

732-736 W. Addison St., Chicago, IL

\$3,599,000



Property Highlights

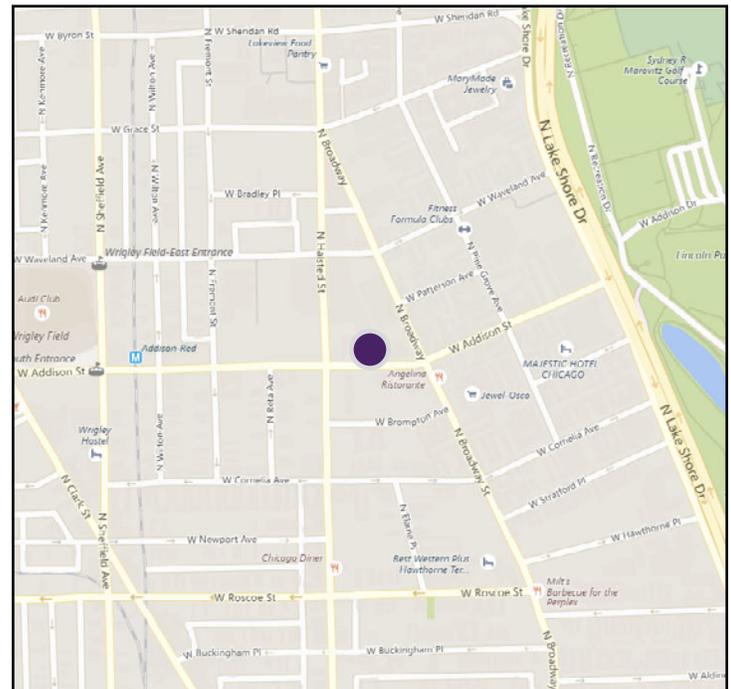
- 11,250 SF redevelopment site
- Great location on Addison
- Highly desirable spot in Lakeview/Wrigleyville area
- Currently used as two story office and fenced parking lot
- Between Halsted and Broadway
- 75' of frontage on Addison
- Potential to build up to 24,750 SF and up to 12 apartments
- Close to Addison Red Line, CTA buses, Lake Michigan
- Close to Whole Foods and Jewel
- Zoning: C1-2

Property Overview

Just east of Halsted, an 11,250 square foot redevelopment site is available for sale. The property is currently used as a two story office building plus a large fenced parking lot. Under the current zoning, a 24,750 square foot building with up to 12 apartments can be built. The site is close to Whole Foods, Jewel, Walgreens, several new mixed-use developments as well as the Addison Red Line stop.

The Wrigleyville/Lakeview neighborhood on Chicago's north side is well-known for a perfect mix of local, regional and national businesses. The area has strong pedestrian traffic and a bike-friendly culture which attracts a wide variety of businesses to the area. Area residents enjoy being part of a dynamic neighborhood that includes a strong mix of apartments, single family homes and luxury condos.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	91,331	385,841	975,754
Growth 2018-2023	0.65%	(0.29%)	(0.07%)
Households	53,226	199,084	453,214
Median Income	\$77,283	\$77,189	\$71,228



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