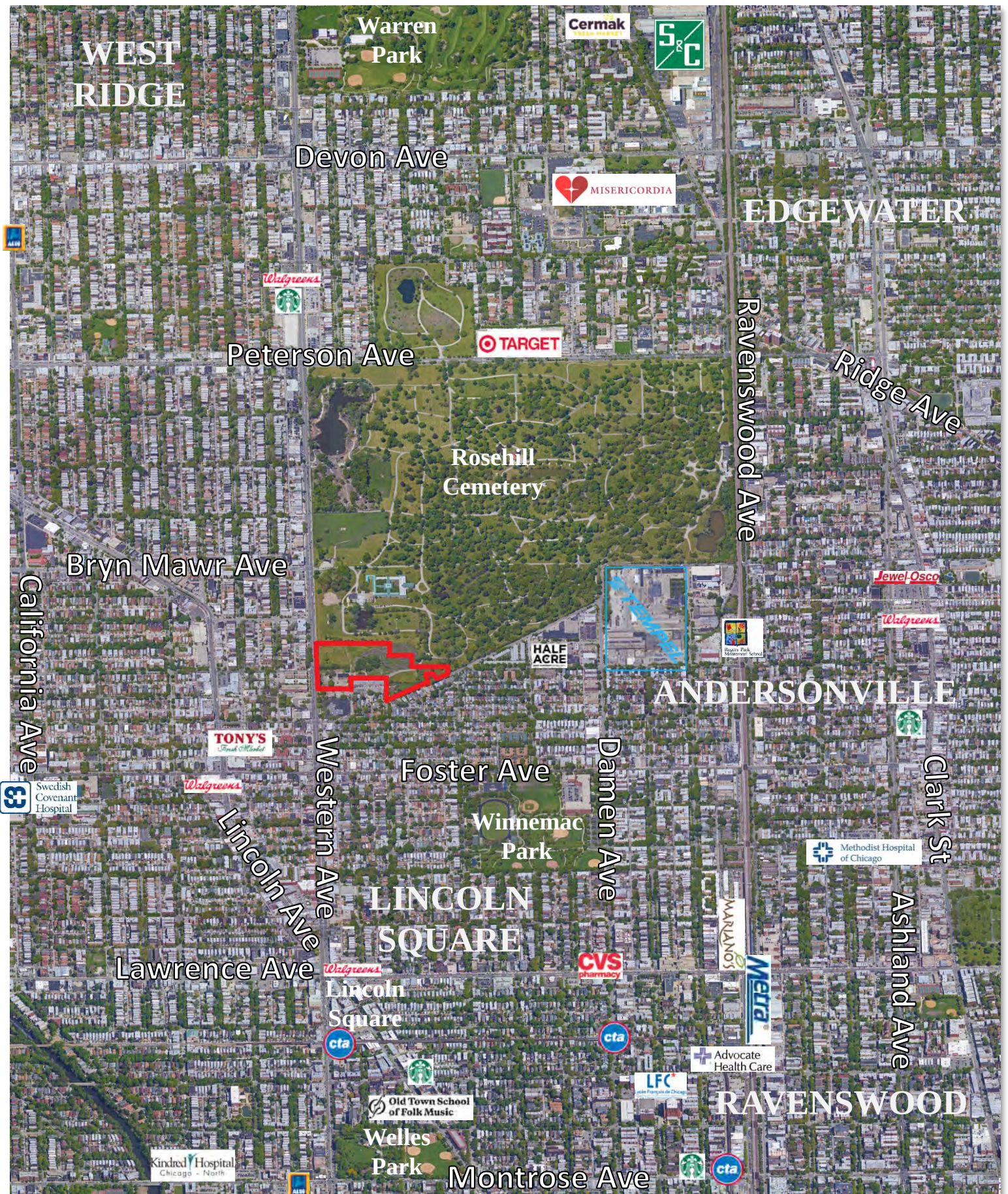
PROPERTY PHOTOS
EAST SIDE OF PROPERTY



LOCATION OVERVIEW



LOCATION OVERVIEW



AREA DEMOGRAPHICS

	0.25 miles	0.5 miles	1 mile
Population Summary			
2000 Total Population	3,395	15,359	54,791
2010 Total Population	3,009	14,175	48,951
2016 Total Population	3,065	14,260	48,841
2016 Group Quarters	145	242	493
2021 Total Population	3,104	14,348	48,981
2016-2021 Annual Rate	0.25%	0.12%	0.06%
2016 Total Daytime Population	2,613	10,996	37,237
Workers	976	3,980	15,586
Residents	1,637	7,016	21,651
Household Summary			
2016 Households	1,262	5,635	20,471
2016 Average Household Size	2.31	2.49	2.36
2016 Families	679	3,271	10,922
2016 Average Family Size	3.13	3.23	3.17
Housing Unit Summary			
2016 Housing Units	1,414	6,350	23,018
Owner Occupied Housing Units	26.5%	33.8%	34.6%
Renter Occupied Housing Units	62.7%	54.9%	54.3%
Vacant Housing Units	10.7%	11.3%	11.1%
Median Household Income			
2016	\$52,337	\$53,247	\$58,783
2021	\$55,675	\$56,275	\$63,772
Median Home Value			
2016	\$289,024	\$321,199	\$363,137
2021	\$328,632	\$363,279	\$392,532
Per Capita Income			
2016	\$28,519	\$28,822	\$34,607
2021	\$30,694	\$31,094	\$37,444
Median Age			
2010	35.6	35.3	34.9
2016	36.5	36.4	35.7
2021	36.4	36.9	36.4
2016 Households by Income			
Household Income Base	1,262	5,635	20,471
<\$15,000	16.6%	13.3%	10.6%
\$15,000 - \$24,999	13.2%	11.4%	9.9%
\$25,000 - \$34,999	13.9%	11.0%	9.7%
\$35,000 - \$49,999	4.7%	11.2%	12.4%
\$50,000 - \$74,999	12.2%	17.2%	16.5%
\$75,000 - \$99,999	16.6%	14.2%	13.5%
\$100,000 - \$149,999	16.6%	14.5%	15.3%
\$150,000 - \$199,999	4.2%	3.6%	5.8%
\$200,000+	1.9%	3.5%	6.1%
Average Household Income	\$65,792	\$69,980	\$81,521
2016 Owner Occupied Housing Units by Value			
Total	375	2,147	7,968
<\$50,000	2.4%	1.0%	1.7%
\$50,000 - \$99,999	0.8%	2.7%	3.7%
\$100,000 - \$149,999	13.1%	8.2%	5.5%
\$150,000 - \$199,999	8.0%	12.6%	8.3%
\$200,000 - \$249,999	17.3%	14.2%	11.7%
\$250,000 - \$299,999	10.9%	7.9%	9.0%
\$300,000 - \$399,999	23.5%	15.9%	16.0%
\$400,000 - \$499,999	7.5%	15.5%	17.9%
\$500,000 - \$749,999	14.1%	15.0%	17.0%
\$750,000 - \$999,999	2.4%	6.1%	7.5%
\$1,000,000 +	0.3%	0.9%	1.7%
Average Home Value	\$328,125	\$372,019	\$405,171
2016 Population by Age			
Total	3,065	14,261	48,841
0 - 4	6.9%	6.6%	6.5%
5 - 9	6.2%	6.1%	5.6%
10 - 14	4.3%	5.1%	4.7%
15 - 24	11.4%	11.6%	10.9%
25 - 34	18.5%	18.1%	20.9%
35 - 44	16.0%	16.5%	17.1%
45 - 54	12.0%	13.0%	12.7%
55 - 64	11.9%	11.3%	10.7%
65 - 74	7.8%	6.9%	6.5%
75 - 84	3.4%	3.3%	3.0%
85 +	1.6%	1.4%	1.3%
18 +	80.2%	79.2%	80.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS

	0.25 miles	0.5 miles	1 mile
2016 Population by Sex			
Males	1,517	7,056	24,103
Females	1,548	7,204	24,738
2016 Population by Race/Ethnicity			
Total	3,065	14,261	48,841
White Alone	57.5%	58.6%	61.7%
Black Alone	8.0%	5.5%	4.9%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	19.5%	20.4%	18.2%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	9.5%	10.7%	10.5%
Two or More Races	5.0%	4.2%	4.1%
Hispanic Origin	24.2%	25.1%	23.8%
Diversity Index	76.3	75.8	73.4
2016 Population 25+ by Educational Attainment			
Total	2,182	10,063	35,317
Less than 9th Grade	9.5%	11.3%	7.1%
9th - 12th Grade, No Diploma	5.1%	5.2%	4.7%
High School Graduate	19.6%	14.0%	13.6%
GED/Alternative Credential	2.8%	1.5%	1.3%
Some College, No Degree	14.3%	18.4%	16.0%
Associate Degree	7.8%	6.0%	4.7%
Bachelor's Degree	28.1%	29.4%	31.9%
Graduate/Professional Degree	12.8%	14.2%	20.8%
2016 Consumer Spending			
Apparel & Services: Total \$	\$2,357,612	\$11,232,037	\$47,378,539
Average Spent	\$1,868.16	\$1,993.26	\$2,314.42
Spending Potential Index	93	99	115
Education: Total \$	\$1,787,737	\$8,490,947	\$36,224,041
Average Spent	\$1,416.59	\$1,506.82	\$1,769.53
Spending Potential Index	100	107	125
Entertainment/Recreation: Total \$	\$3,077,700	\$14,579,988	\$61,589,383
Average Spent	\$2,438.75	\$2,587.40	\$3,008.62
Spending Potential Index	84	89	103
Food at Home: Total \$	\$5,436,338	\$25,916,276	\$109,197,930
Average Spent	\$4,307.72	\$4,599.16	\$5,334.27
Spending Potential Index	86	92	107
Food Away from Home: Total \$	\$3,487,122	\$16,422,469	\$69,747,933
Average Spent	\$2,763.17	\$2,914.37	\$3,407.16
Spending Potential Index	89	94	110
Health Care: Total \$	\$5,009,938	\$24,000,064	\$100,930,965
Average Spent	\$3,969.84	\$4,259.11	\$4,930.44
Spending Potential Index	75	80	93
HH Furnishings & Equipment: Total \$	\$1,864,769	\$8,848,003	\$37,413,549
Average Spent	\$1,477.63	\$1,570.19	\$1,827.64
Spending Potential Index	84	89	104
Personal Care Products & Services: Total \$	\$809,658	\$3,819,981	\$16,129,136
Average Spent	\$641.57	\$677.90	\$787.90
Spending Potential Index	88	93	108
Shelter: Total \$	\$18,923,018	\$89,562,148	\$378,885,199
Average Spent	\$14,994.47	\$15,893.90	\$18,508.39
Spending Potential Index	96	102	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,150,626	\$10,235,483	\$43,073,413
Average Spent	\$1,704.14	\$1,816.41	\$2,104.12
Spending Potential Index	73	78	91
Travel: Total \$	\$1,984,938	\$9,433,042	\$39,741,422
Average Spent	\$1,572.85	\$1,674.01	\$1,941.35
Spending Potential Index	85	90	104
Vehicle Maintenance & Repairs: Total \$	\$1,048,353	\$4,995,640	\$21,034,033
Average Spent	\$830.71	\$886.54	\$1,027.50
Spending Potential Index	80	86	99

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS

	0.25 miles	0.5 miles	1 mile
2016 Population 15+ by Marital Status			
Total	2,531	11,720	40,638
Never Married	43.8%	39.9%	40.9%
Married	39.1%	46.6%	46.5%
Widowed	4.7%	4.1%	3.8%
Divorced	12.4%	9.4%	8.7%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	90.0%	92.3%	94.0%
Civilian Unemployed	10.0%	7.7%	6.0%
2016 Employed Population 16+ by Industry			
Total	1,457	7,423	27,789
Agriculture/Mining	0.0%	0.0%	0.2%
Construction	6.0%	6.5%	4.0%
Manufacturing	6.2%	7.1%	6.9%
Wholesale Trade	0.3%	1.2%	1.4%
Retail Trade	9.3%	13.2%	11.1%
Transportation/Utilities	14.3%	6.6%	4.4%
Information	0.5%	1.6%	2.6%
Finance/Insurance/Real Estate	5.9%	8.1%	8.9%
Services	55.3%	52.2%	57.5%
Public Administration	2.1%	3.4%	3.1%
2016 Employed Population 16+ by Occupation			
Total	1,457	7,426	27,788
White Collar	59.1%	63.0%	70.6%
Management/Business/Financial	17.4%	19.9%	20.7%
Professional	25.6%	23.8%	29.4%
Sales	9.2%	9.9%	9.7%
Administrative Support	6.9%	9.4%	10.9%
Services	20.5%	18.7%	16.1%
Blue Collar	20.5%	18.4%	13.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	4.9%	5.3%	3.3%
Installation/Maintenance/Repair	1.2%	2.9%	1.6%
Production	2.5%	3.5%	3.5%
Transportation/Material Moving	11.9%	6.7%	4.8%
2010 Population By Urban/ Rural Status			
Total Population	3,009	14,175	48,951
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%
2010 Households by Type			
Total	1,230	5,573	20,451
Households with 1 Person	35.3%	31.1%	33.5%
Households with 2+ People	64.7%	68.9%	66.5%
Family Households	54.6%	58.7%	53.9%
Husband- wife Families	36.9%	41.0%	38.8%
With Related Children	17.1%	19.8%	18.3%
Other Family (No Spouse Present)	17.6%	17.8%	15.1%
Other Family with Male Householder	5.0%	5.3%	4.4%
With Related Children	2.0%	2.1%	1.8%
Other Family with Female Householder	12.6%	12.5%	10.6%
With Related Children	6.3%	6.6%	5.6%
Nonfamily Households	10.2%	10.2%	12.7%
All Households with Children	25.9%	28.9%	26.0%
Multigenerational Households	3.1%	4.2%	3.6%
Unmarried Partner Households	6.7%	7.9%	9.1%
Male- female	5.6%	6.3%	6.8%
Same- sex	1.1%	1.6%	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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