

Illinois Medical District Retail Corner

2207-2214 W Ogden Avenue, Chicago, IL 60612



Property Description

For Sale or Ground Lease: High visibility corner site with land area approx. 16,639 SF, and existing 5,000 SF building. The building has been home to longtime Chicago establishment Lulu's Hot Dogs for over 50 years!

Property Highlights

- Hard Corner at Signalized Intersection of Ogden Ave and Taylor Street
- Flexible PD-30 Zoning
- Over 19,000 VPD Traffic Count
- Perfect Pad Site for Retail Development
- 2 Full Access Points to Ogden Avenue / Route 66
- Large Parking Lot For Approx. 30 Cars

Offering Summary

Sale Price:	\$2,495,000
Lease Rate:	\$180,000 per year (NNN)
Lot Size:	16,639 SF
Building Size:	5,000 SF
Chicago Ward:	28
Zoning	PD-30

Demographics	0.25 Miles	0.5 Miles	2 Miles
Total Population	1,857	6,462	152,819
Average HH Income	\$136,310	\$100,562	\$107,704

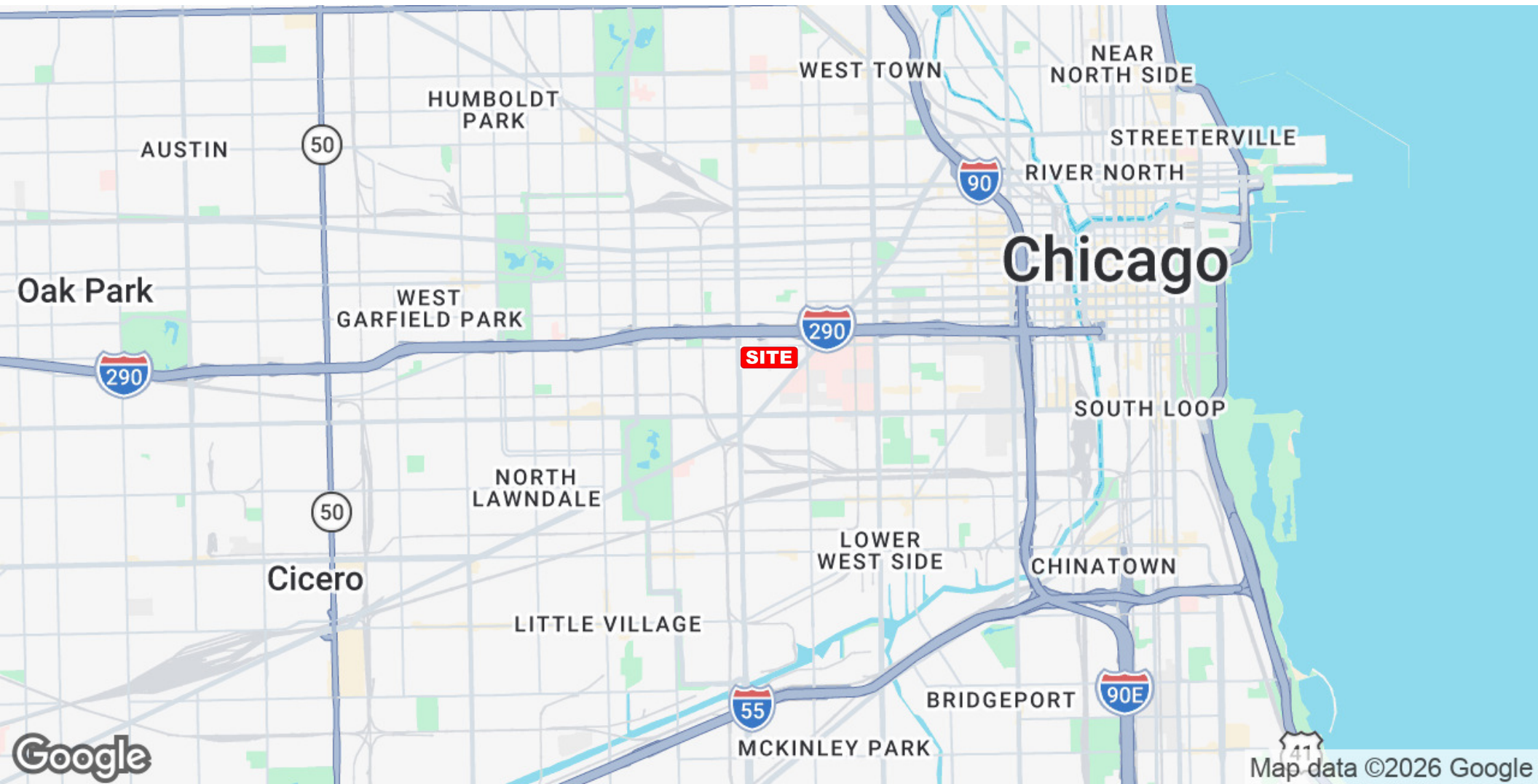
PETER KARLIS | 773.792.3000 | 630.853.1313 | pkarlis@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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High Visibility Prime Retail Corner At Stoplight



Abundant Parking Onsite for 30+ Cars



Retail Storefront Counter Service



Seating Capacity For Over 120 Guests



Serving Chicago Patrons for over 50 Years!

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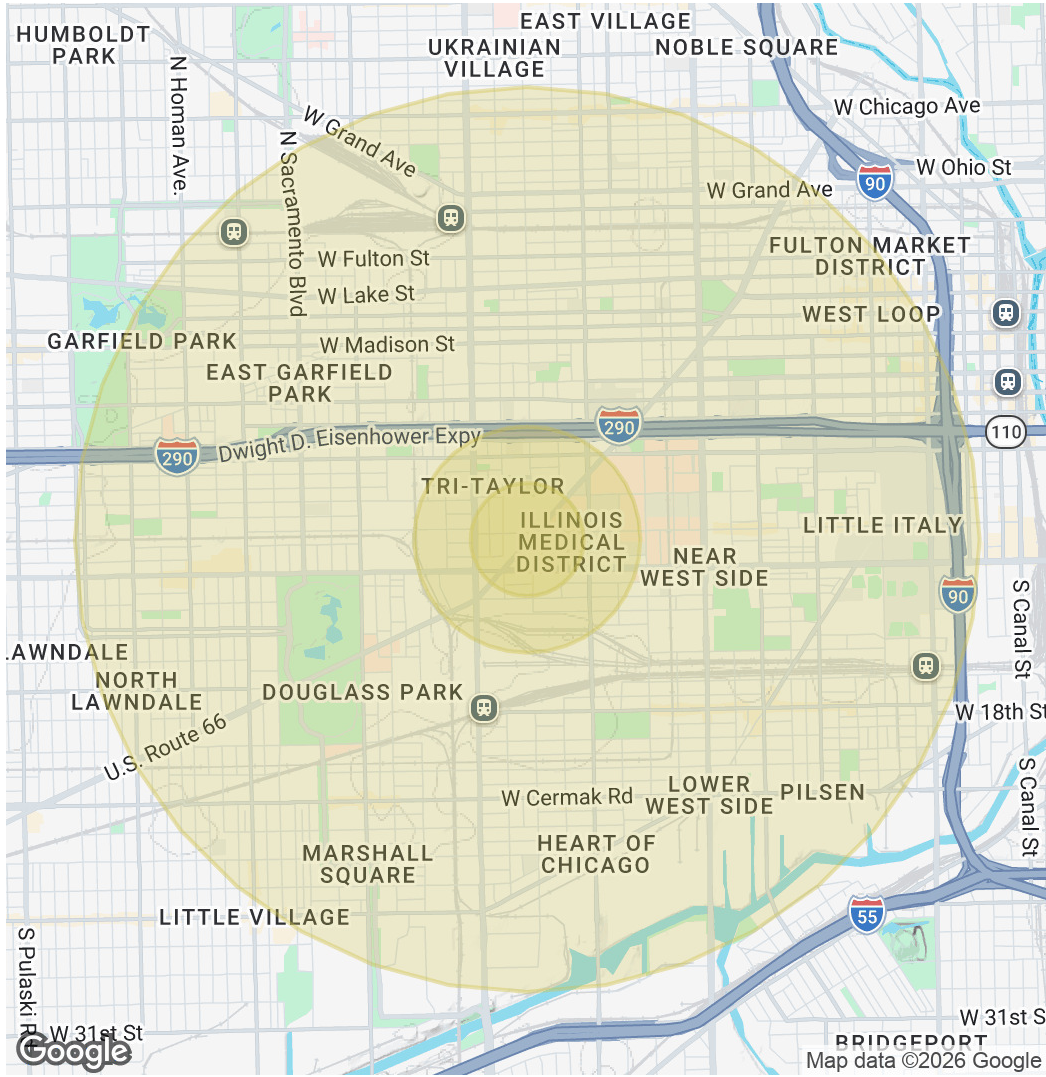


Population	0.25 Miles	0.5 Miles	2 Miles
Total Population	1,857	6,462	152,819
Average Age	28.2	31.9	34.7
Average Age (Male)	29.1	30.2	33.4
Average Age (Female)	28.3	33.7	35.4

Households & Income	0.25 Miles	0.5 Miles	2 Miles
Total Households	587	2,657	66,497
# of Persons per HH	3.2	2.4	2.3
Average HH Income	\$136,310	\$100,562	\$107,704
Average House Value	\$376,177	\$335,883	\$411,455

Traffic Counts	0.25 Miles	0.5 Miles	2 Miles
Ogden Avenue and Taylor Street	19,162/day		

2023 American Community Survey (ACS)



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Peter Karlis

VP Investment Properties

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Direct: **773.792.3000** | Cell: **630.853.1313**

Professional Background

Peter L. Karlis is an investment properties advisor with over 23 years of commercial real estate experience. His brokerage practice is devoted to representing owners and investors of commercial properties, apartment buildings and development sites. He has a diverse background ranging from developing retail centers and brokering investment properties, to consulting for financial institutions and government entities on commercial real estate matters. Earlier in his career, Peter represented clients as an attorney in real estate transactions and business litigation. His academic background includes a Bachelor's degree in economics and risk management from Illinois Wesleyan University, and a Juris Doctor from Loyola University Chicago School of Law.

Education

BA - Economics and Financial Risk Management - Illinois Wesleyan University
Juris Doctor - Loyola University Chicago School of Law

Memberships

ICSC
National Association of Realtors
Chicago Association of Realtors

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