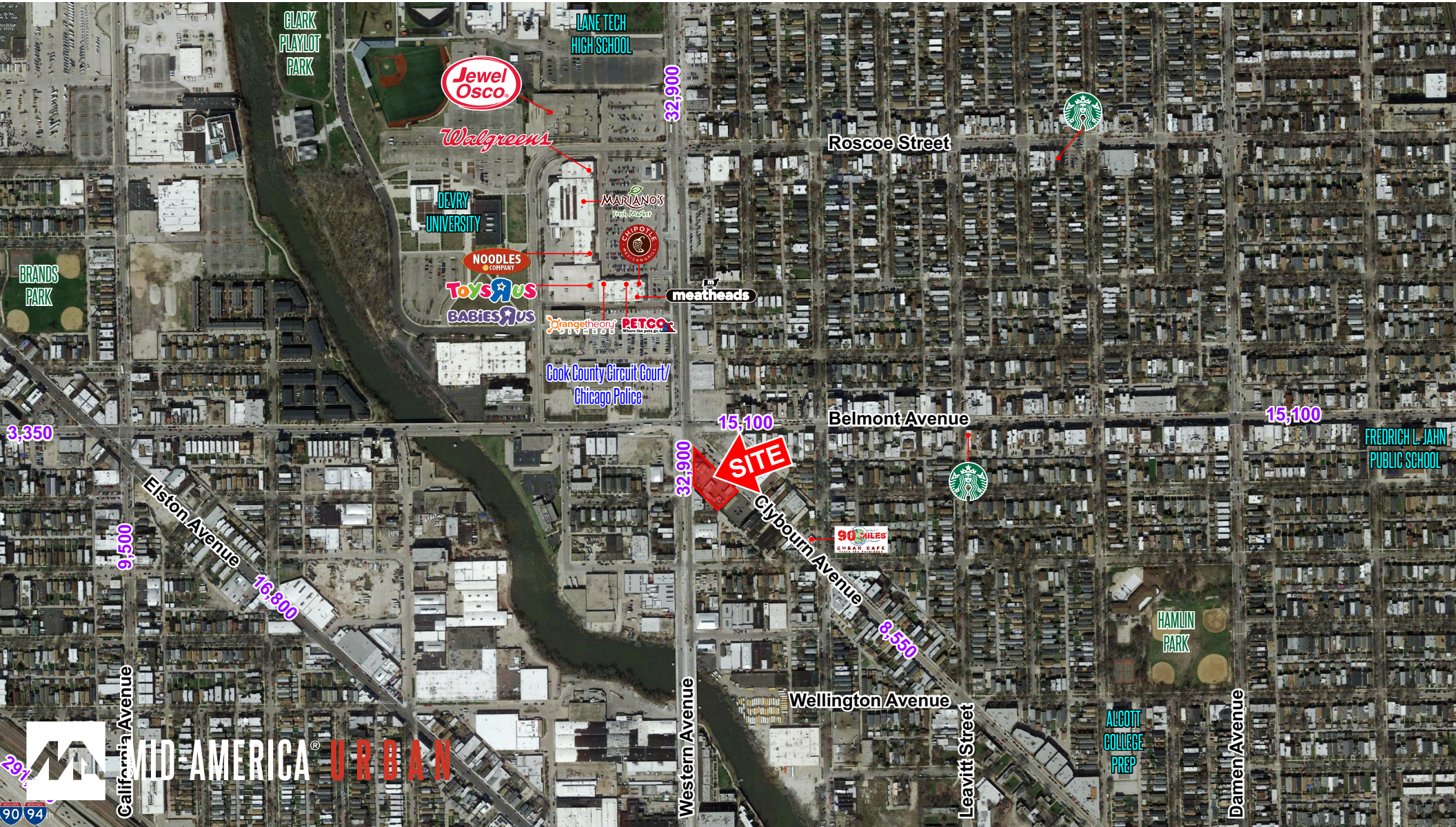


3145 NORTH WESTERN AVENUE

roscoe village / chicago, il

FOR SALE



3145 NORTH WESTERN AVENUE

roscoe village / chicago, il

ADDRESS

3145 North Western Avenue
Southeast Corner of North Western Avenue and
North Clybourn Avenue

AVAILABILITY

Approximately 29,600 SF of land
Value add with annual net income approximately
\$350,000 net
Gas station lease expires December 2019
Billboard lease can be terminated

DEMOGRAPHICS

	.5M	1M	1.5M
AVG HOUSEHOLD INCOME	\$124,820	\$129,826	\$123,685
POPULATION -	10,979	46,757	128,862
DAYTIME POPULATION -	6,178	23,087	66,539

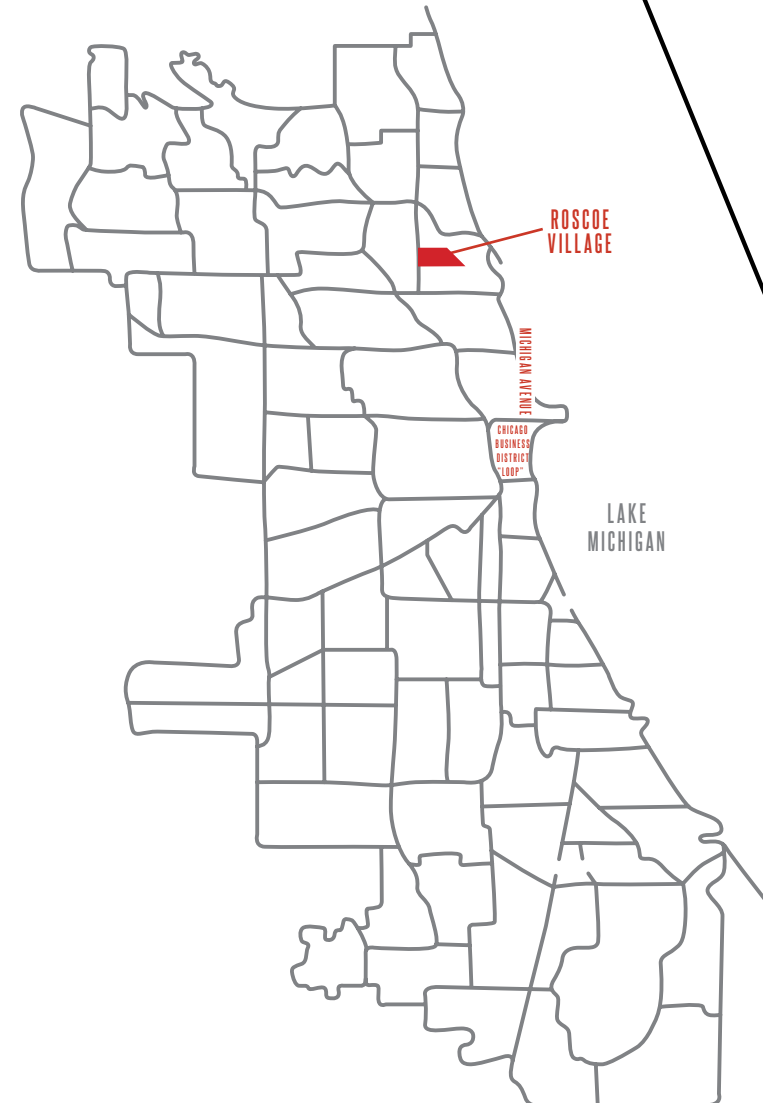
CO-TENANTS

Mariano's, Jewel-Osco, Toys-R-Us,
Babies-R-Us, Starbucks, Potbelly,
Walgreens, Unleashed By Petco, Party
City, MOD Pizza

FEATURES

Gateway intersection of Roscoe Village retail
Over 60,000 cars travel intersection daily
Hard corner of new five way lighted intersection
New retail development proposed for three corners
Multiple Curb cuts
Zoning is C1-2

SPACE DETAILS

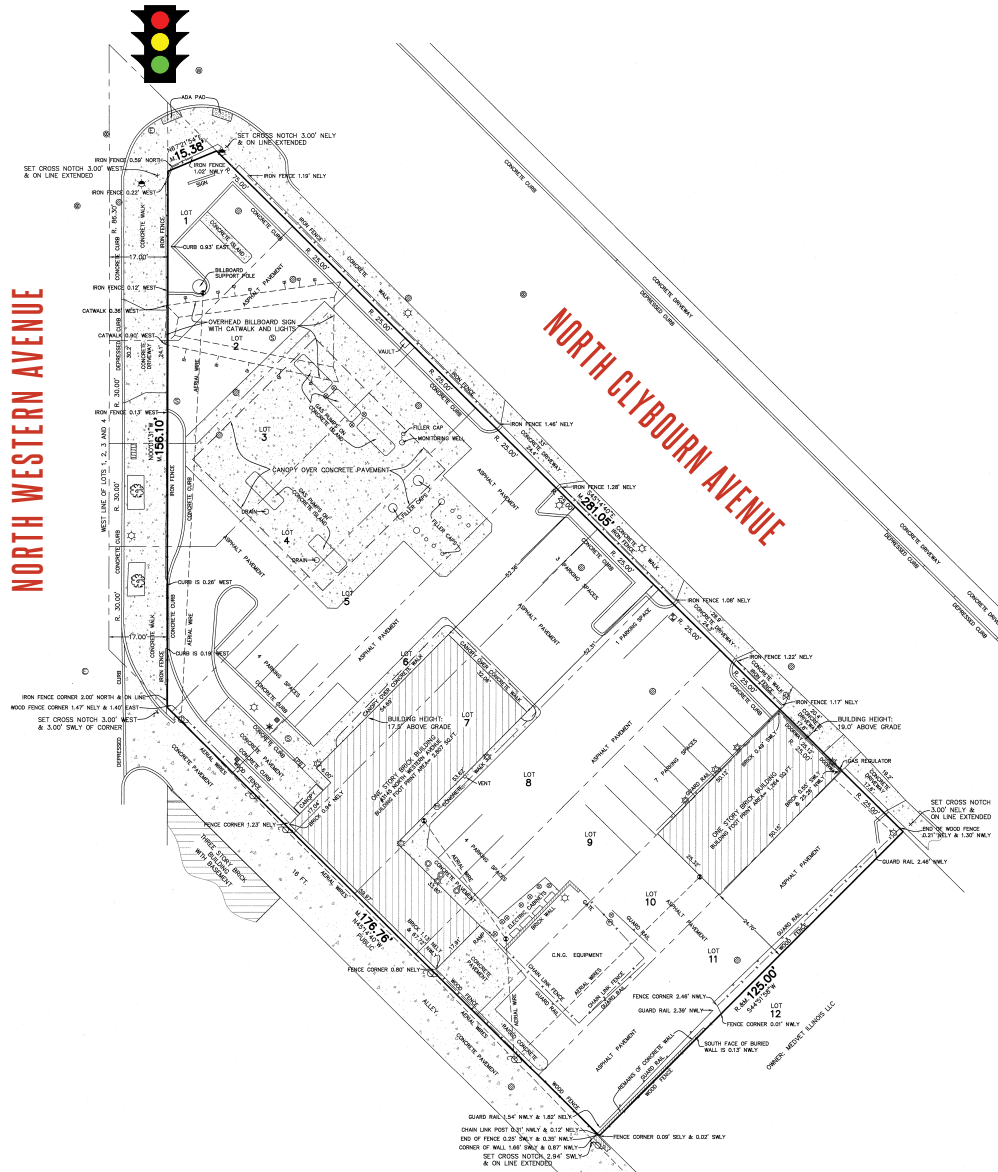


3145 NORTH WESTERN AVENUE

roscoe village / chicago, il

SURVEY

POTENTIAL RETAIL
DEVELOPMENT



SPACE DETAILS

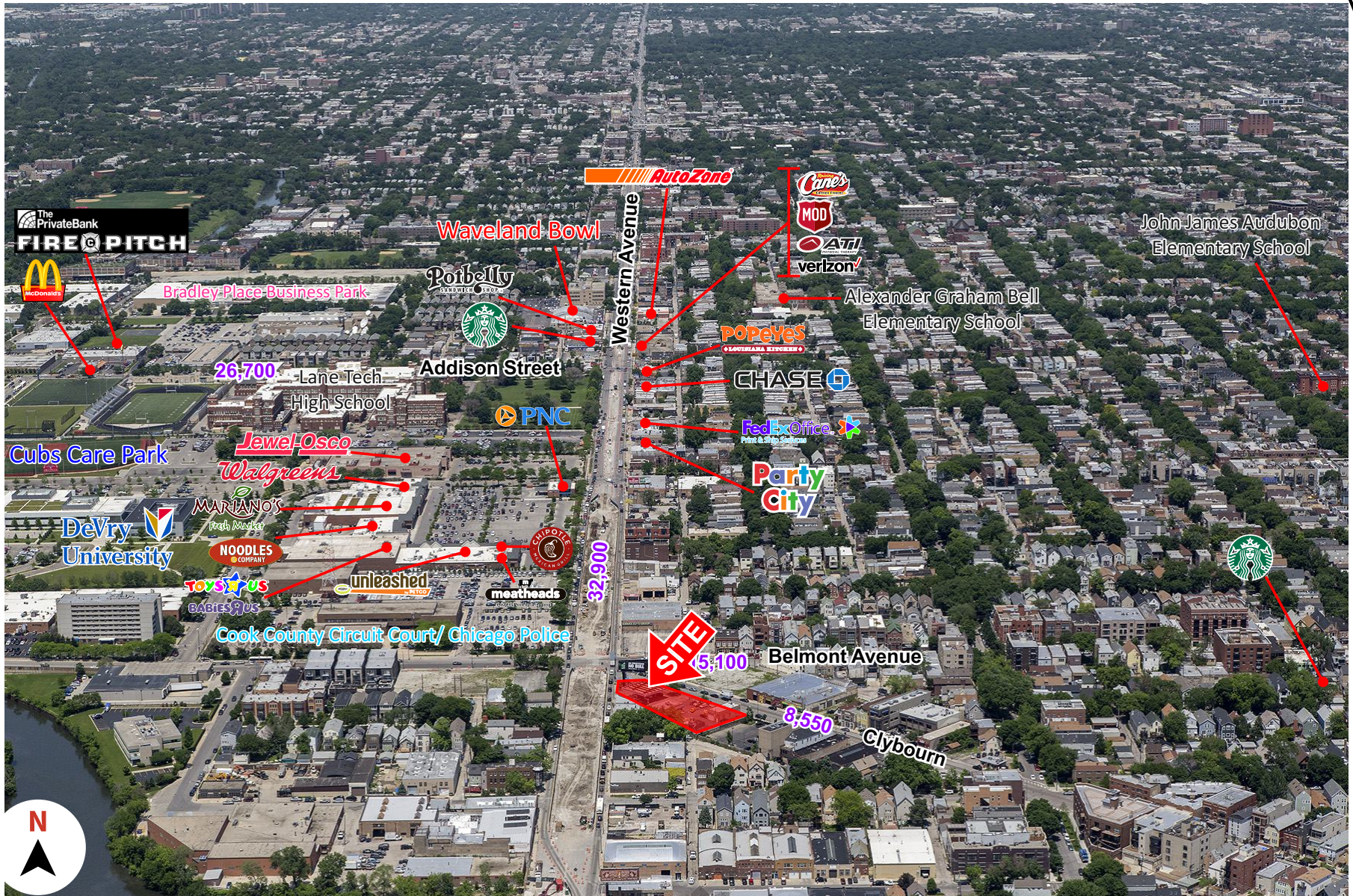
Approximately 29,600 SF of Land



3145 NORTH WESTERN AVENUE

roscoe village / chicago, il

AERIAL MAP



3145 NORTH WESTERN AVENUE

roscoe village / chicago, il

AERIAL MAP





lets talk. **BIG IDEAS?**

PAUL BRYANT
630.954.7354
PBryant@MidAmericaGrp.com

