

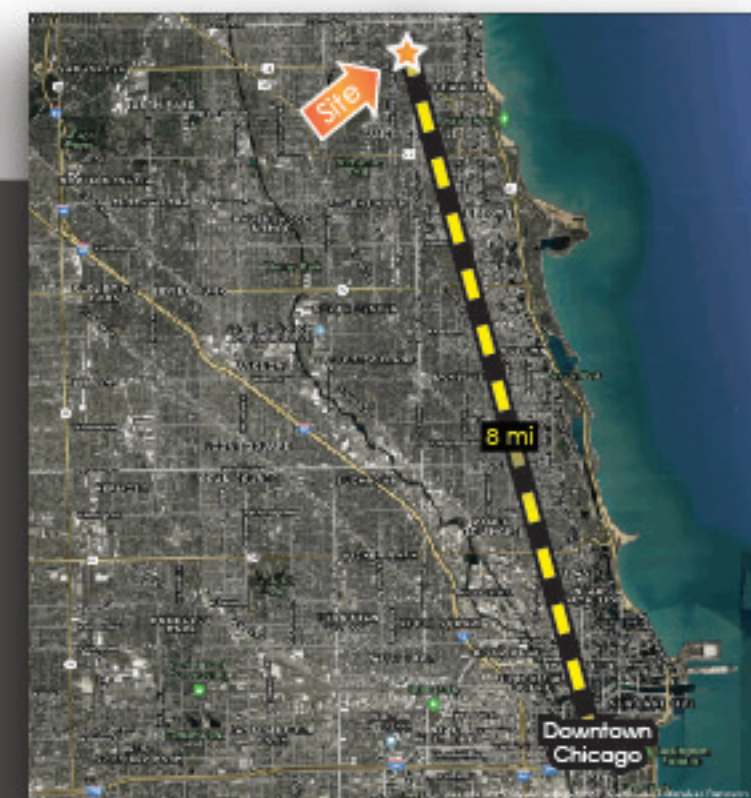
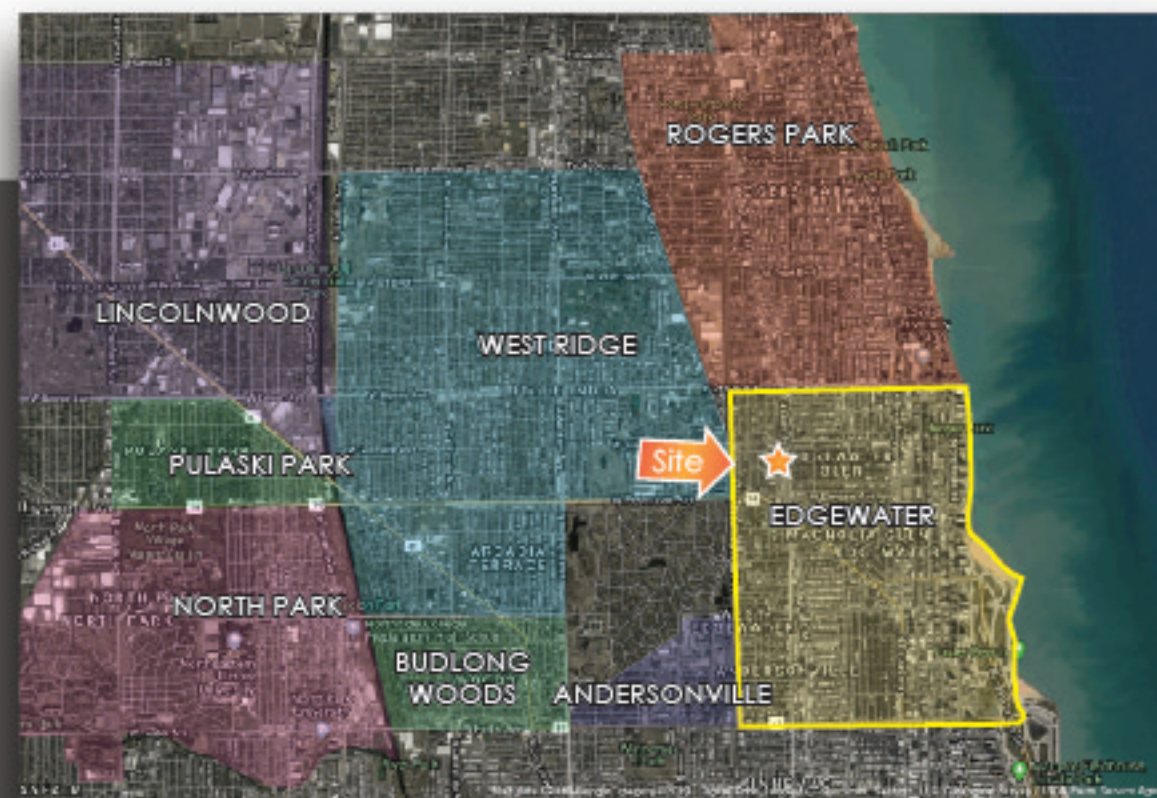
AVAILABLE

EDGEWATER NEIGHBORHOOD 1616 W. GLENLAKE AVE. CHICAGO IL



HIGHLIGHTS

- 10,400 Square Foot building
- Ceiling Height - 12 to 14 Ft
- Approximately 14,700 SF of Land
- Flex space
- Single story structure
- Ideal for office or light industrial use
- Possible redevelopment opportunity
- Zoning: B3-2

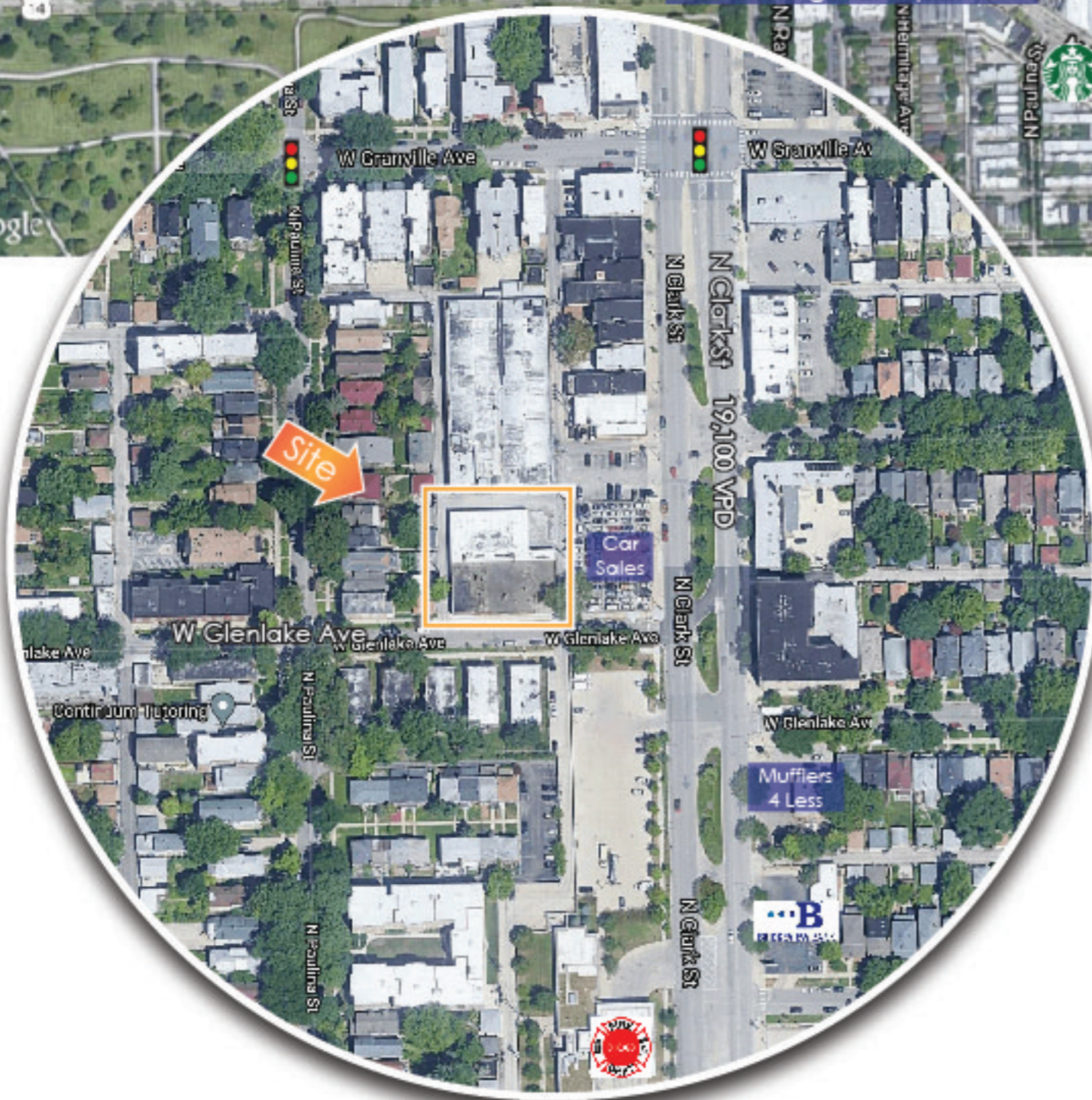
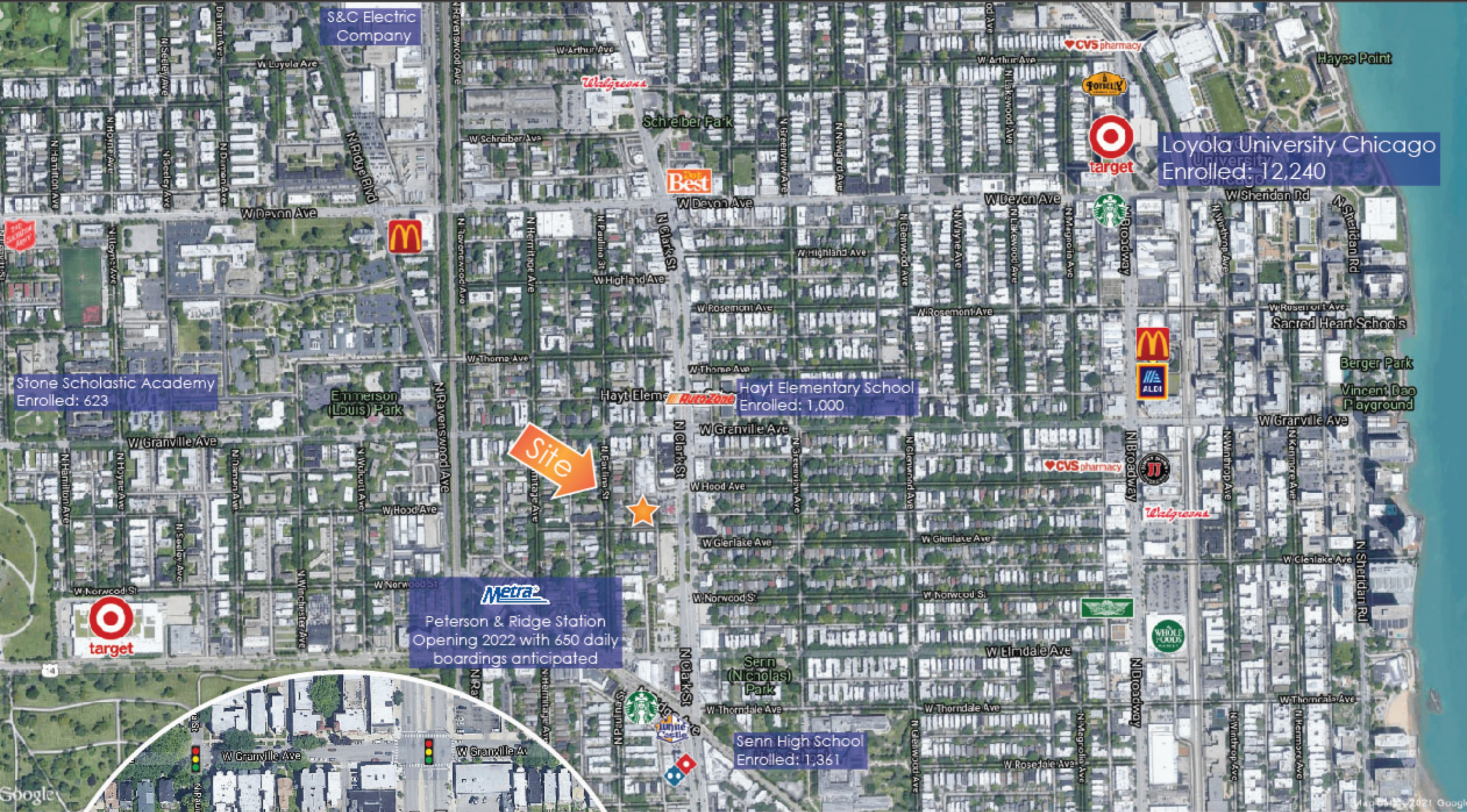


CALL NOW

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	3,727	16,049	148,852
	\$62,688	\$64,959	\$59,545
	1,580	7,168	69,104

TRAFFIC COUNT:
Clark St - 19,100 VPD

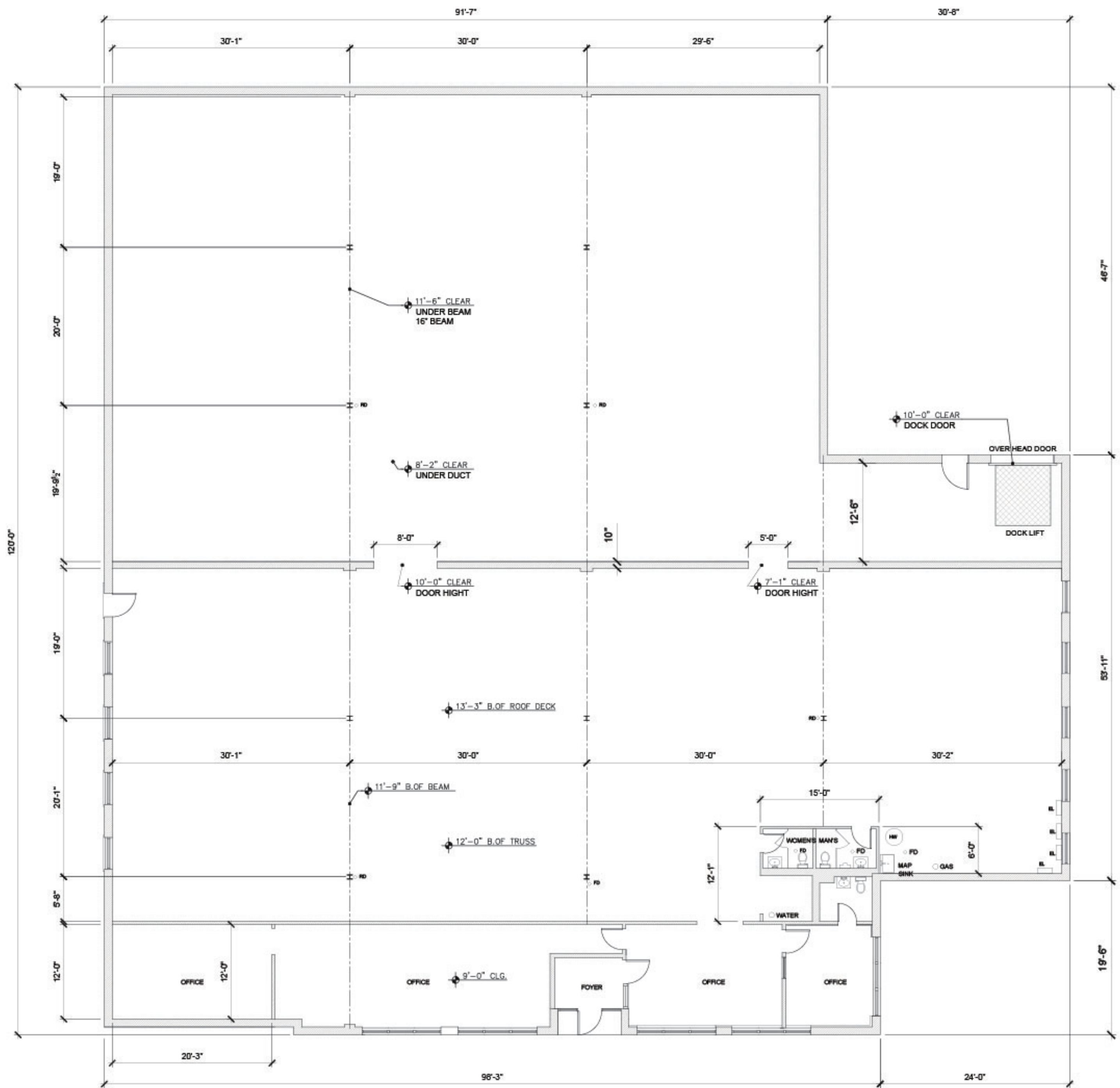
Available industrial infill location in the heart of the Edgewater neighborhood of Chicago. Close proximity to Lake Shore Drive with excellent access to public transportation. Ideal for light industrial, and "last mile" warehouse and distribution. This former printing shop is also ideal for commercial or residential redevelopment. The daytime population is 31,870 showing a significant employment base. The median household income within 1.5 miles is \$59,545 showing a strong income base. There are almost 20,000 vehicles per day that pass the property along Clark St. This is a rare opportunity for many types of businesses centrally located on the north side of the City.



Interior Photos

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1 EXISTING FLOOR PLAN
1/8" = 1'-0"