



Offering Memorandum



Cawthon-Labriola Group
SVN CHICAGO COMMERCIAL

3659 W Irving Park Rd | Chicago, IL

PROPERTY SUMMARY

3659 W IRVING PARK RD

CHICAGO, IL 60618

OFFERING SUMMARY

SALE PRICE:	\$599,999
PRICE PER SF :	\$96.00
LOT SIZE:	6,250 SF
ZONING:	B3-1



PROPERTY SUMMARY

3659 W Irving Park Rd is a 6,250 square foot corner lot zoned B3-1, located in Chicago's Irving Park neighborhood. Positioned just west of the six-way intersection of Irving Park Road, Elston Avenue, and Monticello Avenue, the site benefits from strong vehicle traffic of approximately 31,100 vehicles per day. The property offers convenient access to the Kennedy Expressway (I-90/94) and is within a half mile of the CTA Irving Park Blue Line station.

LOCATION DESCRIPTION

Irving Park is a well-established neighborhood on Chicago's Northwest Side, bounded by Montrose Avenue to the north, Addison Street to the south, Pulaski Road to the east, and the Chicago River to the west. The area is served by multiple transportation options, including the Irving Park CTA Blue Line station, several CTA bus routes, and the Irving Park Metra station, which provides direct service to downtown Chicago and the suburbs. Interstate 90/94 runs through the neighborhood, offering convenient access to O'Hare International Airport and the Loop. Irving Park contains a mix of residential, commercial, and recreational spaces, with shopping and dining available along Irving Park Road, Milwaukee Avenue, and Elston Avenue.

W Irving Park Rd

Elston Ave

PROPERTY HIGHLIGHTS

- *Corner Lot*
- *31,100 VPD*
- *Just Off Major Lighted Intersection*
- *Excellent Transportation Access*
- *B3-1 Zoning*



Corner Location



**Close Proximity to
Kennedy Expressway**

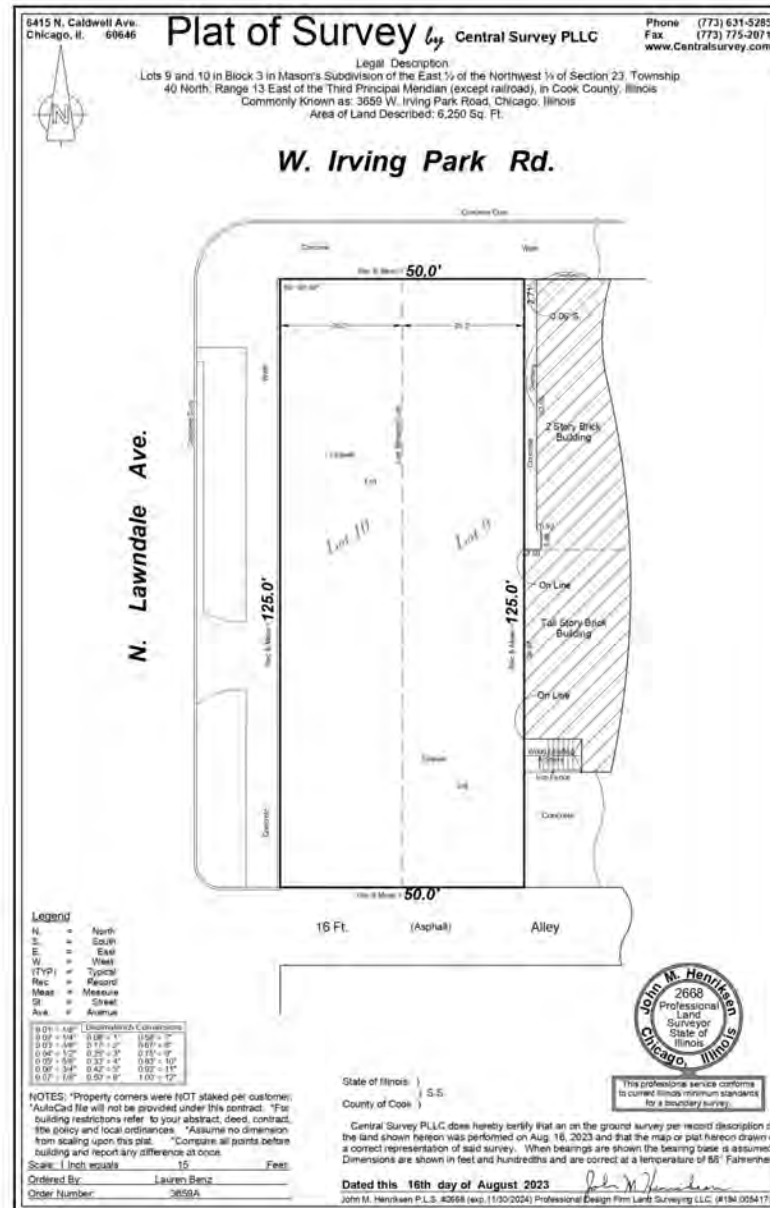


**Close Proximity to
Irving Park CTA**

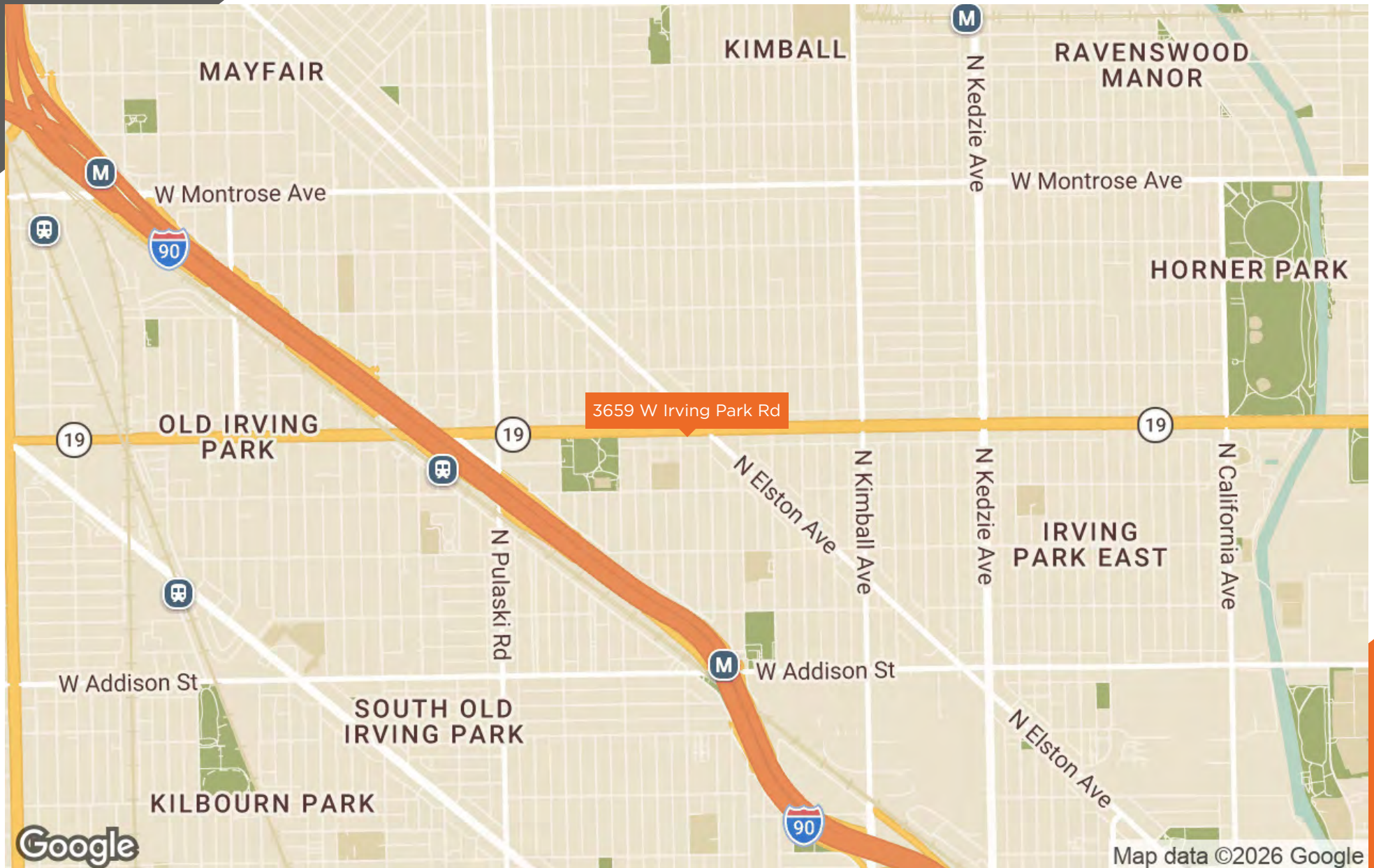
PROPERTY DETAILS

SALE PRICE	\$599,999
LOCATION INFORMATION	
STREET ADDRESS	3659 W Irving Park Rd
CITY, STATE, ZIP	Chicago, IL 60618
COUNTY	Cook

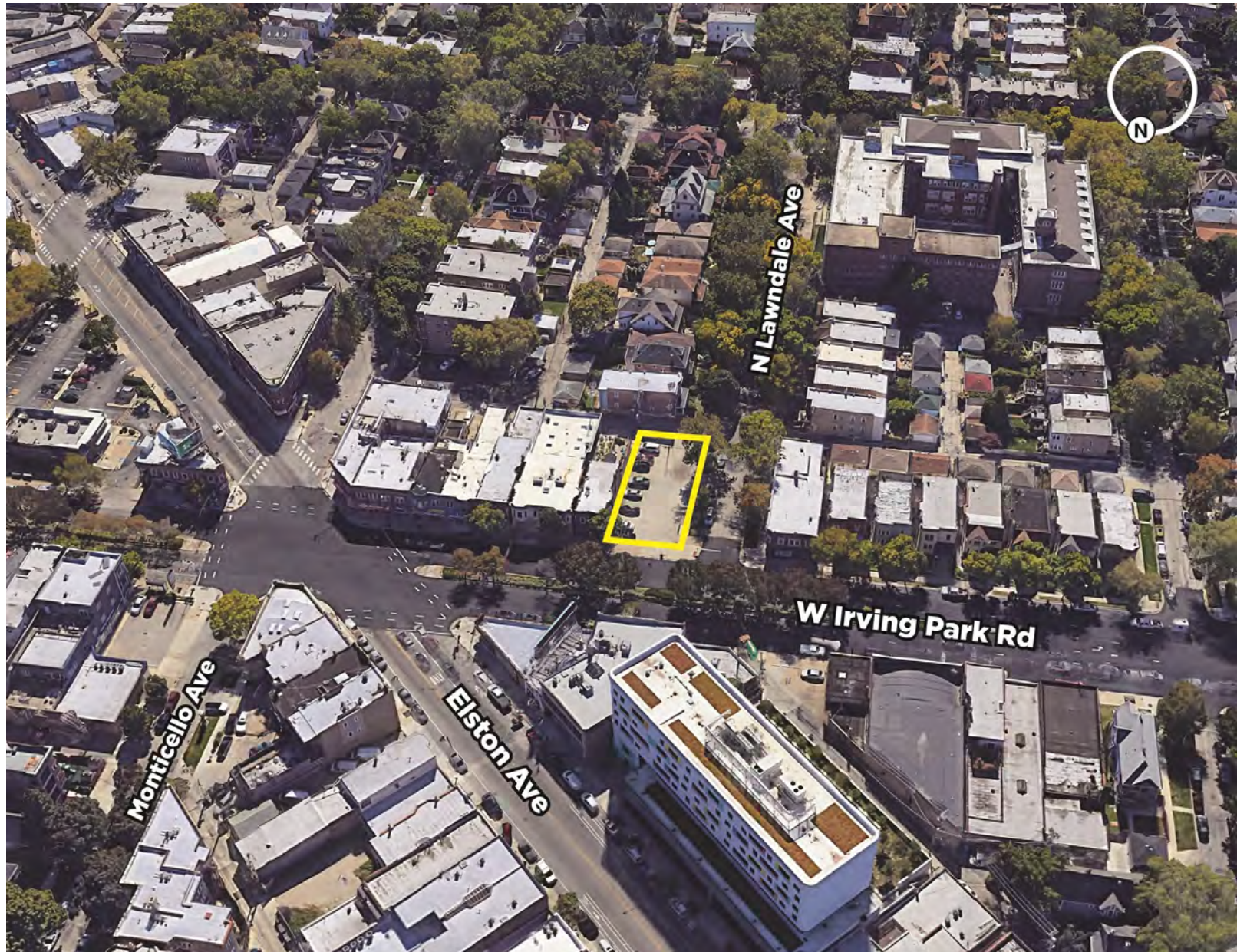
PROPERTY INFORMATION	
PROPERTY TYPE	Land
ZONING	B3-1
LOT SIZE	6,250 SF
APN #	13-23-105-001-0000
LOT FRONTAGE	50 ft
LOT DEPTH	125 ft
CORNER PROPERTY	Yes
TAXES & VALUATION	
TAXES (2024)	\$11,273.52
TAXES PER SF	\$1.80



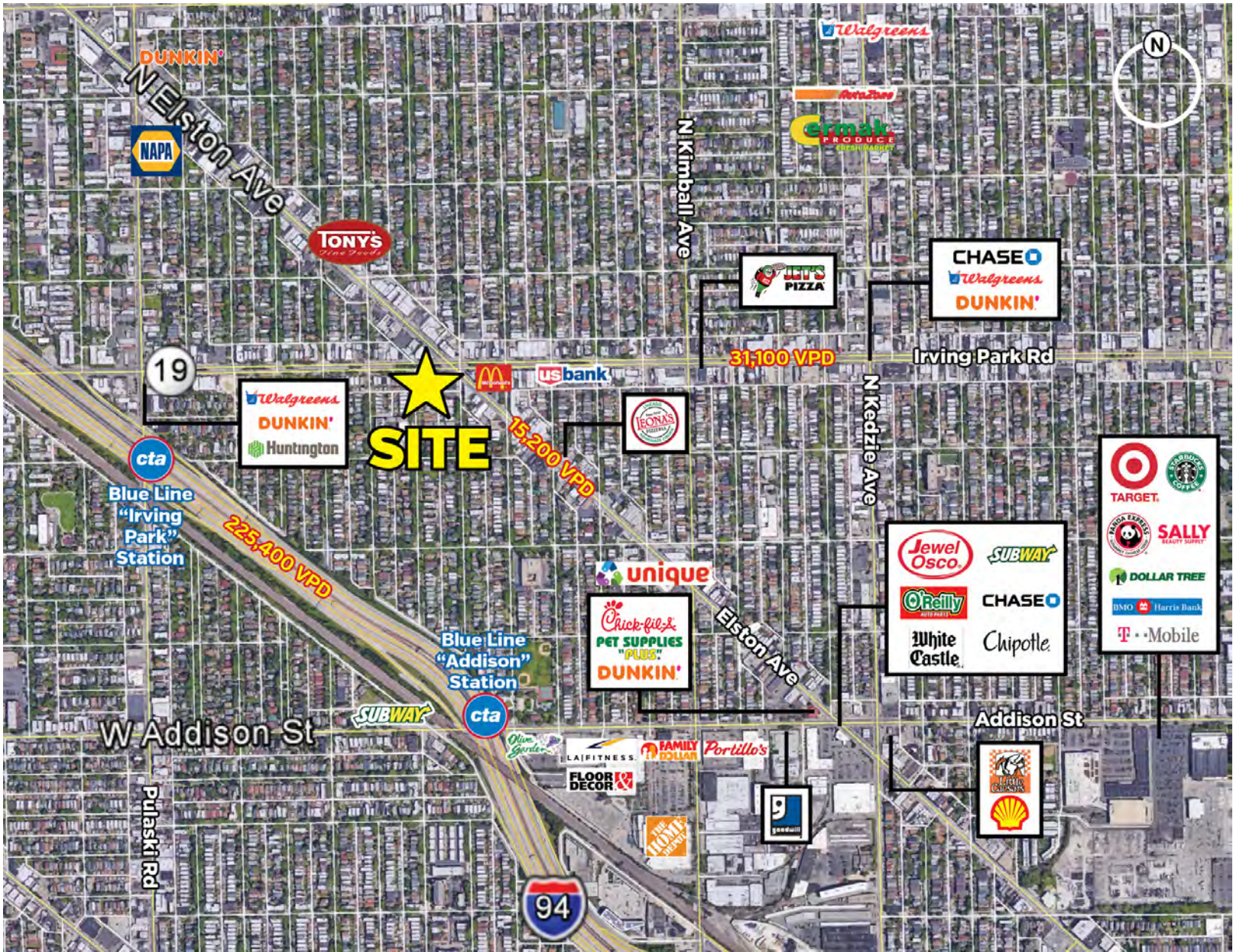
REGIONAL MAP



AERIAL MAP



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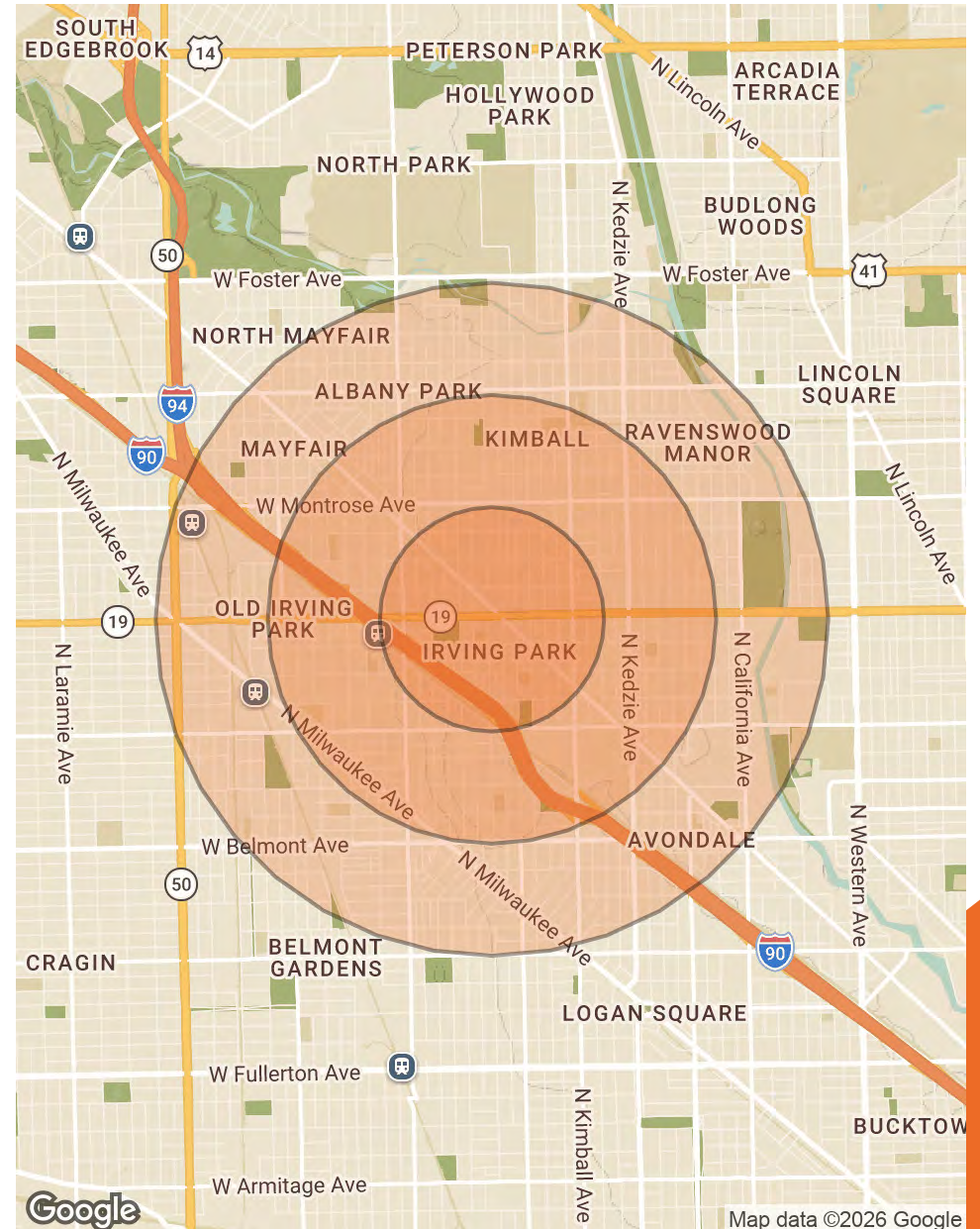


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,791	61,524	132,418
AVERAGE AGE	37.3	36.2	36.8
AVERAGE AGE (MALE)	39.2	37.3	37.2
AVERAGE AGE (FEMALE)	36.7	36	36.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,904	24,935	52,581
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$112,593	\$111,263	\$114,675
AVERAGE HOUSE VALUE	\$512,698	\$460,932	\$459,411

2023 American Community Survey (ACS)



MEET THE TEAM

Elston Ave

W Irving Park Rd



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Collective Strength, Accelerated Growth

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