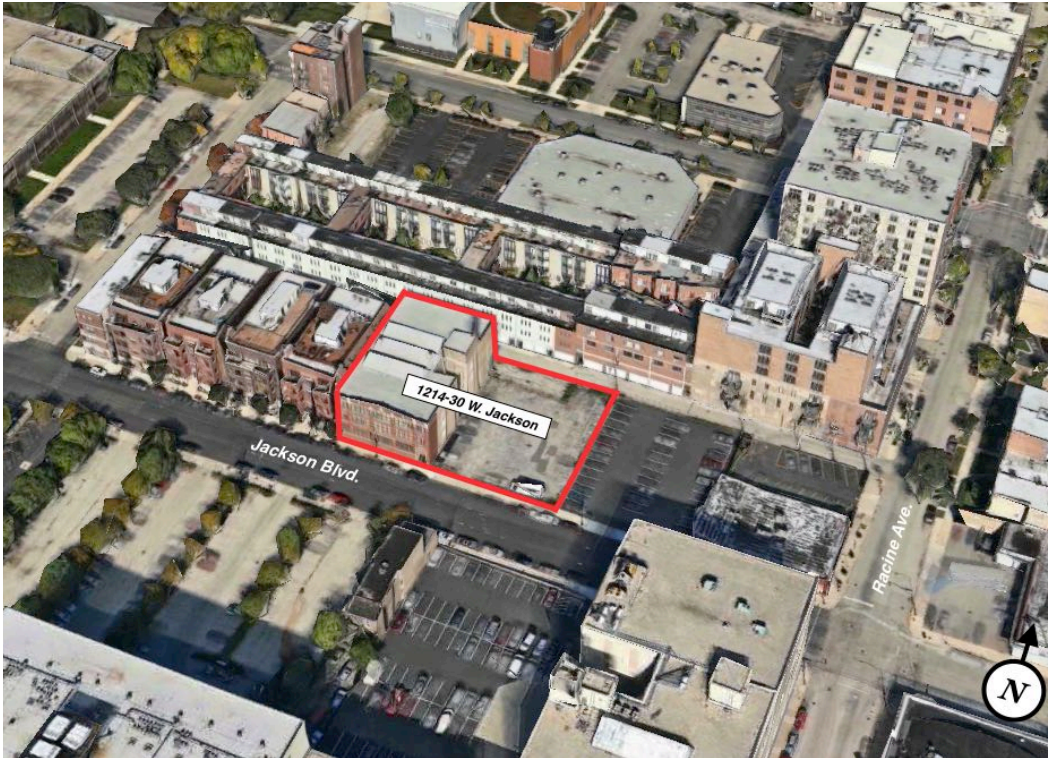


# LOFT BUILDING AND ADJACENT LOT 1214-30 W. JACKSON BLVD. CHICAGO, IL 60607

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## FOR SALE



Prime West Loop three-story brick and concrete loft building plus English basement style lower level. Located just off the NW corner of Jackson and Racine. Surrounding area is smattered with new development. Ideal owner/user property or redevelopment play. Many different repositioning possibilities.

### PROPERTY HIGHLIGHTS

- ▣ 175' x 120' lot in prime West Loop
- ▣ Approx. 35,000 sf includes lower level with 8' + ceilings and potential for good natural light and/or underground parking
- ▣ 12,000 sf parking lot adjacent to building (100' x 120')
- ▣ Potential for rooftop deck with skyline views
- ▣ Functioning freight elevator
- ▣ Truck level loading dock
- ▣ Heavy Power
- ▣ New boiler in 2007

**BUILDING SIZE** 35,000 sf

**LOT SIZE** 21,000 sf

**ZONING** M1-3

**2014 TAXES** \$32,047

**SALE PRICE** Subject to Offer

STATISTICS	0.25 Miles	0.5 Miles	1 Mile
Population	3,190	10,462	34,323
Households	1,691	5,391	17,427
Average HHI	\$114,910	\$109,708	\$96,139

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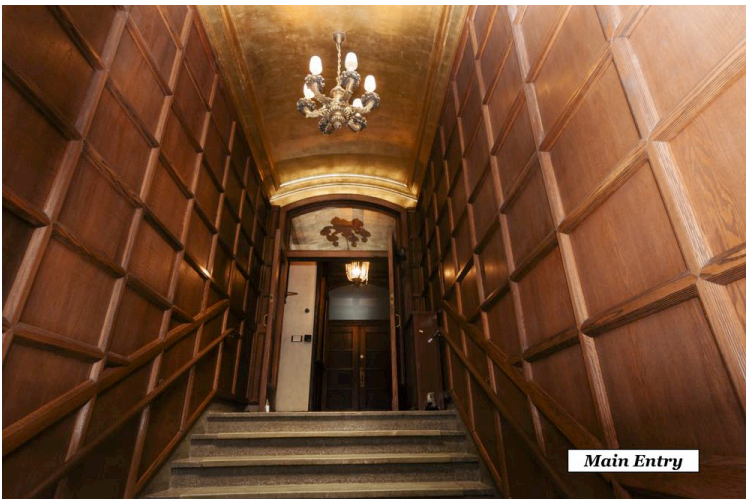
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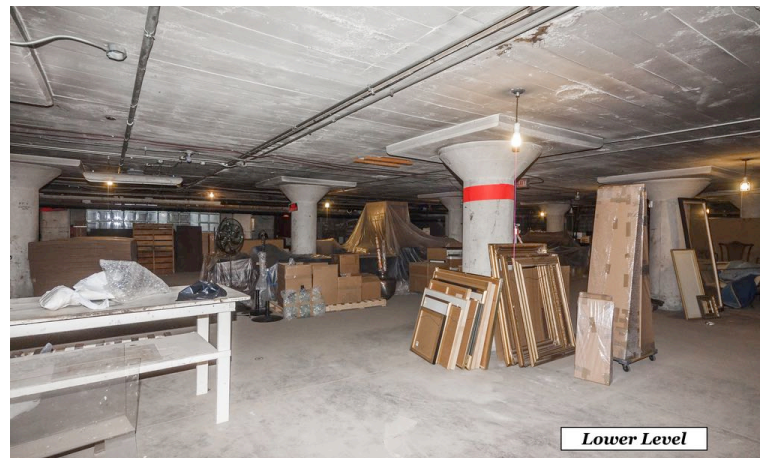
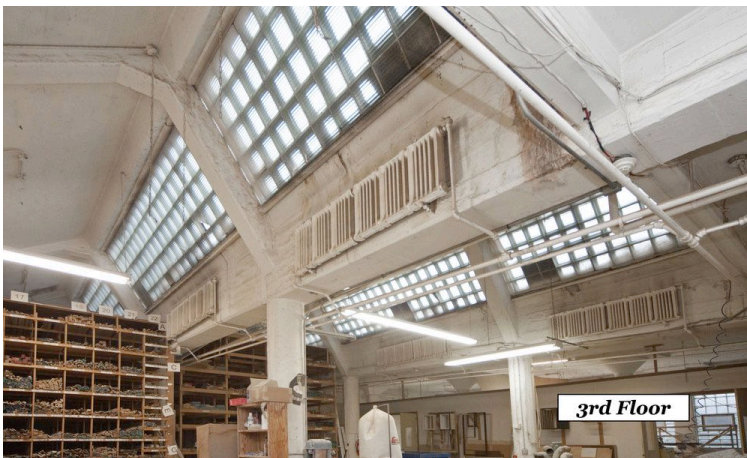
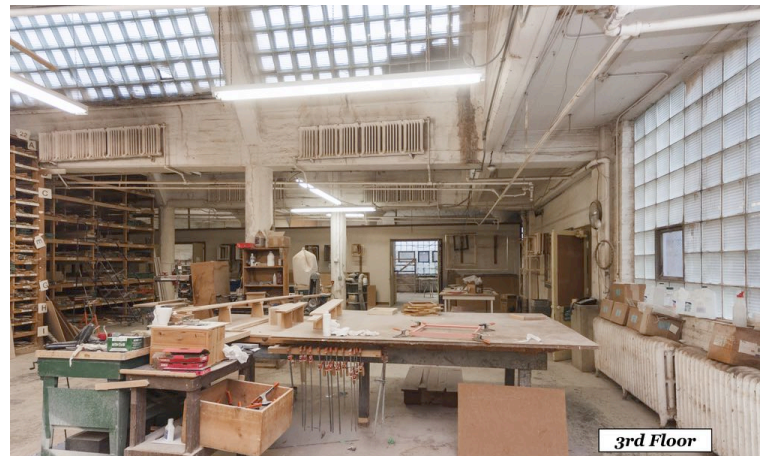
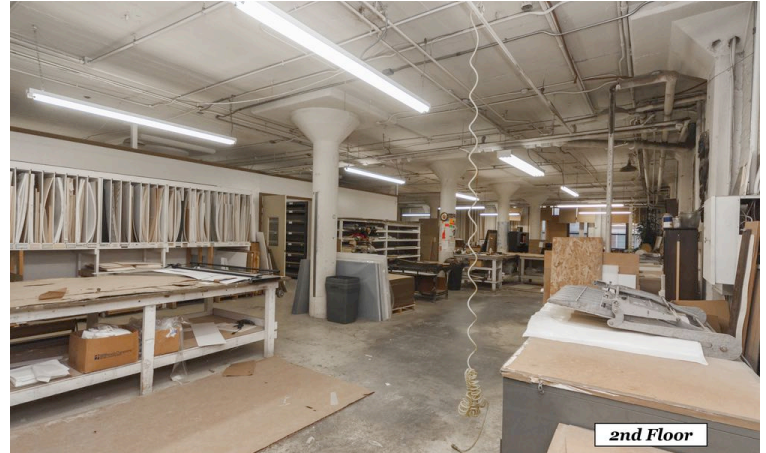
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SURVEY

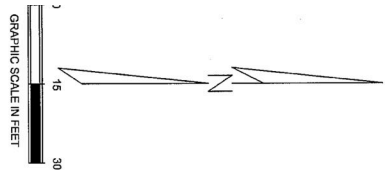
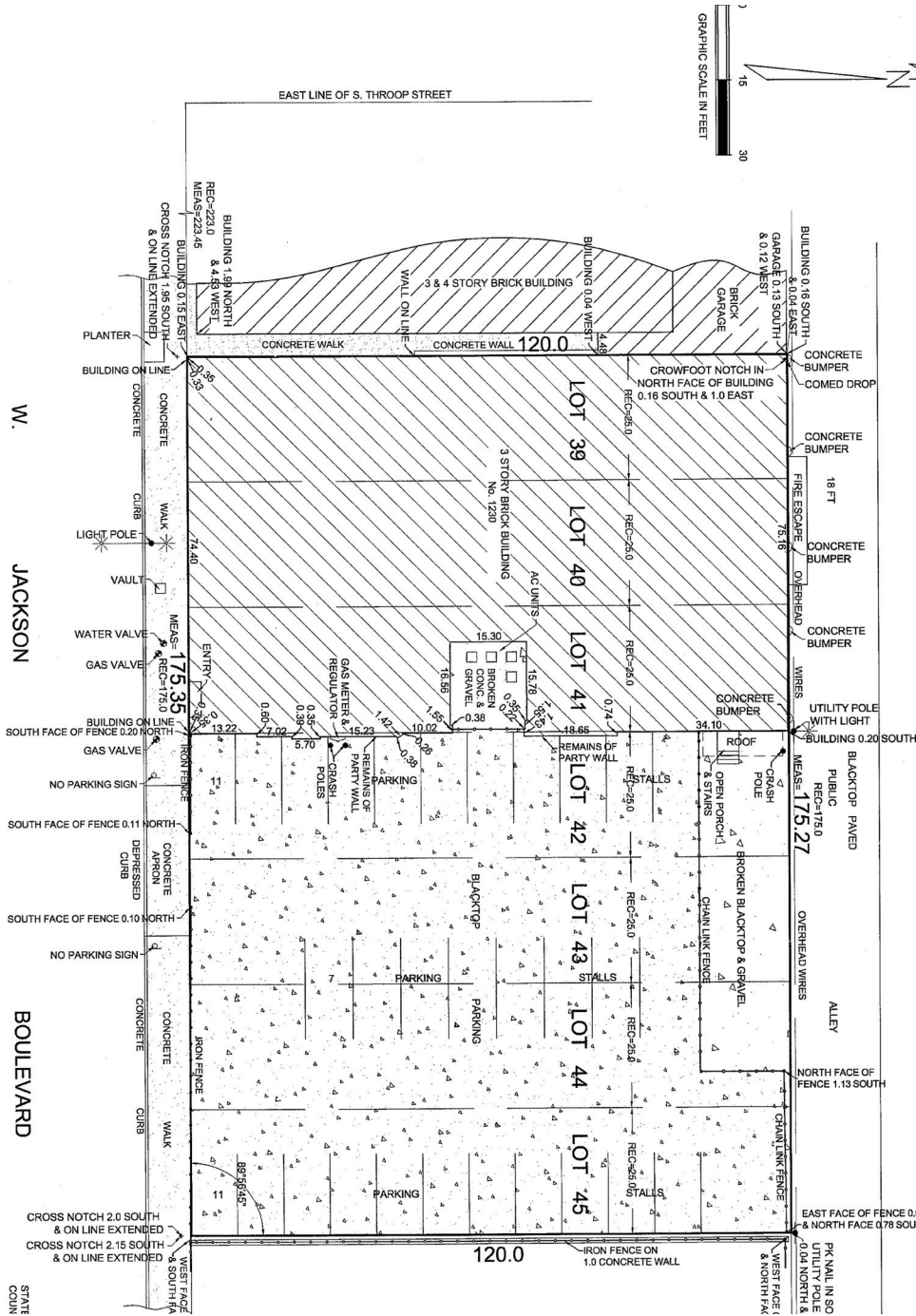
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: [survey@certifiedsurvey.com](mailto:survey@certifiedsurvey.com)

ALTA/ACSM LAND TITLE SURVEY

COMMONLY KNOWN AS: 1230 W. JACKSON BOULEVARD, CHICAGO, ILLINOIS.



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 150524 (Y)

ORDERED BY: ROBBINS, SALOMON & PATT, LTD

BUILDING LINES AND EASMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT IN INCHES AND FRACTIONS THEREOF.

01-118'	07-7/8"	59-6'
02-144'	08-1"	59-7'
03-346'	17-2"	67-8'
04-346'	17-2"	67-8'
05-546'	23-4"	83-10"
08-346'	42-5"	102-11"
10-346'		120-12"



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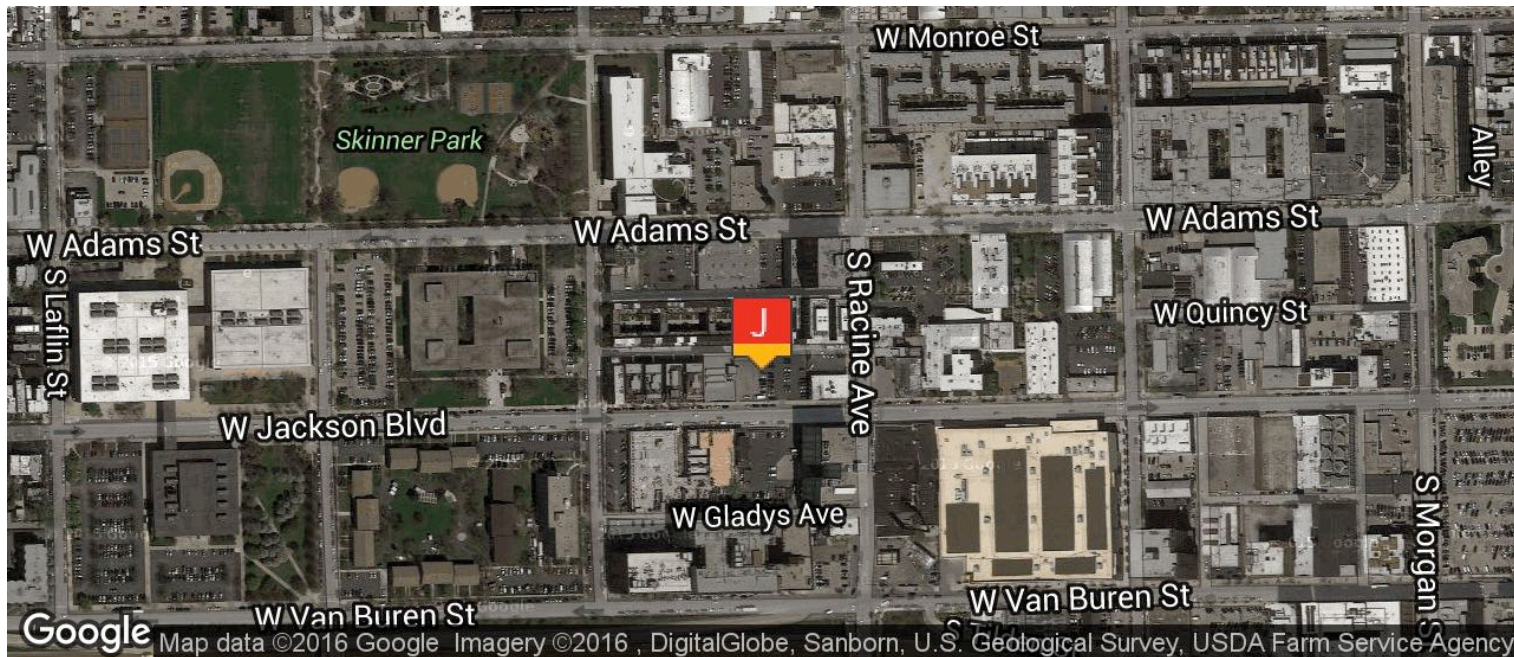
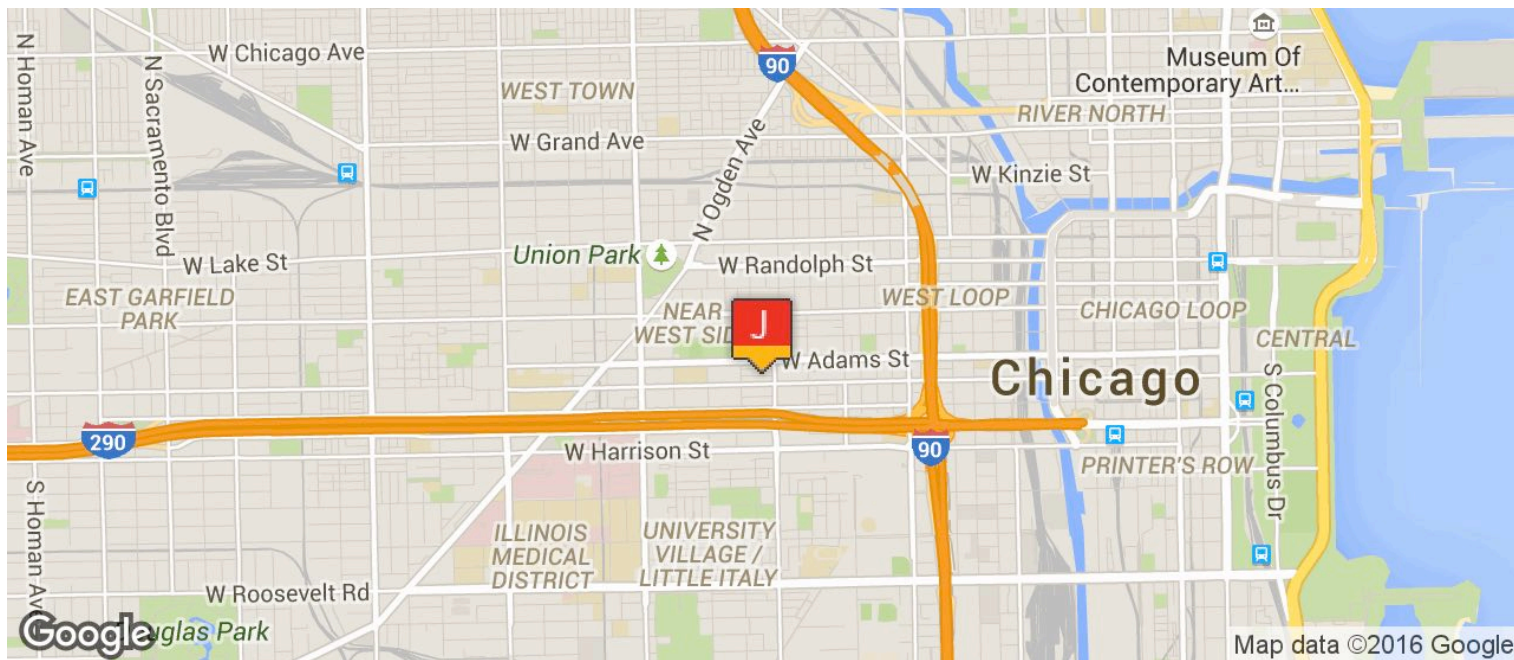
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AERIAL & LOCATION MAPS



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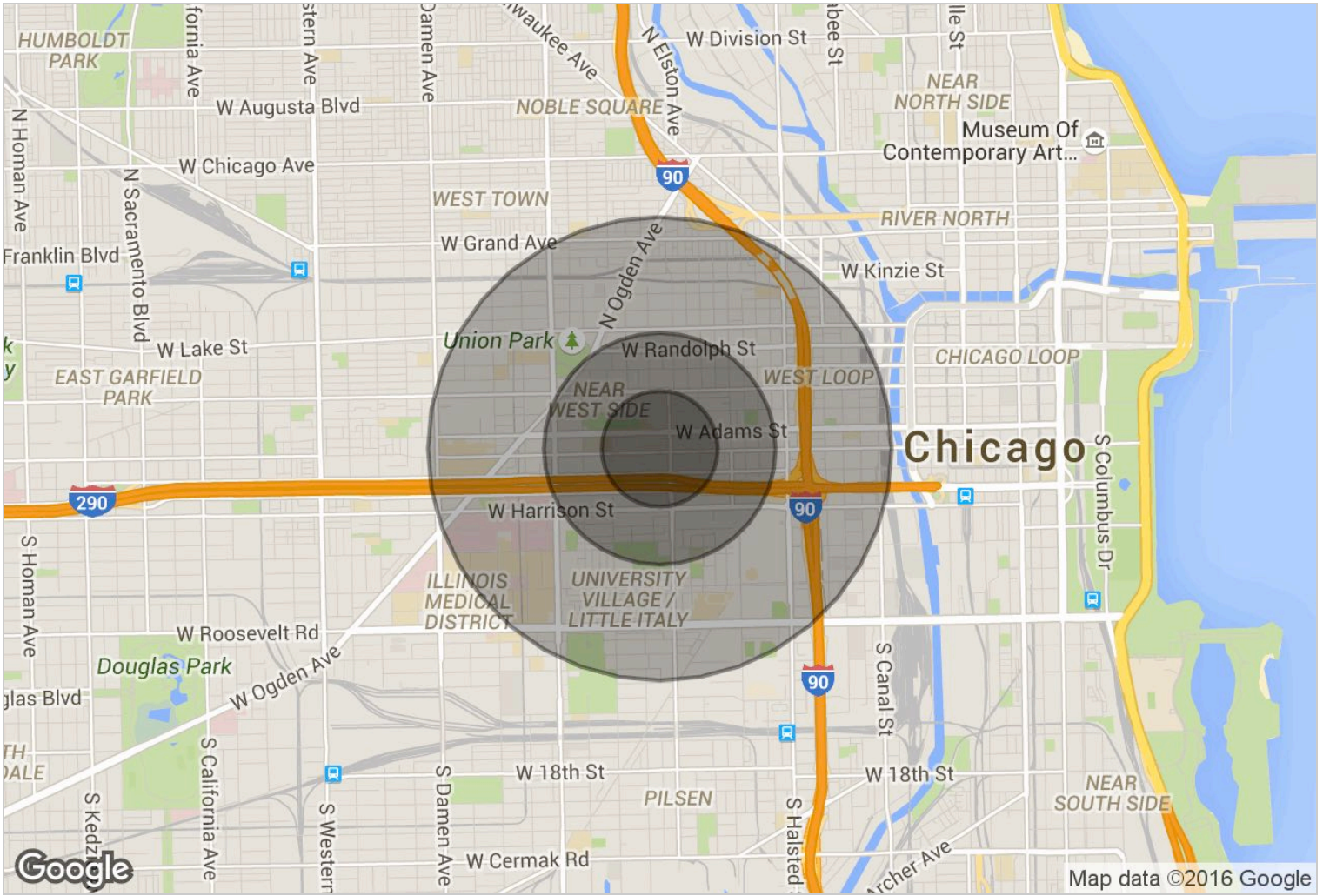
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DEMOGRAPHICS MAP



2010 STATISTICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,190	10,462	34,323
Total Number of Households	1,691	5,391	17,427
Average Household Income	\$114,910	\$109,708	\$96,139
Median Age	32.4	31.9	31.8

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DEMOGRAPHICS | 2010 U.S. CENSUS

POPULATION	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	3,190	10,462	34,323
MEDIAN AGE	32.4	31.9	31.8
MEDIAN AGE (MALE)	32.3	31.5	31.4
MEDIAN AGE (FEMALE)	32.9	32.6	32.6
HOUSEHOLDS & INCOME	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	1,691	5,391	17,427
# OF PERSONS PER HH	1.9	1.9	2.0
AVERAGE HH INCOME	\$114,910	\$109,708	\$96,139
AVERAGE HOUSE VALUE	\$608,145	\$572,324	\$494,825
RACE & ETHNICITY	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION - White	2,187	6,867	19,439
TOTAL POPULATION - Black	406	1,348	7,148
TOTAL POPULATION - Hispanic	152	631	2,654
TOTAL POPULATION - Asian	492	1,854	5,830
TOTAL POPULATION - Hawaiian	0	0	23
TOTAL POPULATION - Indian	0	1	59
TOTAL POPULATION - Other	49	199	1,096

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