

JAMESON.

# FOR SALE

RETAIL

1068-70 W Granville Ave | Chicago, IL 60660

\$285,000



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JAMESONCOMMERCIAL.COM

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## SALE OVERVIEW

SALE PRICE:	\$285,000
LOT SIZE:	22,500 SF
SPACE SIZE:	+/- 1,831 SF
YEAR BUILT:	1926
ZONING:	B3-3
TAXES:	\$9,537 (1068 Granville), \$9,931 (1070 Granville)
MARKET:	Edgewater
CROSS STREETS:	Granville Ave & Winthrop Ave

## AREA TENANTS

- Loyola University
- Aldi
- Edgewater Athletic Club
- Starbucks
- CVS
- Metropolis Coffee Company
- Jimmy John's
- Flaco's Tacos

## PROPERTY DESCRIPTION

Tax Credit Offered -- Newer Construction Rehab  
RETAIL/OFFICE/LIVE/WORK in hot EDGEWATER community. Steps from the Lake. Located near Bryn Mawr Historical District, Farm Bar, Metropolis Coffee Shop. High traffic corner. Perfect for live/work concept, co-working, service retail.

## PROPERTY HIGHLIGHTS

- Tax Credit Offered
- Open Space Concept
- Corner Unit
- Rehab/Handicap Accessible
- Densely Populated Area
- Street Level Handicap Access
- Bright Light
- Available Immediately

## AREA AND TRANSPORTATION HIGHLIGHTS

- One block to Granville Red Line stop
- North/South bus access via Broadway or Sheridan
- Steps from Loyola University's campus
- Easy access to Lake Michigan and Rosemont Avenue Beach

## INTERIOR PHOTOS

1068-70 W Granville Ave, Chicago, IL 60660

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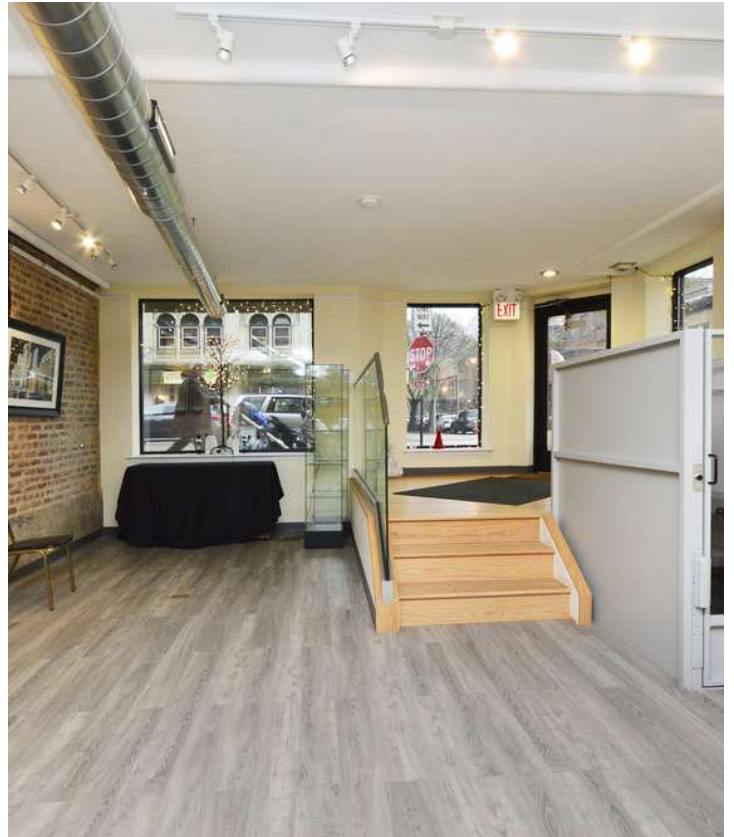




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## INTERIOR PHOTOS

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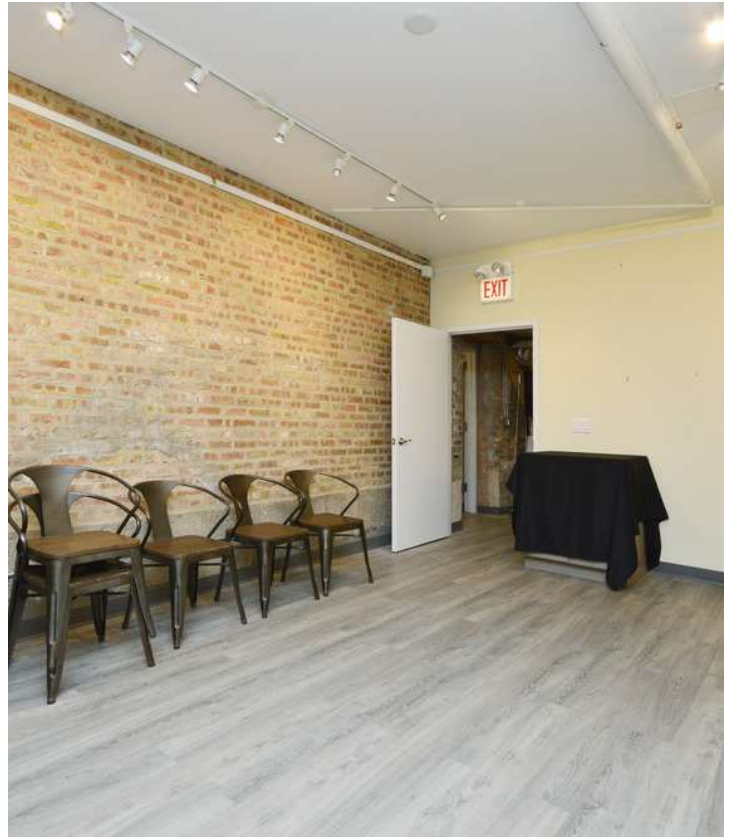


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## INTERIOR PHOTOS

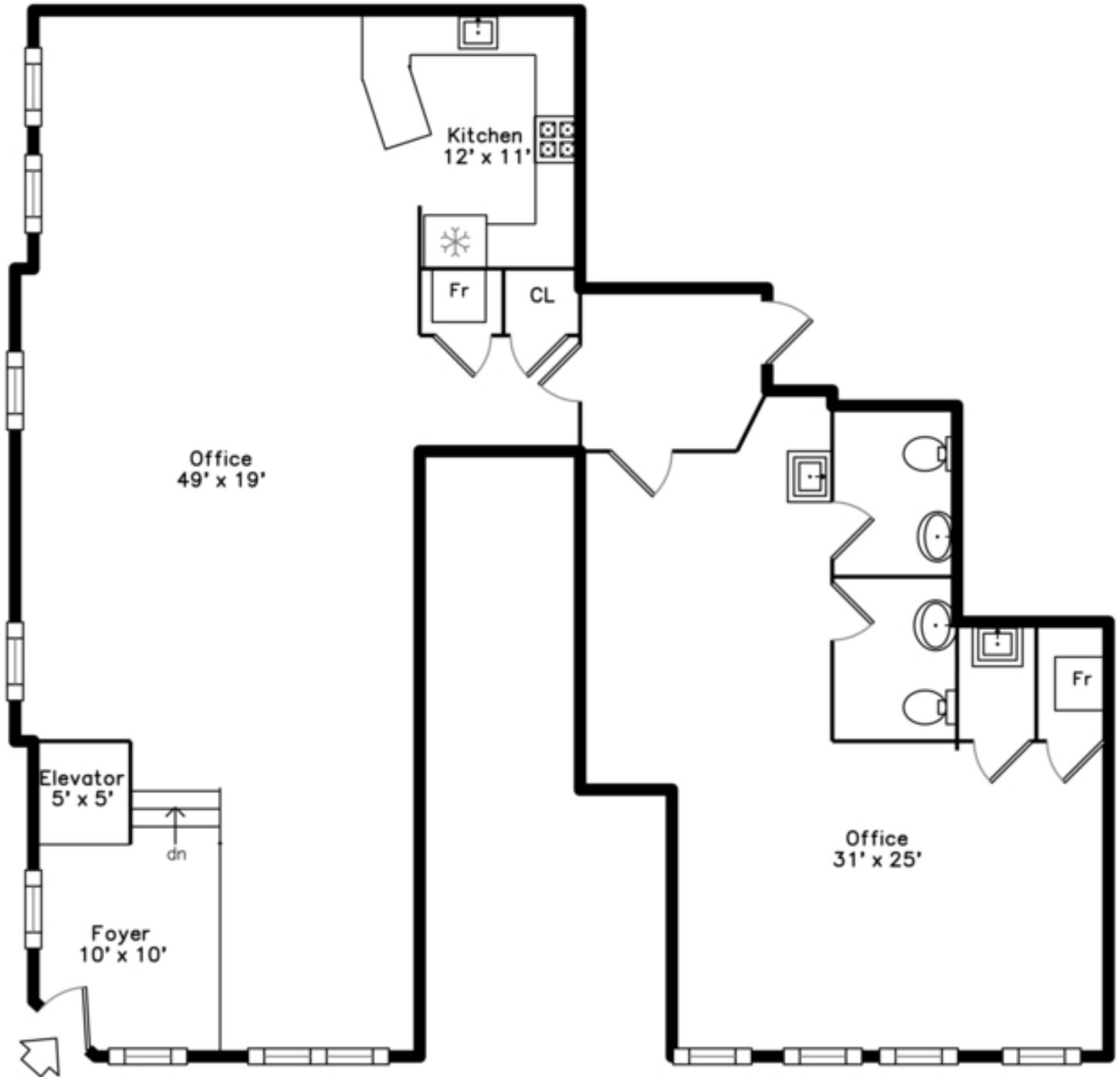
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## FLOOR PLAN

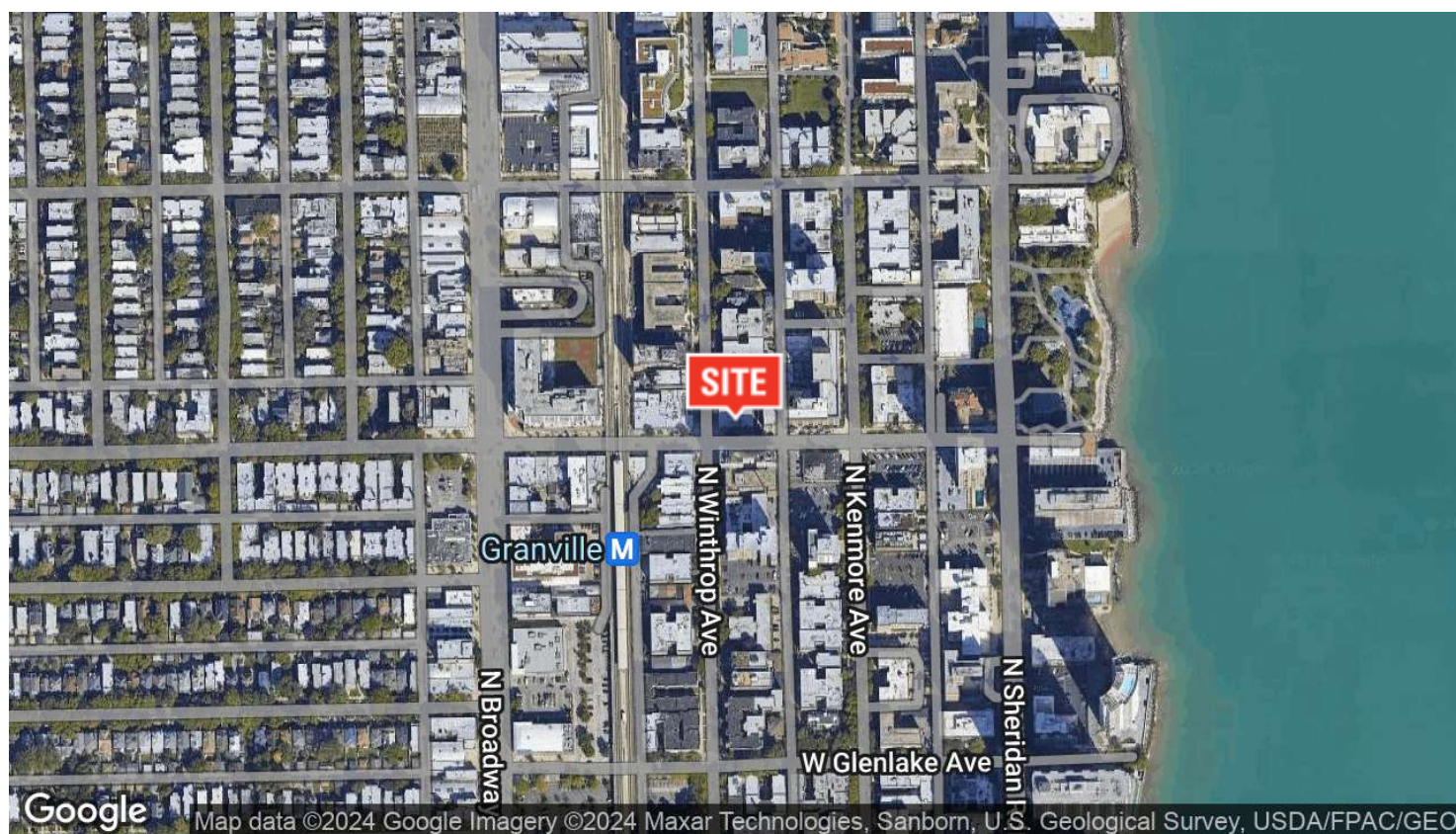
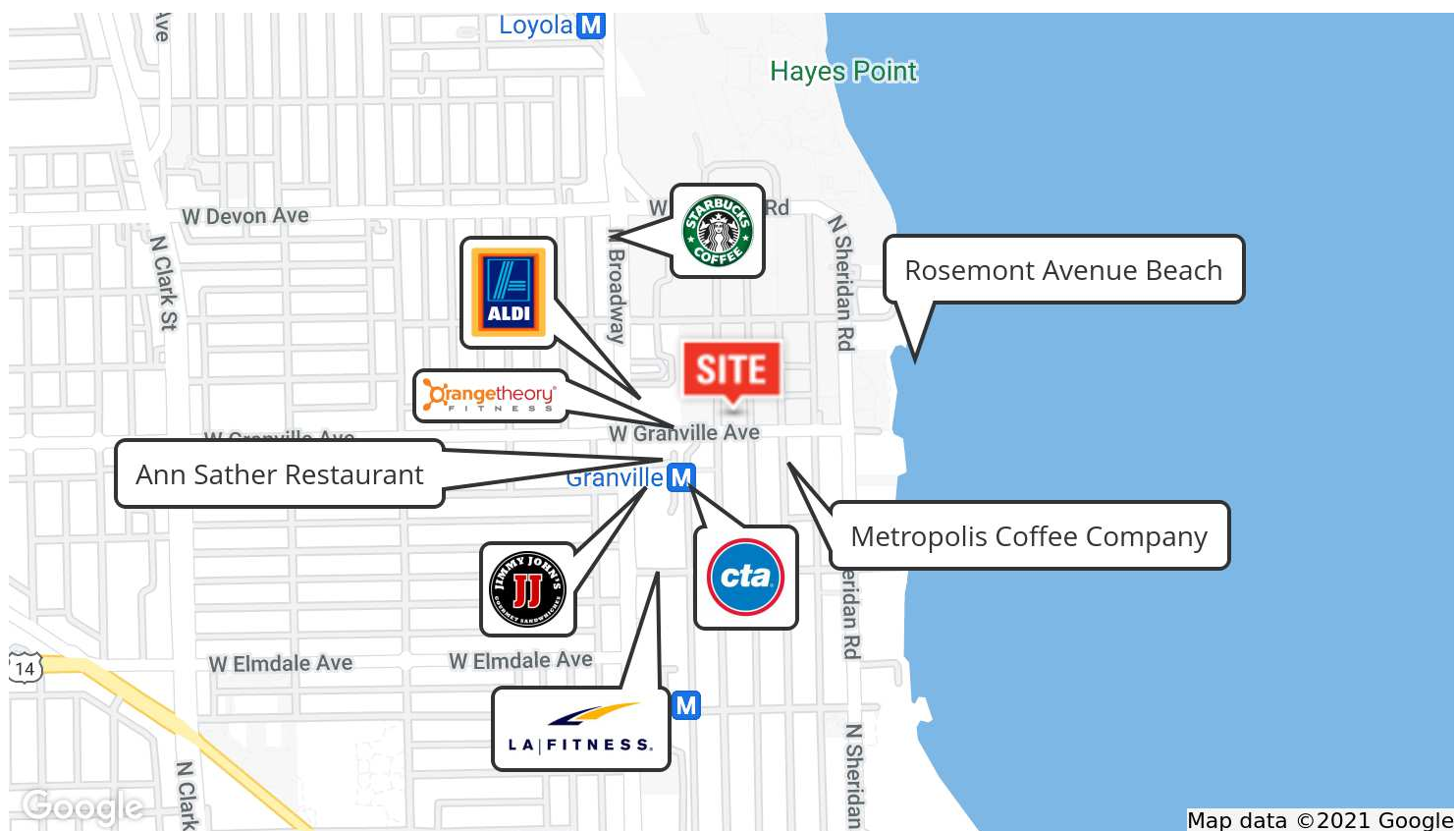
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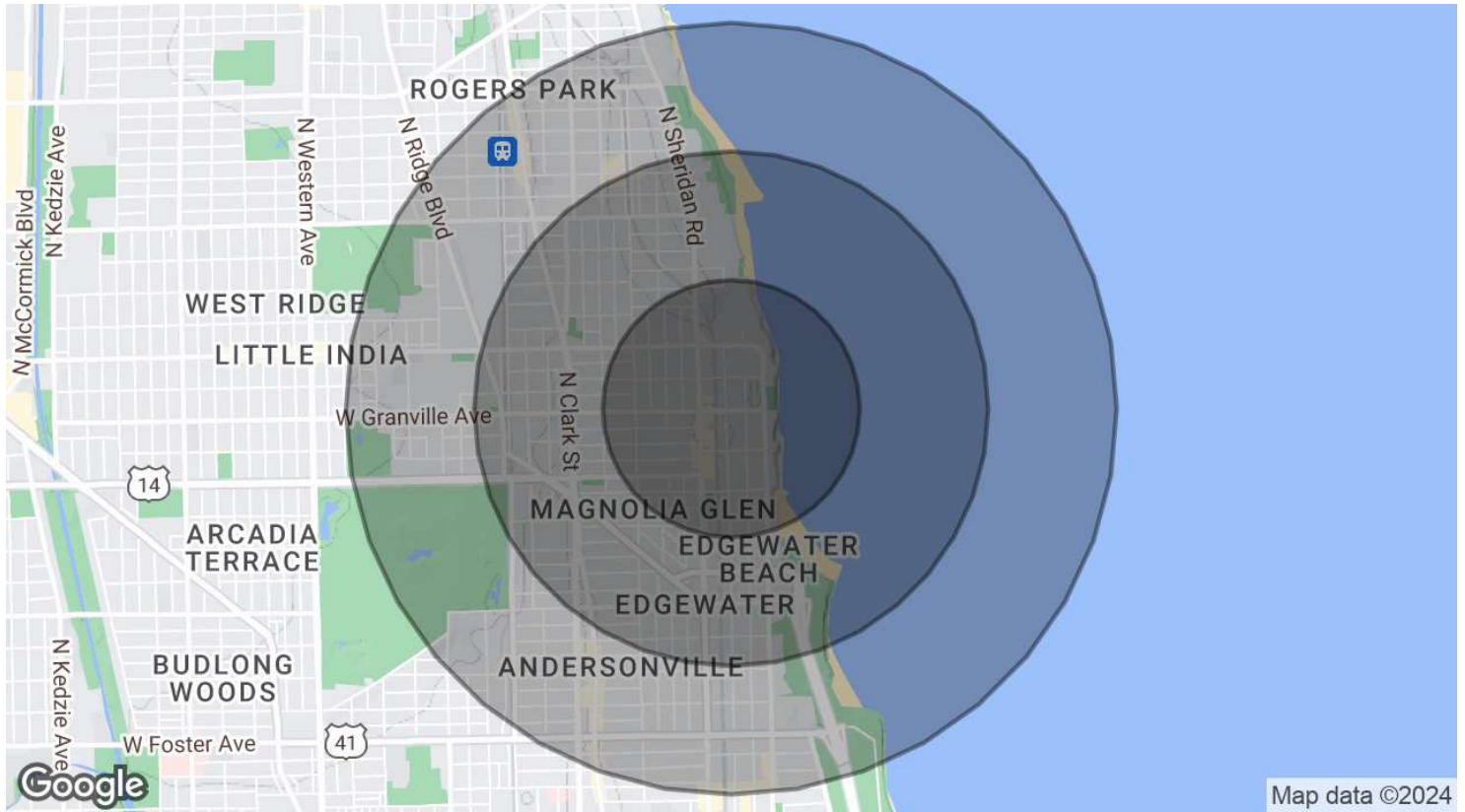
## AERIAL & STREET DETAIL

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## DEMOGRAPHICS MAP &amp; REPORT

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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	17,251	57,221	109,543
Average age	34.9	35.4	35.7
Average age (Male)	36.1	36.5	36.4
Average age (Female)	33.8	33.9	34.7

## HOUSEHOLDS &amp; INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	8,706	28,630	52,761
# of persons per HH	2.0	2.0	2.1
Average HH income	\$54,988	\$57,914	\$59,746
Average house value	\$355,404	\$373,320	\$381,703

\* Demographic data derived from 2020 ACS - US Census