

## DEVELOPMENT SITE 24,563 SF STOPLIGHT CORNER IN NORTH CENTER / RAVENSWOOD



Highly visible stoplight corner re-development location on Chicago's North Side. Currently the longstanding Ruby Cleaners. Directly across from Horner Park, one of Chicago's most heavily used public park facilities. Access to outdoor recreation, transportation, shopping, restaurants etc. Ideal for any mixed use plan, residential or straight retail development.

**Land Size:** 24,563 SF  
**Sale Price:** \$3,299,000  
**Taxes 2020:** \$40,205  
**Zoning:** C1-2  
**Ward:** 33rd  
**Ceiling Height:** 12'-16' Clear



**CRAIG WOLF**

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**DALE STRAUSS**

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**STRAUSS REALTY, LTD.**

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

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2801 W. MONTROSE AVE.  
CHICAGO, ILLINOIS 60618

## RARELY AVAILABLE LARGE CORNER PARCEL FOR SALE



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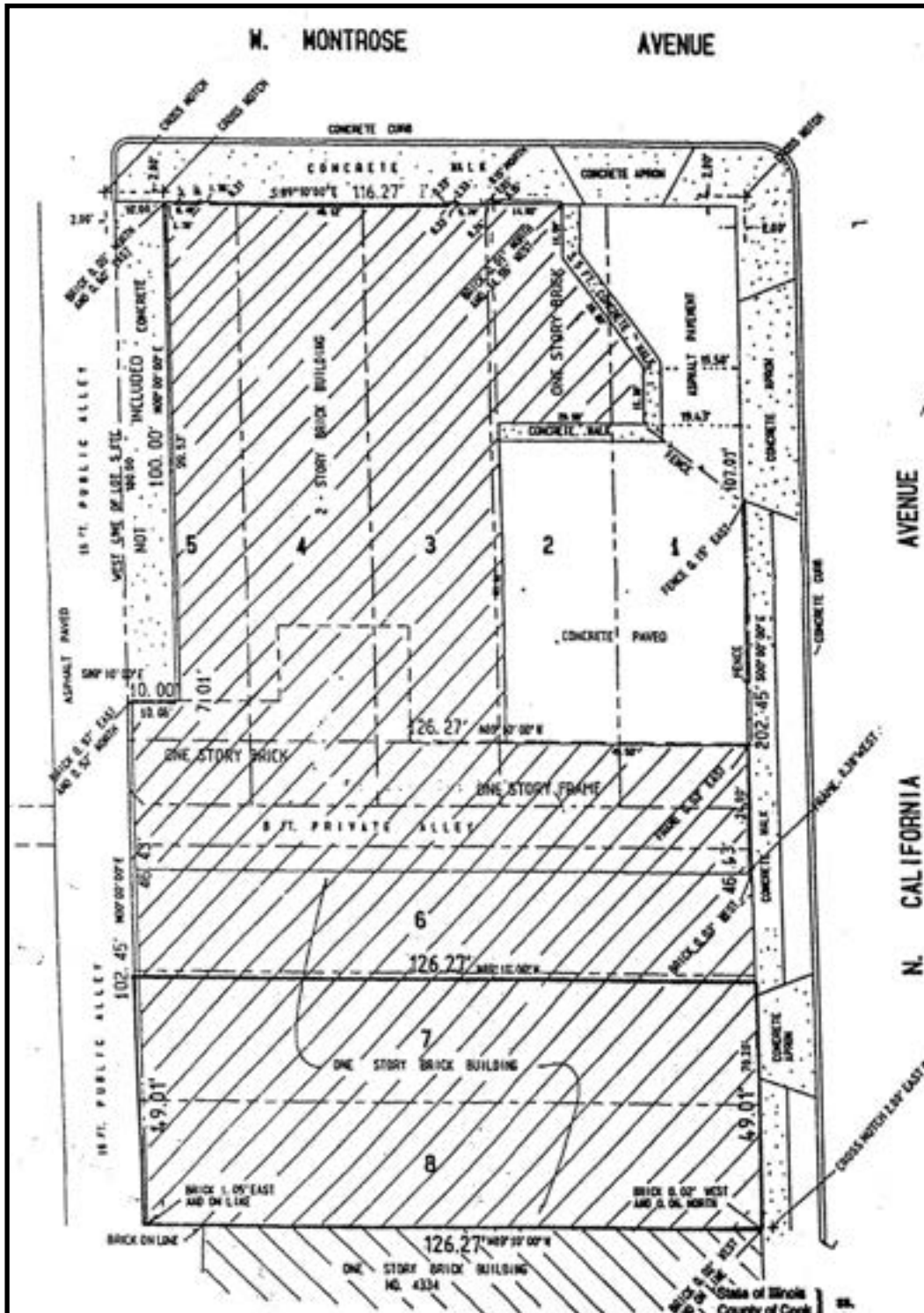
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## Land Survey



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## RARELY AVAILABLE LARGE CORNER PARCEL FOR SALE



Existing Building



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## RARELY AVAILABLE LARGE CORNER PARCEL FOR SALE



Additional buildings included with parcel.



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## Demographics

### Total Population

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	55,733		497,741		1,057,184	
2021 Estimate	58,206		509,095		1,079,048	
2010 Census	67,824		540,160		1,133,495	
Growth 2021 - 2026	-4.25%		-2.23%		-2.03%	
Growth 2010 - 2021	-14.18%		-5.75%		-4.80%	
<b>2021 Population by Age</b>	<b>58,206</b>		<b>509,095</b>		<b>1,079,048</b>	
Age 0 - 4	4,081	7.01%	35,148	6.90%	74,494	6.90%
Age 5 - 9	3,937	6.76%	32,236	6.33%	68,139	6.31%
Age 10 - 14	3,510	6.03%	27,600	5.42%	59,677	5.53%
Age 15 - 19	2,974	5.11%	22,869	4.49%	51,933	4.81%
Age 20 - 24	3,082	5.29%	25,281	4.97%	58,435	5.42%
Age 25 - 29	4,873	8.37%	44,291	8.70%	96,687	8.96%
Age 30 - 34	5,642	9.69%	52,163	10.25%	107,872	10.00%
Age 35 - 39	5,639	9.69%	49,948	9.81%	100,295	9.29%
Age 40 - 44	4,929	8.47%	41,858	8.22%	83,241	7.71%
Age 45 - 49	4,306	7.40%	36,301	7.13%	72,846	6.75%
Age 50 - 54	3,501	6.01%	30,424	5.98%	62,679	5.81%
Age 55 - 59	3,113	5.35%	28,116	5.52%	59,641	5.53%
Age 60 - 64	2,683	4.61%	25,042	4.92%	54,370	5.04%
Age 65 - 69	2,043	3.51%	19,547	3.84%	43,259	4.01%
Age 70 - 74	1,514	2.60%	14,707	2.89%	32,786	3.04%
Age 75 - 79	1,020	1.75%	9,945	1.95%	22,106	2.05%
Age 80 - 84	673	1.16%	6,603	1.30%	14,621	1.35%
Age 85+	686	1.18%	7,017	1.38%	15,967	1.48%
Age 65+	5,936	10.20%	57,819	11.36%	128,739	11.93%
<b>Median Age</b>	<b>35.90</b>		<b>36.50</b>		<b>36.10</b>	
<b>Average Age</b>	<b>36.00</b>		<b>36.90</b>		<b>36.90</b>	



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### Demographics

#### Total Households & Household Incomes

Households	2 mile	5 mile	10 mile
2010 Households	94,042	468,978	949,677
2021 Households	80,525	439,190	945,399
2026 Household Projection	77,037	428,706	934,404
Annual Growth 2010-2021	-0.3%	-0.1%	0.3%
Annual Growth 2021-2026	-0.9%	-0.5%	-0.2%
Owner Occupied Households	31,216	181,163	449,015
Renter Occupied Households	45,821	247,543	485,389
Avg Household Size	2.4	2.3	2.4
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$2.6B	\$13.5B	\$29.6B

Radius	1 Mile	3 Mile	5 Mile
<b>2021 Households by HH Income</b>	<b>21,805</b>	<b>211,317</b>	<b>439,188</b>
<\$25,000	2,806 12.87%	33,801 16.00%	72,487 16.50%
\$25,000 - \$50,000	3,832 17.57%	37,856 17.91%	77,375 17.62%
\$50,000 - \$75,000	3,601 16.51%	32,583 15.42%	67,476 15.36%
\$75,000 - \$100,000	2,884 13.23%	24,795 11.73%	51,637 11.76%
\$100,000 - \$125,000	2,319 10.64%	20,506 9.70%	42,347 9.64%
\$125,000 - \$150,000	1,610 7.38%	15,474 7.32%	32,096 7.31%
\$150,000 - \$200,000	1,856 8.51%	19,071 9.02%	39,698 9.04%
\$200,000+	2,897 13.29%	27,231 12.89%	56,072 12.77%
<b>2021 Avg Household Income</b>	<b>\$108,441</b>	<b>\$105,395</b>	<b>\$104,846</b>
<b>2021 Med Household Income</b>	<b>\$80,751</b>	<b>\$76,430</b>	<b>\$76,092</b>



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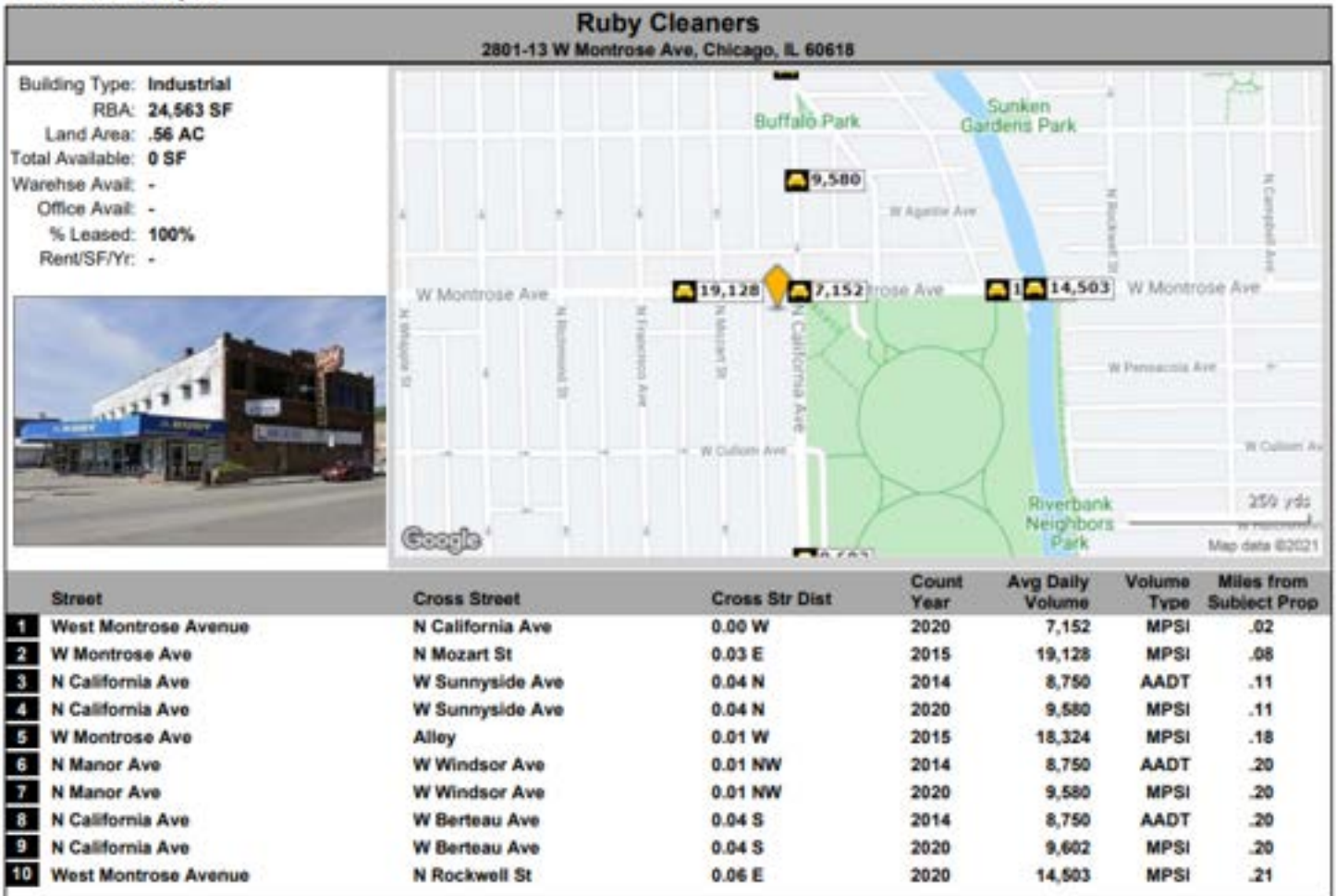
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## Demographics

### Traffic Count

#### Traffic Count Report



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8/18/2021



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