



Prominent Edgewater Rehab or
Owner-User Opportunity Adjacent to
Bryn Mawr CTA Station

1122-26
W. Bryn Mawr

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CHICAGO COMMERCIAL - URBAN TEAM

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OFFERING SUMMARY

ASKING PRICE:

SITE SIZE:

ZONING:

IN-PLACE FAR:

FRONTAGE:

PIN(S):

BUILDING SIZE:

TAXES (2024):

SUB-MARKET:

**ALDERMANIC
WARD:**

\$1,950,000

11,273 SF

B3-5

5.0

~75'

14-05-408-011-0000

10,175 SF

\$69,732

EDGEWATER

48 | MANAA-
HOPPENWORTH



OFFERING HIGHLIGHTS

- Rare single-story 10,175 SF building on an 11,273 SF lot with ~75' of Bryn Mawr frontage directly adjacent to the Bryn Mawr CTA Red Line Station entrance, one of the highest-visibility storefronts on the corridor
- Located within the National Register-listed Bryn Mawr Avenue Historic District since 1995, the property may be eligible for the Federal 20% Historic Tax Credit and Illinois 25% Historic Tax Credit on qualified rehabilitation expenditures, subject to contributing structure status
- Upon final Chicago Landmark designation, the property may be eligible for the Cook County Class L Property Tax Incentive, which reduces the assessed value of qualifying landmark commercial properties to 10% of market value for 8 years
- B3-5 zoning (5.0 FAR) with ETOD and ARO Tax Credit eligibility; apartments permitted above ground floor
- Existing infrastructure includes turn-key 5,400 SF office space and 4,775 SF retail/raw space, flexible for retail, restaurant, medical, entertainment, or creative office conversion
- Roof and HVAC in good condition, approximately 7 years old
- Rear public alley access for service and loading
- Phase I Environmental Site Assessment completed 2018; updated Phase I recommended
- Notable surrounding retailers include Whole Foods Market, Parsons Chicken & Fish, LA Fitness, Ann Sather, Metropolis Coffee, School of Rock, ALDI, Blowfish Sushi & Ramen, and Little Bad Wolf
- Immediate access to Bryn Mawr Red Line CTA Station and DuSable Lake Shore Drive; proximate to Loyola University Chicago and Lake Michigan lakefront





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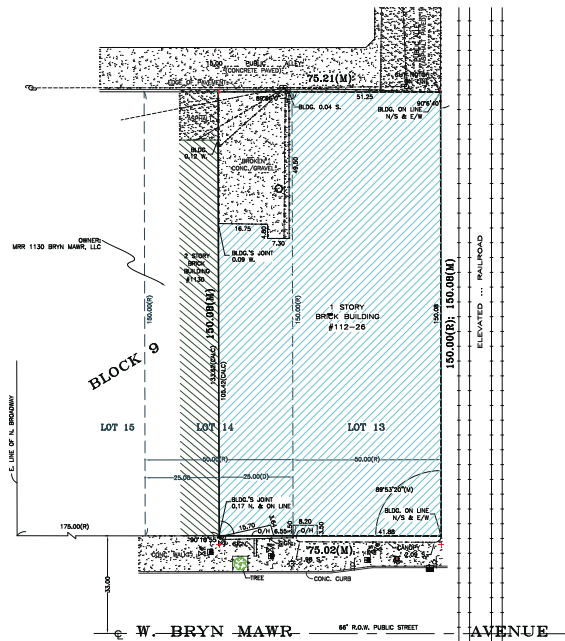
ALTA/ACSM LAND TITLE SURVEY

Studnicka and Associates, Ltd.
studnicka2000@gmail.com

Residential
Commercial
ALTA
Tel. 815 485-0445
Fax 815 485-0528

Topographical
Contour/altum
Site Plans
17901 Haas Road
Mokena, Illinois 60448

LOT 13 AND THE EAST 25 FEET OF LOT 14 IN BLOCK 9 IN COCHRAN'S ADDITION TO EDGEWATER, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND:

- D - DEED
- M - MEASURE
- R - RECORD
- CH - CHAINING
- - MANHOLE
- ⊙ - LIGHT POLE
- ⊕ - GAS VALVE
- ⊖ - WATER VALVE
- ⊞ - B-BOX
- ⊚ - POWER POLE
- ⊛ - TRAFFIC SIGN
- ⊜ - FIRE HYDRANT
- ⊝ - INLET
- OVERHEAD WIRE
- WMA- 11274 SOLT 00



Scale: 1" = 20 feet
Distances are marked in feet and decimals.

Ordered by: Kathleen Walser

Order No.: 18-8-2

Compare all points before building by means and if once report any difference. For building lines, restrictions, or easements not shown herein, refer to abstract, deed or ordinance.

Field work completed: 5/14/18

Drawn by: P.B.

Provided by: T.S.

Design Firm Registration # 184-002791

NOTES:

ITEM 3: PROPERTY IS IN ZONE "X" FLOODPLAIN, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM 17031COA10A, REVISED DATE AUG. 19, 2006.

ITEM 4: GROSS LAND AREA IS 11,273 SQ. FT.

ITEM 16: THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DAY OF THE FIELD SURVEY.

ITEM 18: THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE DAY OF THE FIELD SURVEY.

ITEM 19: THERE WERE NO WETLANDS DELINEATED ON THE SITE ON THE DAY OF THE FIELD SURVEY.

STATE OF ILLINOIS }
COUNTY OF WILL }



TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 11, 13, 14, 16, 18, AND 19 OF TABLE A THEREOF.

Mokena, IL, February 15, A.D. 2018

by _____
License No. 3304 Expires 11/30/16

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According to the City of Chicago, **1122-26 West Bryn Mawr Avenue has a B3-5 zoning designation (5.0 FAR), Community Shopping District.** This includes retail shopping centers, large stores, and retail storefronts, often located along major streets. Apartments are permitted above the ground floor with a minimum lot area of 200 SF per dwelling unit and 135 SF per efficiency unit.



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On April 2, 2026, the Commission on Chicago Landmarks granted a preliminary landmark recommendation for the Bryn Mawr Avenue Historic District, which includes 1122-26 W. Bryn Mawr Avenue. Effective immediately, all exterior work visible from public rights-of-way requires Permit Review Committee approval. The designation process requires additional approvals from the Commission and full City Council before becoming final. District designations do not require consent of individual property owners. The District is already listed on the National Register of Historic Places, and landmark designation may provide access to financial incentives including the Adopt A Landmark grant program and the Cook County Class L property tax incentive.

The property is subject to a tavern and packaged goods liquor moratorium per Chicago Municipal Code Section 4-60-023(48.3), which covers Bryn Mawr Avenue from Sheridan Road to Racine Avenue. Restaurant liquor licenses are not subject to the moratorium. A moratorium lift for tavern use requires aldermanic approval through the 48th Ward office.



SITE & BUILDING

1122-26 W. Bryn Mawr comprises two one-story masonry storefronts on a combined 11,273 SF lot with approximately 75 feet of Bryn Mawr Avenue frontage. The building totals 10,175 SF and benefits from rear public alley access, providing a highly functional and flexible footprint for a range of commercial uses.

HISTORIC CHARACTER

The property consists of two buildings with distinct histories. 1122-1124, known as the National Tea Company Building, was constructed in 1929 as a purpose-built grocery for one of Chicago's largest retail chains at the peak of their expansion. 1126, the E. Kenner Ingal Building, dates to 1919 and was developed by one of the original commercial property families on the Bryn Mawr corridor. Both are classified as Late Classical Revival in style per the Bryn Mawr Avenue Historic Preservation Plan (CTA, 2018).

ADAPTIVE REUSE POTENTIAL

The single-story floorplate, generous ceiling heights, and wide storefront bays make the building well-suited for adaptive reuse across retail, restaurant, food & beverage, fitness, medical, creative office, or cultural/arts uses. The existing configuration includes a turn-key office build-out on the west end and a retail space to the east ready to be configured for a new tenant.

TRANSIT GATEWAY POSITION

The property sits directly adjacent to the Bryn Mawr CTA Red Line Station, which completed a full renovation in 2025 following the Red/Purple Modernization project. The station serves as the primary pedestrian gateway to the Bryn Mawr commercial corridor, placing this property at the center of foot traffic in Edgewater.



SUBMARKET DESCRIPTION

EDGEWATER

Edgewater is a dense, transit-oriented lakefront neighborhood on Chicago's North Side, offering a compelling mix of residential stability and neighborhood-driven retail demand. Anchored by the Broadway and Clark Street corridors, the area benefits from a high concentration of multifamily housing, strong population density, and a diverse, service-oriented tenant base that supports consistent foot traffic. Immediate access to the CTA Red Line, Lake Shore Drive, and the Lakefront Trail enhances connectivity and livability, while nearby Loyola University Chicago adds a steady stream of students, faculty, and institutional presence. For investors, Edgewater presents a proven submarket with resilient occupancy, neighborhood retail fundamentals, and long-term upside driven by continued residential investment and its prime lakefront location.



DEMOGRAPHICS

1-mile



ESTIMATED POPULATION

72,218



MEDIAN HOUSEHOLD INCOME

\$76,264



ESTIMATED HOUSEHOLDS

40,002



ESTIMATED DAYTIME POPULATION

34,871



TOTAL BUSINESSES

2,262



TOTAL EMPLOYEES

15,035

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Sperry Van Ness Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Sperry Van Ness Advisor.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.