



MILLENNIUM  
PROPERTIES R/E

1520-28 West Jarvis Ave  
Chicago, IL

**Now: \$2,489,999** ~~\$2,800,000~~

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# PROPERTY OVERVIEW



A 25,300 square foot development site in the Rogers Park is available for sale. Currently a multi-tenant structure of approximately 19,000 square feet is situated on the lot, the site could be redeveloped for future residential or mixed use construction. The property benefits from its excellent visibility, as it is located in close proximity to the Jarvis CTA station with the easy access to Lake Shore Drive. Excellent opportunity for a developer.

The Rogers Park is a diverse middle-class neighborhood on the far north side of Chicago. The area is one of the most diverse in the city, with thriving Jewish, Irish-American, German-American, Indian, Pakistani, Bangladeshi, Assyrian, Russian and Korean communities.

- 25,300 SF development site
- 19,000 multi-tenant commercial building on site
- Dedicated parking lot
- Opportunity to redevelop for a multitude of other uses, including residential
  - Current zoning allows for up to 63 units
- Location is directly abutting the Jarvis CTA Station
- Ideal TOD development to increase density
- Excellent access to public transportation and Lake Shore Drive
- Zoning: C2-3
- Taxes (2023): \$33,564.95

| DEMOGRAPHICS  | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 59,607   | 281,572  | 618,336  |
| Households    | 27,572   | 120,657  | 259,109  |
| Median Income | \$56,196 | \$62,356 | \$73,375 |





