

DEVELOPMENT OPPORTUNITY - FOR SALE OR BUILD TO SUIT PRIME LOCATION AT MONTROSE & ELSTON INTERSECTION



RETAIL/RESIDENTIAL DEVELOPMENT OPPORTUNITY!

Information:

- ◇ ~~Price. \$2,200,000 (\$86.16 PSF)~~ \$1,995,000 (\$78.13 PSF) **Price Reduced!**
- ◇ Approximately ±25,535 SF of vacant land
- ◇ Current Zoning B3-2
- ◇ Located within 1 mile of I-90/I-94, Blue Line & Metra, 2 miles to Brown Line
- ◇ 2019 Taxes: \$66,292 (Taxes assessed before buildings were razed.)
- ◇ Utilities available on site
- ◇ 107' of frontage along Keystone, 60' along Elston & 138' along Montrose
- ◇ Located within the Old Irving/Mayfair Neighborhood



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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

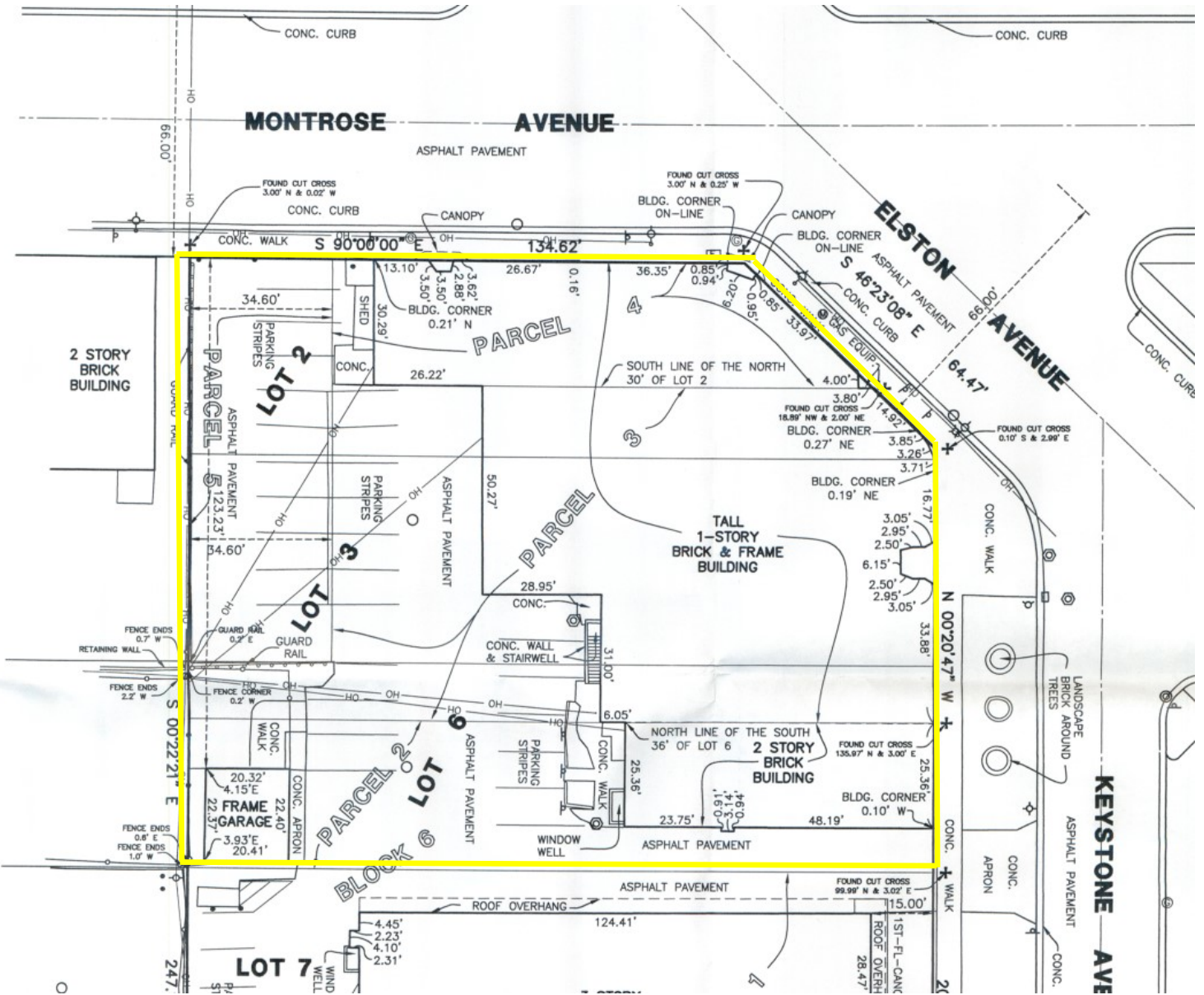
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PROPERTY SURVEY



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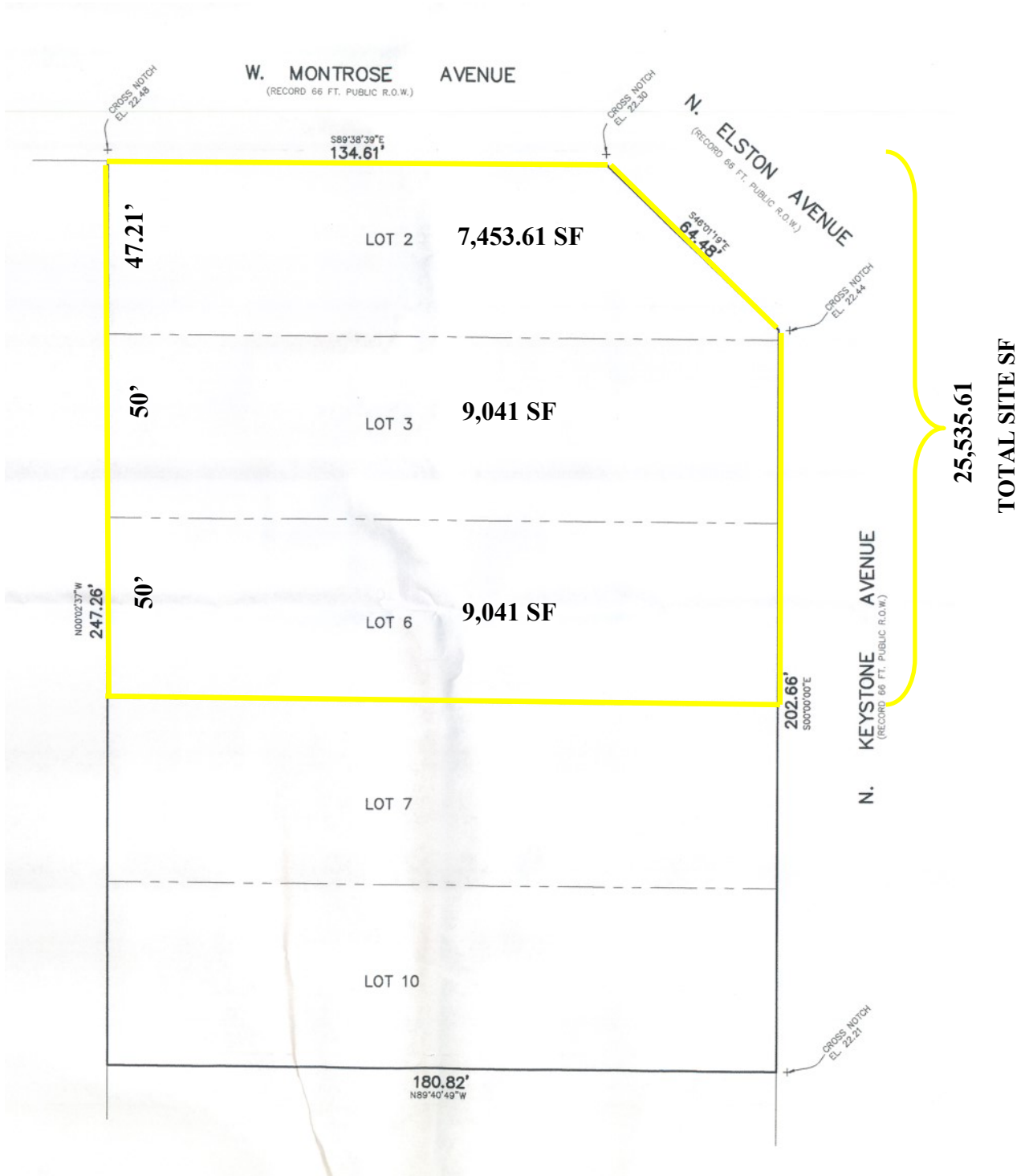
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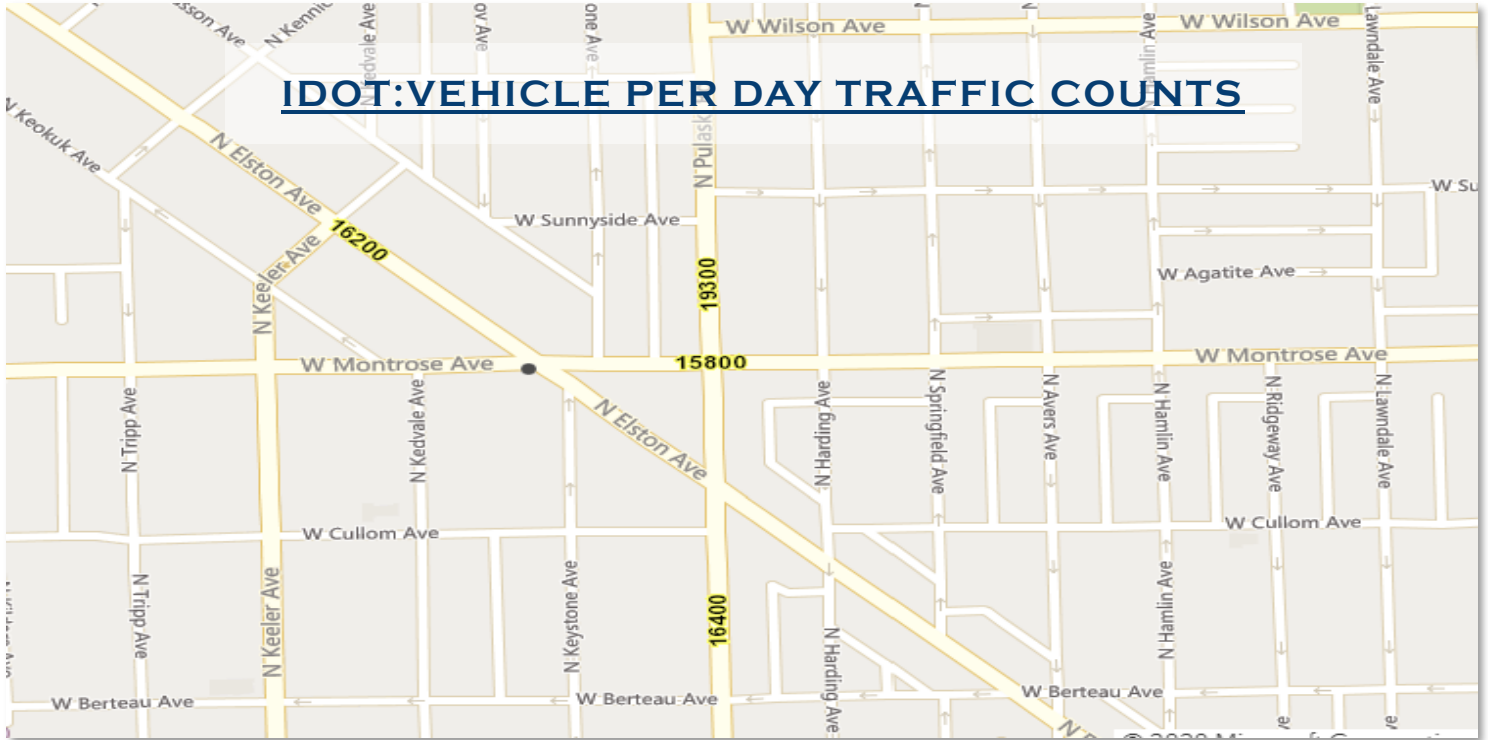
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DEMOGRAPHICS:

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	51,393	405,454	1,123,677
2019 Estimate	53,151	416,687	1,142,976
2010 Census	60,221	458,792	1,198,397
Median Age	35.70	36.30	36.20
Average Age	36.30	36.90	37.10
2019 Population By Race			
White	41,339 77.78%	342,960 82.31%	869,282 76.05%
Black	2,166 4.08%	14,470 3.47%	122,436 10.71%
Am. Indian & Alaskan	786 1.48%	5,498 1.32%	11,925 1.04%
Asian	6,950 13.08%	42,271 10.14%	109,969 9.62%
Hawaiian & Pacific Island	98 0.18%	648 0.16%	1,390 0.12%
Other	1,812 3.41%	10,841 2.60%	27,975 2.45%
Households			
2024 Projection	17,148	142,792	439,157
2019 Estimate	17,854	147,659	448,243
2010 Census	20,823	167,169	477,670
2019 Avg Household Income	\$80,534	\$86,372	\$87,068
2019 Med Household Income	\$59,650	\$64,193	\$62,495
2019 Housing Value	7,851	69,256	205,782
2019 Median Home Value	\$311,750	\$321,932	\$305,124



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