

FOR SALE/LEASE

# 3012-3030 W. LAWRENCE AVE

Chicago, IL 60625

**PRESENTED BY:**

**TIM RASMUSSEN, CCIM**

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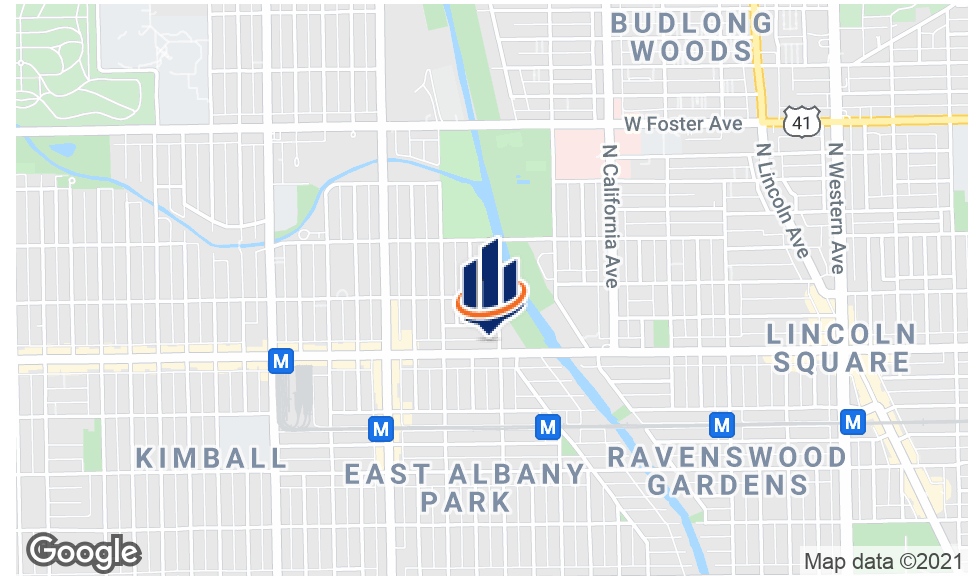
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	Withheld
<b>TAXES/PSF</b>	\$2.52
<b>AVAILABLE SF:</b>	5,000 - 25,000 SF
<b>PARKING:</b>	19 Car
<b>YEAR BUILT:</b>	1921
<b>ZONING:</b>	C1-2
<b>TRAFFIC COUNT:</b>	17,600

## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 3012-30 W. Lawrence Avenue for LEASE. The subject property is located in the Albany Park neighborhood on Chicago's northwest side. Bordered by Sacramento and Albany Avenues, this mid-block property consists of ten City lots totaling 31,250 SF of land improved with a 25,000 SF single-story building. The structure is a double bow truss, free-standing retail building. There is a 6,250 SF surface parking lot on the east side of the property that can accommodate 19 cars. The space is sprinklered, has high ceilings, and can be divisible to 5,000 SF. The zoning is C1-2 and ideal for a wide range of commercial uses. The location is well served by the Lawrence Avenue bus [81] and the Francisco Brown line stop which is less than a quarter mile away. Please contact advisors for additional information.

## LOCATION OVERVIEW

Albany Park is bounded by Foster Avenue and the north branch of the Chicago River to the north, Montrose, Elston and Lawrence Avenues to the south, the north branch of the Chicago River to the east, and the Edens Expressway to the west. The surrounding Albany Park Community Area is a mix of 2-4 story apartment buildings alongside streets and ground-floor commercial along major corridors with residential above. The subject site's location with respect to major thoroughfares, public transportation, and access to employment make it appropriate for a range of development possibilities including commercial, retail, affordable and/or market-rate housing. Access to the site is excellent via public transportation or automobile. The CTA Francisco and Kedzie Brown Line stations are both just south of the subject property, while the CTA 81 bus serves Lawrence Avenue with connections to the Blue and Red Lines, as well as Metra UP-North and UP-Northwest lines. The CTA 82 bus also serves the nearby Kimball CTA Station. Located along W Lawrence Avenue between Sacramento and Albany, the project site is 3.2 miles west of Lake Shore Drive, 2.4 miles west of I-90.

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## LOCATION INFORMATION

STREET ADDRESS	3012-3030 W. Lawrence Ave
CITY, STATE, ZIP	Chicago, IL 60625
COUNTY	Cook
SIDE OF THE STREET	North

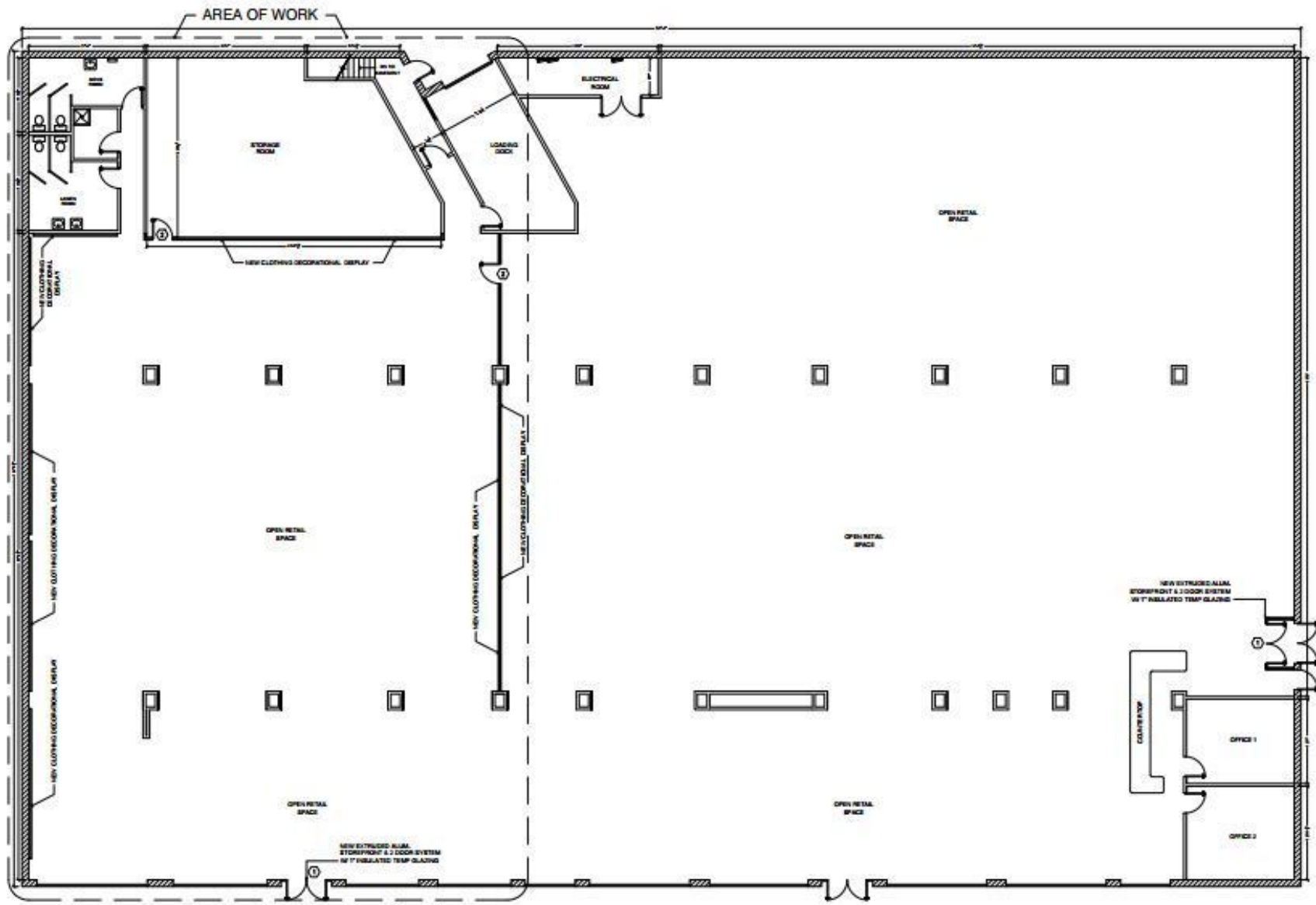
## PROPERTY HIGHLIGHTS

- 3030 W. Lawrence for SALE or LEASE
- 31,250 SF Site
- Double Bow Truss Free-Standing Building
- Approx. 25,000 SF Building with 6,250 SF Lot
- 19 Car Parking
- Divisible to 5,000 SF
- C1-2 zoning
- Albany Park Neighborhood
- Brown Line (Francisco) within a Quarter-Mile
- Property Served by Lawrence (81) Bus
- Located in the Lawrence/Kedzie TIF District
- High Ceilings

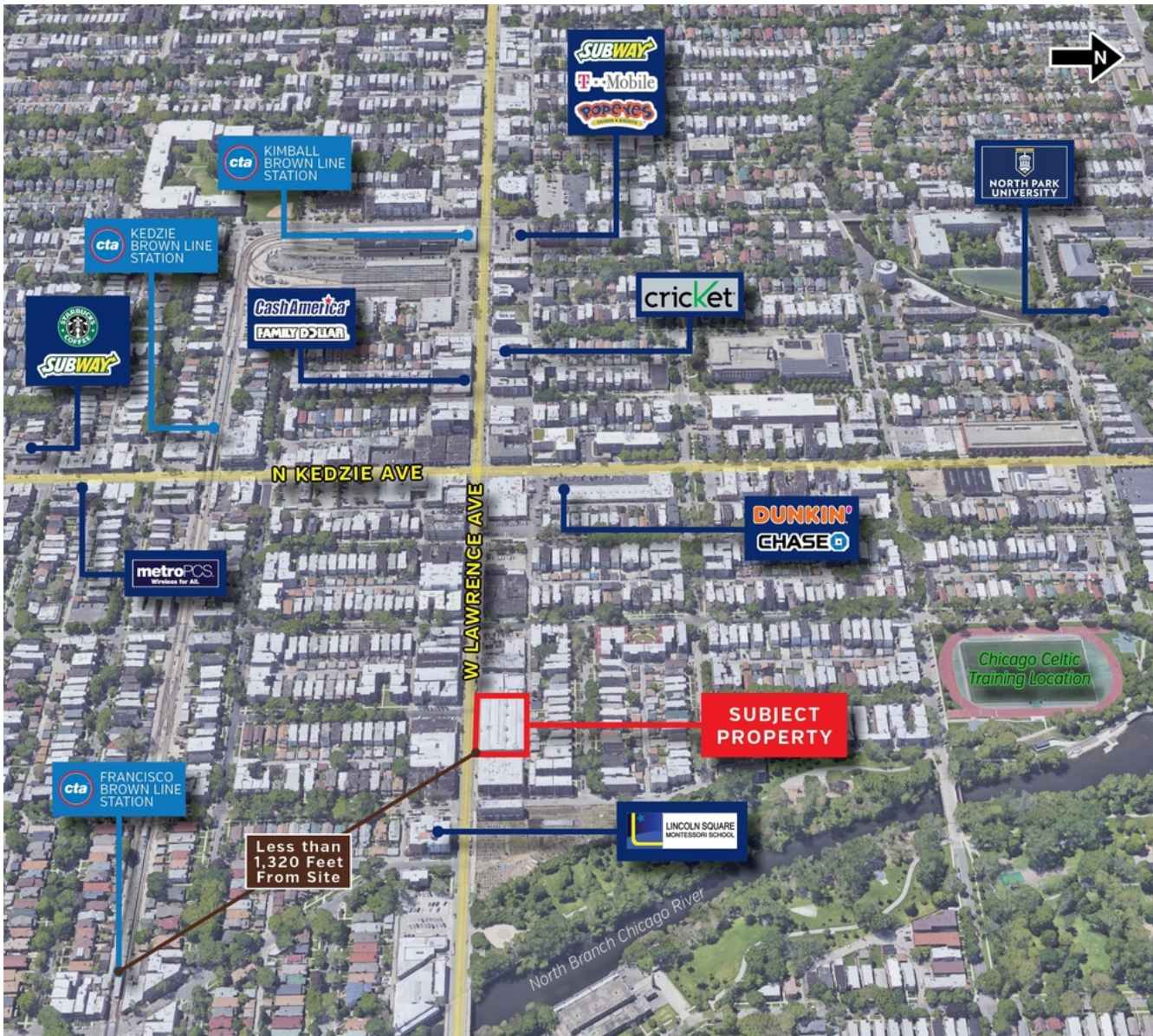


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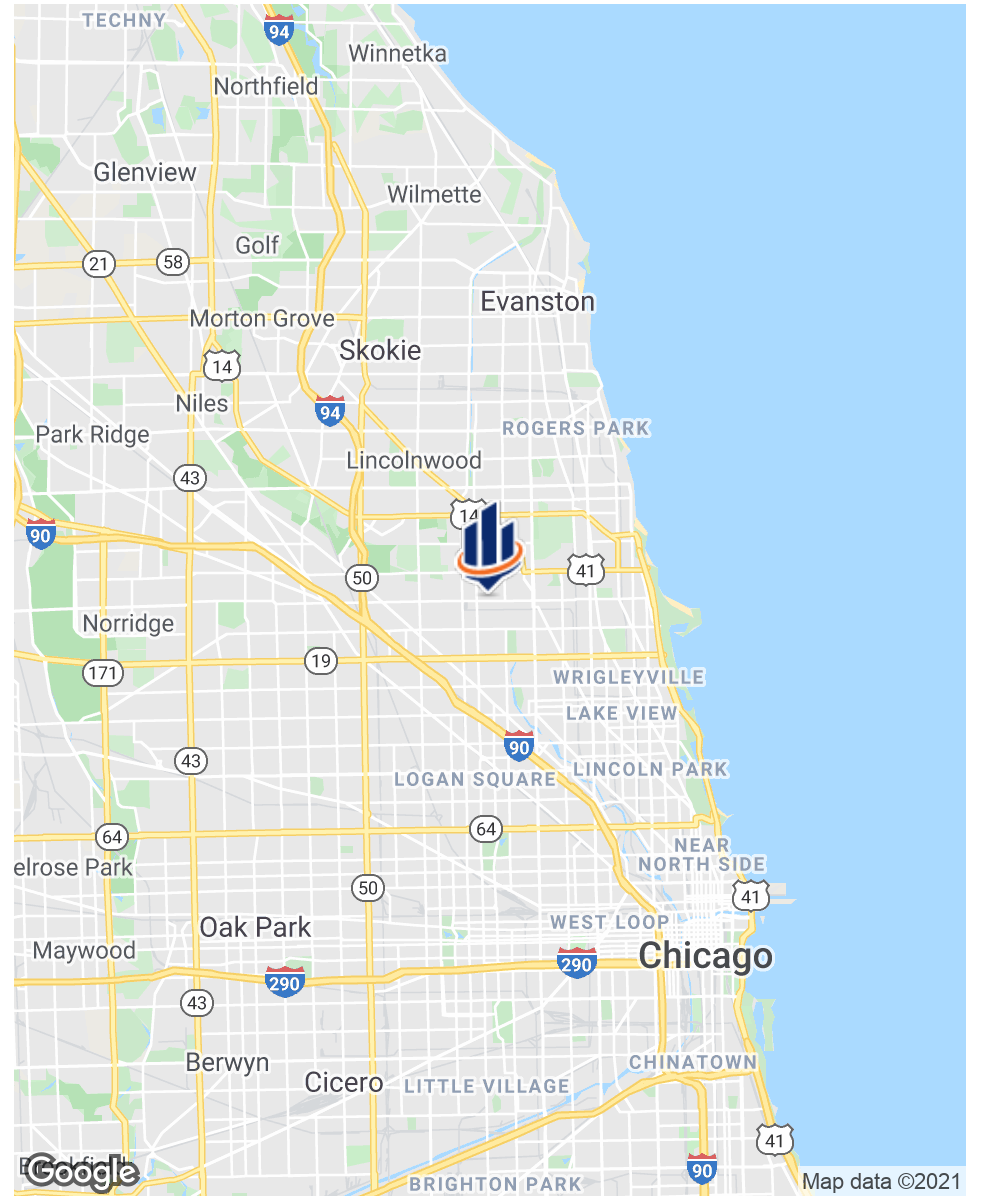
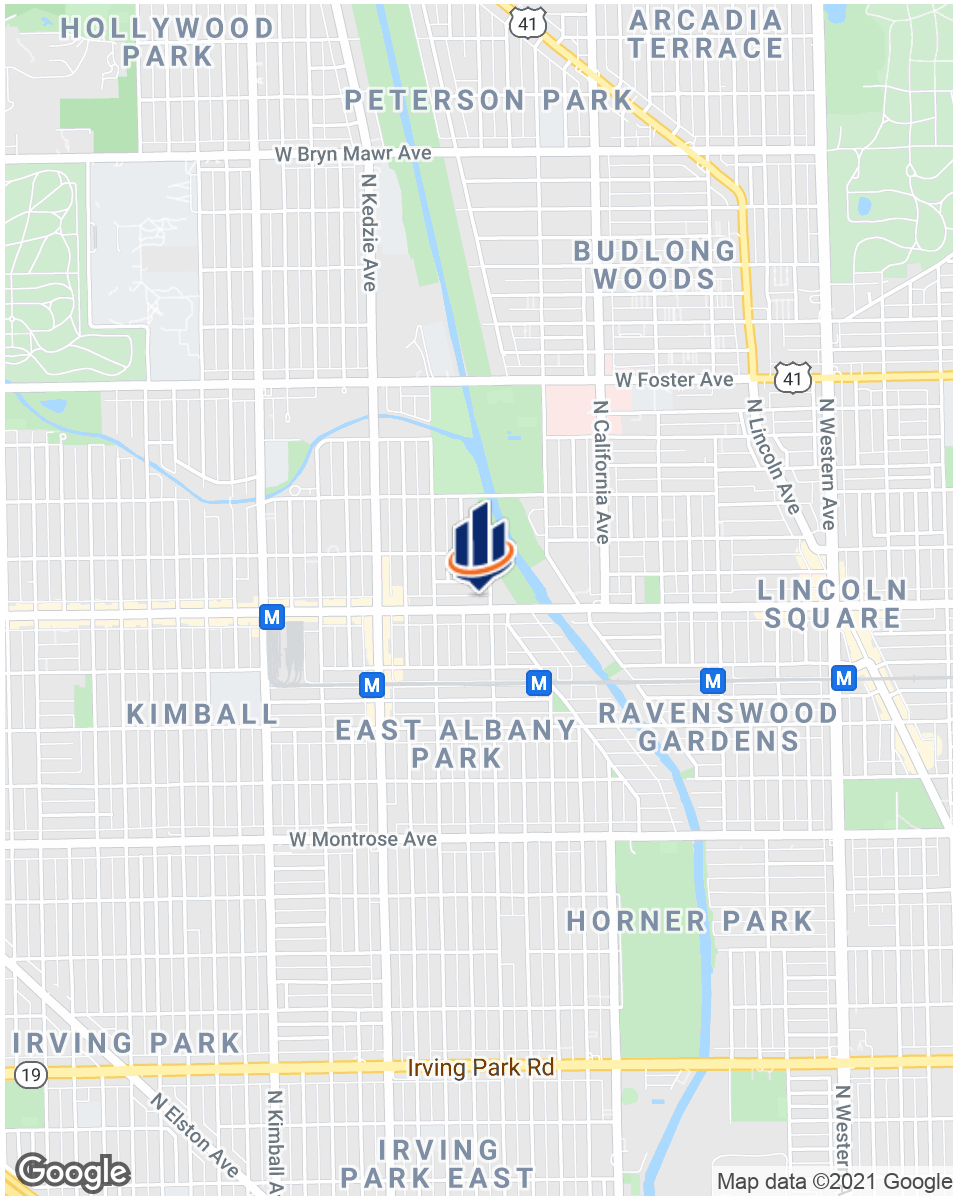


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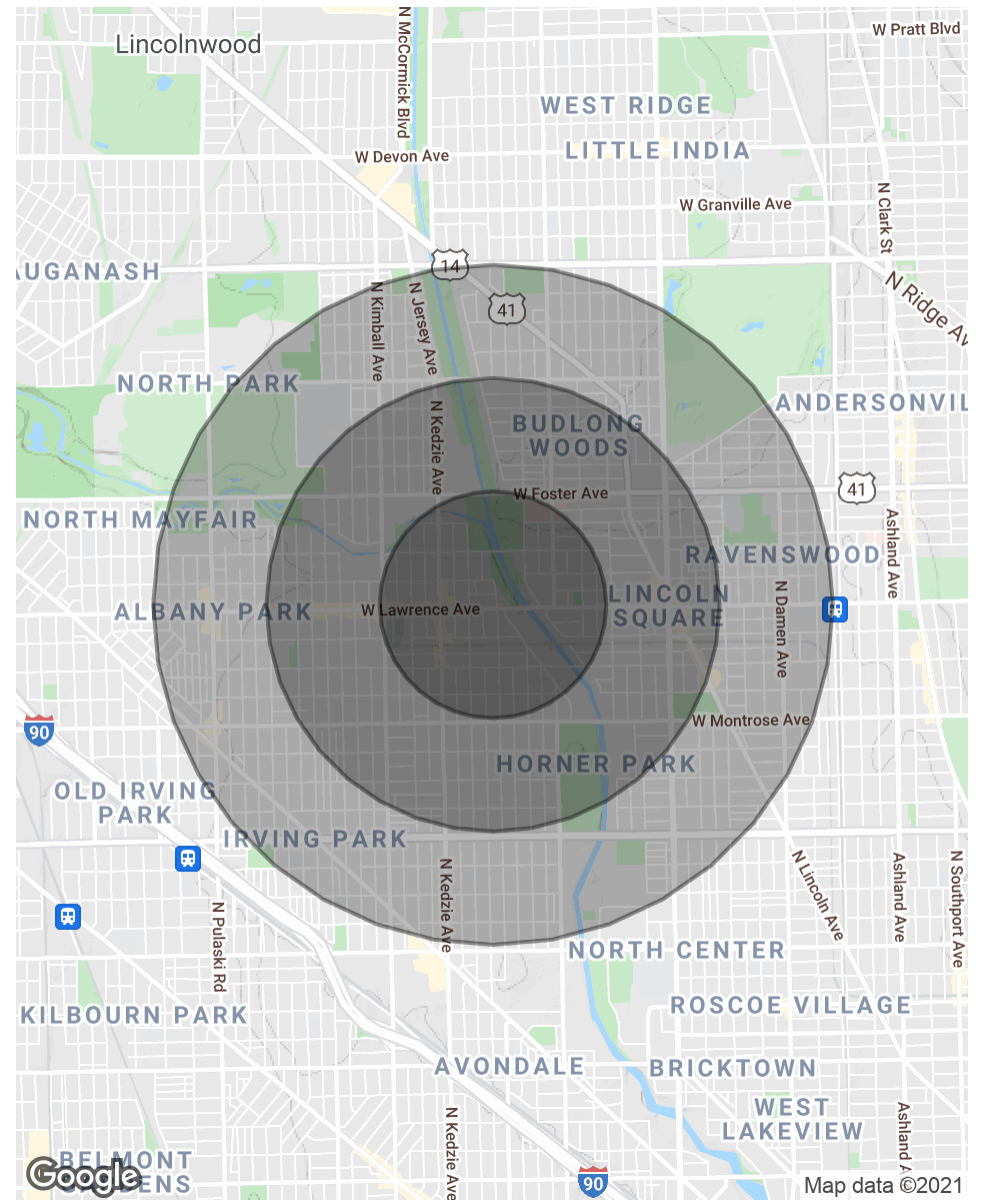
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	19,366	69,103	146,124
AVERAGE AGE	31.8	32.2	33.4
AVERAGE AGE (MALE)	31.6	31.7	33.2
AVERAGE AGE (FEMALE)	32.7	32.9	33.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,677	25,399	53,044
# OF PERSONS PER HH	2.9	2.7	2.8
AVERAGE HH INCOME	\$67,761	\$65,391	\$68,103
AVERAGE HOUSE VALUE	\$433,686	\$394,059	\$401,663

\* Demographic data derived from 2010 US Census



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