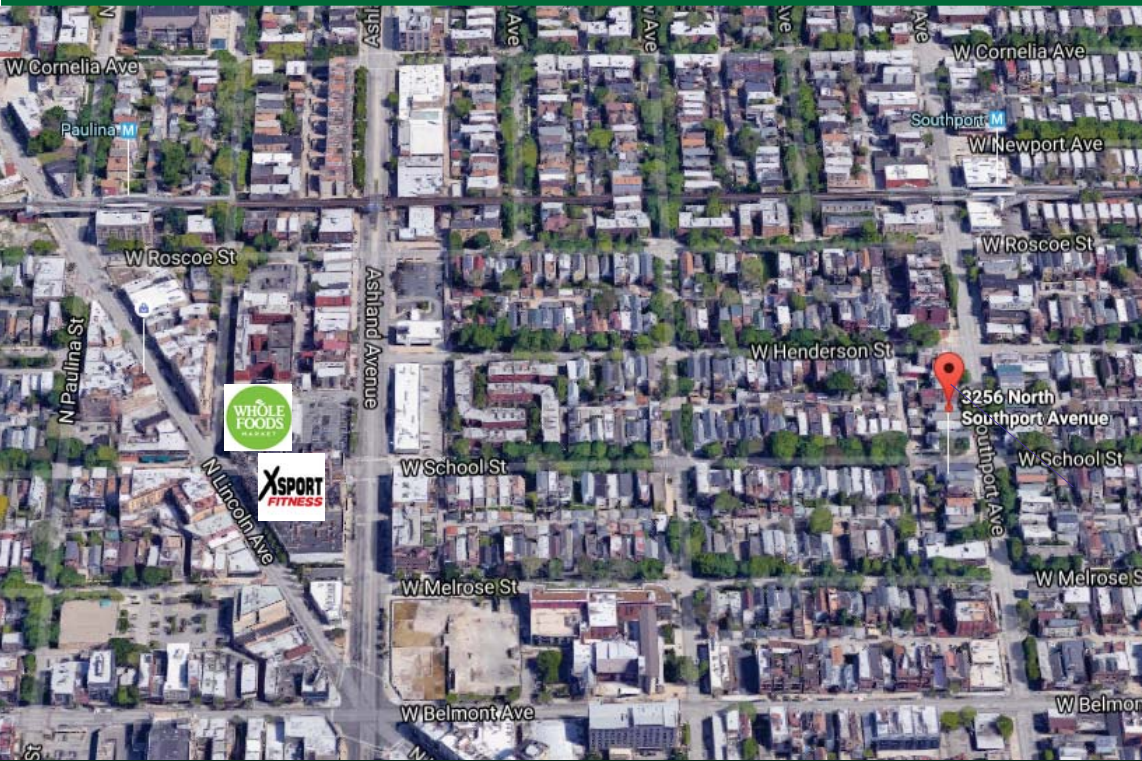




566 W. Lake St.
Suite 320
Chicago, IL 60661
www.kudangroup.com

DEVELOPMENT OPPORTUNITY

3256 N. Southport Ave. Chicago, IL 60657



3256 N. Southport Ave. Chicago, IL 60657

LAKEVIEW

PROPERTY HIGHLIGHTS

2.5 story mixed-use building with two residential units and one retail unit. All Furniture, Fixtures and Equipment are included.

Asking Price \$1,500,000 (Real Estate)

Zoning B2-2

Building Size 2,991 SF

Lot Size 3,125 SF

Lot Dimensions 25x125

Retail Unit 1,300 SF

Residential Units (2) 2BED/1BA

Population Summary (2015)			
	1-Mi.	3-Mi.	5-Mi.
Total Population	80,211	485,324	1.06M
Daytime Population	65,036	405,755	1.58M
Total Households	65,036	405,755	1.58M

Income Summary (2015)			
	1-Mi.	3-Mi.	5-Mi.
Median Household Income	\$88,676	\$63,621	\$57,950
Per Capita Income	\$60,923	\$46,975	\$40,114
Average Household Income	\$124,646	\$95,817	\$88,410

LISTING INFO

Listing Agent	Jarrett Fradin jarrett@kudangroup.com 312.575.0480 Ext. 15
CONFIDENTIAL?	YES, ALL PROSPECTS MUST EXECUTE AN NDA PRIOR TO RECEIVING ANY LISTING INFORMATION.
Transaction Type	Real Estate Sale Mixed Use Commercial Property
Property Type	2.5 Story Mixed Use Property with Retail and Residential
Property Data	
Location Description	Southport Corridor
Neighborhood	Lakeview
Address	3256 N. Southport Ave.
City, Zip	Chicago, IL 60657
Business & Building Price	\$1,500,000 (Real Estate)
Property Tax	\$11,391(2015)
Building Size	~2,991 SF
Lot Size	~3,125 SF (25X125)
Retail Unit	+/-1,300SF
Zoning	B2-2
Large Backyard/ Parking Space	+/- 1,600 SF
Total Opportunity	First Floor Retail with 2 (2 Bedroom, 1 Bath Units) Full Backyard
Residential Units	(2) 2 Bedroom, 1 Bath
Electrical Service	Gas Forced Heat, Central Air to All Units
Showings	24 hours notice - Listing agent must accompany.
Nearby Retailers	Coda Di Volpe, Crosby's Kitchen, Southport Lanes and Billards, Corridor Brewery and Provisions, Rise Sushi, Starbucks
Alderman/Ward	Tom Tunney/ Ward 44
Roof	Rubber membrane
AC	Central
Cross Streets	Southport/School
Business Data	
FF&E Included in Price? Any exclusion?	ALL FF&E is included. Dishwasher/ Ice Machine Monthly Lease