

MILLENNIUM PROPERTIES R/E *For Sale: Development Site in Clybourn Corridor*

1720 N. Clybourn Ave., Chicago, IL

~~\$750,000~~ \$639,000



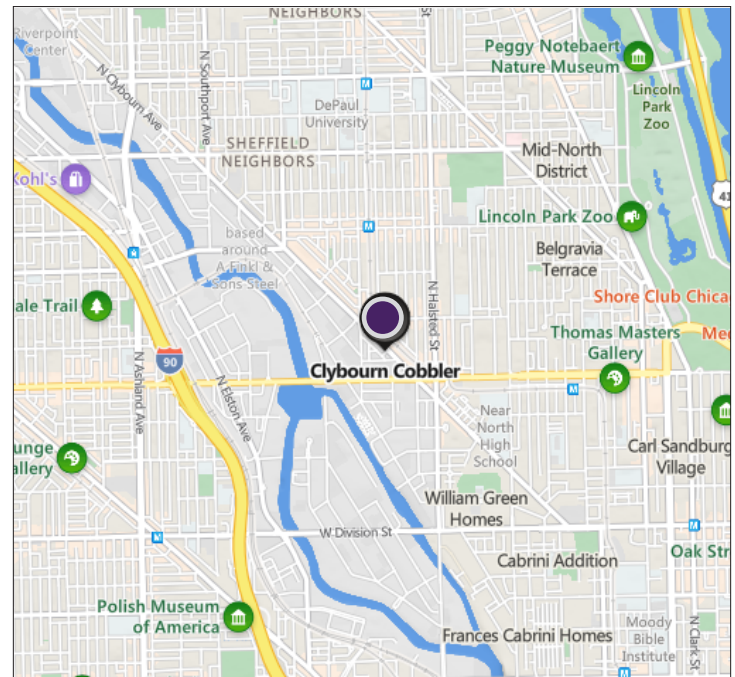
Property Highlights

- 1,920 SF mixed-use building
 - Retail storefront on the ground floor
 - Two 1-bedroom apartments on the top floor
- Monthly rent: \$2,250 total
- Nearby attractions include CVS, Best Buy, Trader Joe's, Steppenwolf Theatre, Pottery Barn, Apple, Nordstrom Rack, The Container Store, Ulta Beauty, Binny's and more
- Land area: 2,400 SF
- Traffic count: 29,472 vehicles daily
- Zoning: B1-2 (Neighborhood Shopping District)
- Taxes (2021): \$17,897

Property Overview

Located near the corner of North Avenue and Halsted Street, a 19,20 square foot mixed-use property is available for sale. The property consists of a commercial storefront, which is vacant, and two, one-bedroom apartments on the top floor. The property generates \$2,250 of rent monthly. The property is zoned B1-2, which enables the site to be redeveloped to other uses. This property is located in a phenomenal area surrounded by a multitude of shops, restaurants and entertainment venues.

Clybourn Corridor is the largest neighborhood and shopping district in Chicago's Lincoln Park. This bustling neighborhood is a mix of beautiful single family homes, vintage mixed-use buildings and modern apartment towers. The quiet tree-lined residential streets and bustling business corridors make this a shopping, dining, arts and entertainment destination.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	56,898	520,567	987,346
Households	27,125	274,406	455,780
Average Income	\$153,953	\$140,094	\$120,209

Brad Thompson

Executive Director

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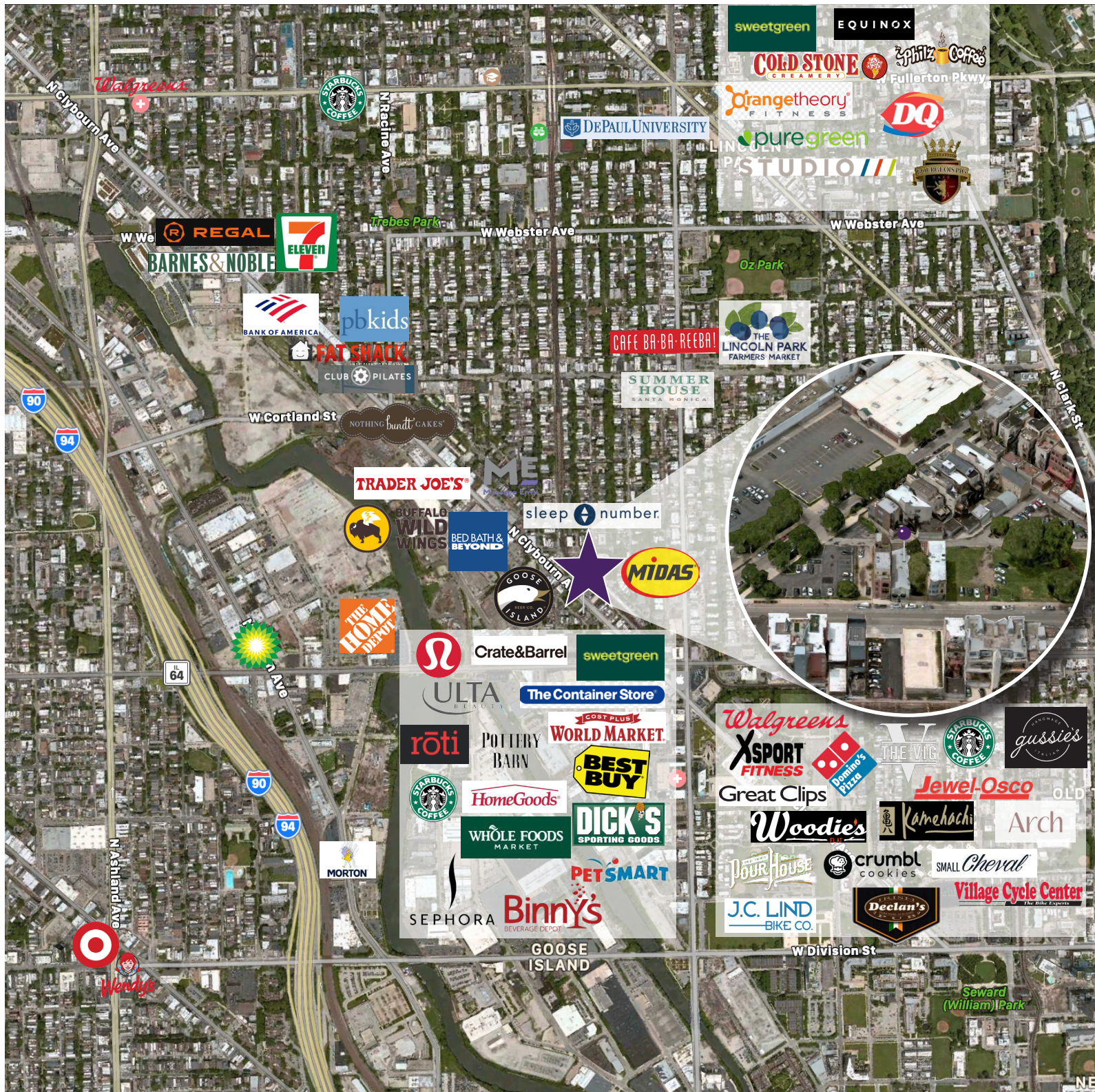
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