

MILLENNIUM PROPERTIES R/E *15,395 SF Development Site Near Cermak Green Line*

2201-2211 S. State St., Chicago, IL

\$3,450,000



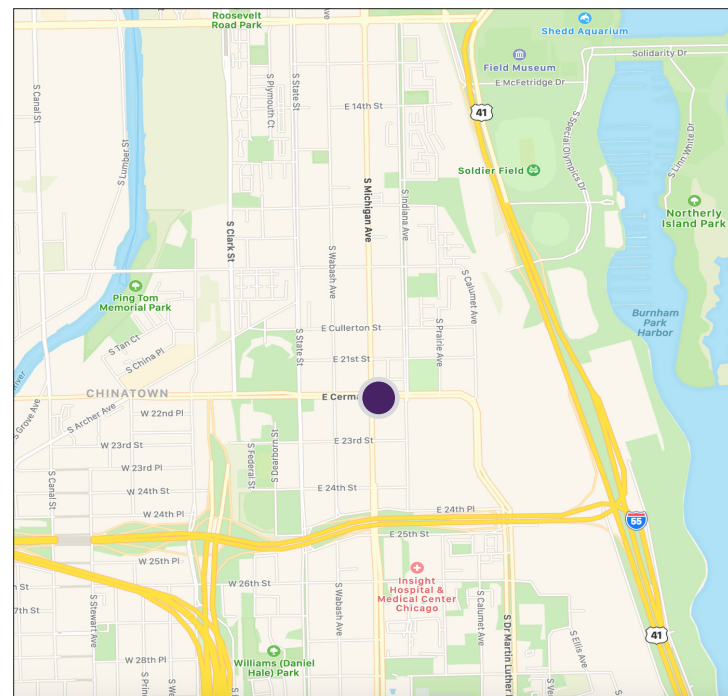
Property Highlights

- 15,395 SF redevelopment site
- Adjacent to Cermak Green Line and Southbridge with 877 homes and 60,000 SF of retail
- Excellent QSR site or mixed-use TOD or office property
- Multitude of new development in area including an approved development of a \$120M high school
- Excellent transportation options
- Perfect user or investor opportunity
- Traffic Count: 12,767 vehicles daily
- Opportunity Zone
- Zoning: DX-5, Michigan Avenue/Cermak Avenue TIF
- Taxes (2021): \$28,321.24

Property Overview

A 15,395 square foot development site near the Cermak Green Line station is available for sale. Highly visible, this site is located in an Opportunity Zone. Under its current zoning, the property could be developed as retail, a mixed-use TOD building, an office and more. The site is close to the massive 62-acre riverfront megadevelopment known as “The 78”, Chicago Park District’s Park 540, McCormick Place, Wintrust Arena, historic Motor Row and a several new and exciting developments and rehabs.

The South Loop is a very desirable area for a residents and businesses alike. Since the addition of the Cermak Green Line station, this area has seen significant development including hotels, offices, bars, restaurants and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	79,364	478,175	914,034
Households	45,169	258,117	432,243
Average Income	\$112,018	\$113,023	\$92,622

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