

For Sale: Development Site  
 945 W. Belmont Avenue – Chicago, IL | Lakeview



ASKING PRICE:  
**\$990,000**

**INVESTMENT HIGHLIGHTS**

- Prominent Lakeview development site
- Adjacent to Belmont CTA 'L' Station
  - » 4,397,868 passengers in 2014, up 0.2% from 2013
  - » Services the Brown, Purple and Red Lines
  - » Top 5 most traveled station in CTA system
- B3-3, Community Shopping District
- Site area is ±3,850 square feet
- ±26 feet of frontage on Belmont Avenue
- Ideal site for a retail or mixed-use project
- Excellent visibility with 14,300 VPD on Belmont Avenue

**DEMOGRAPHIC SUMMARY**

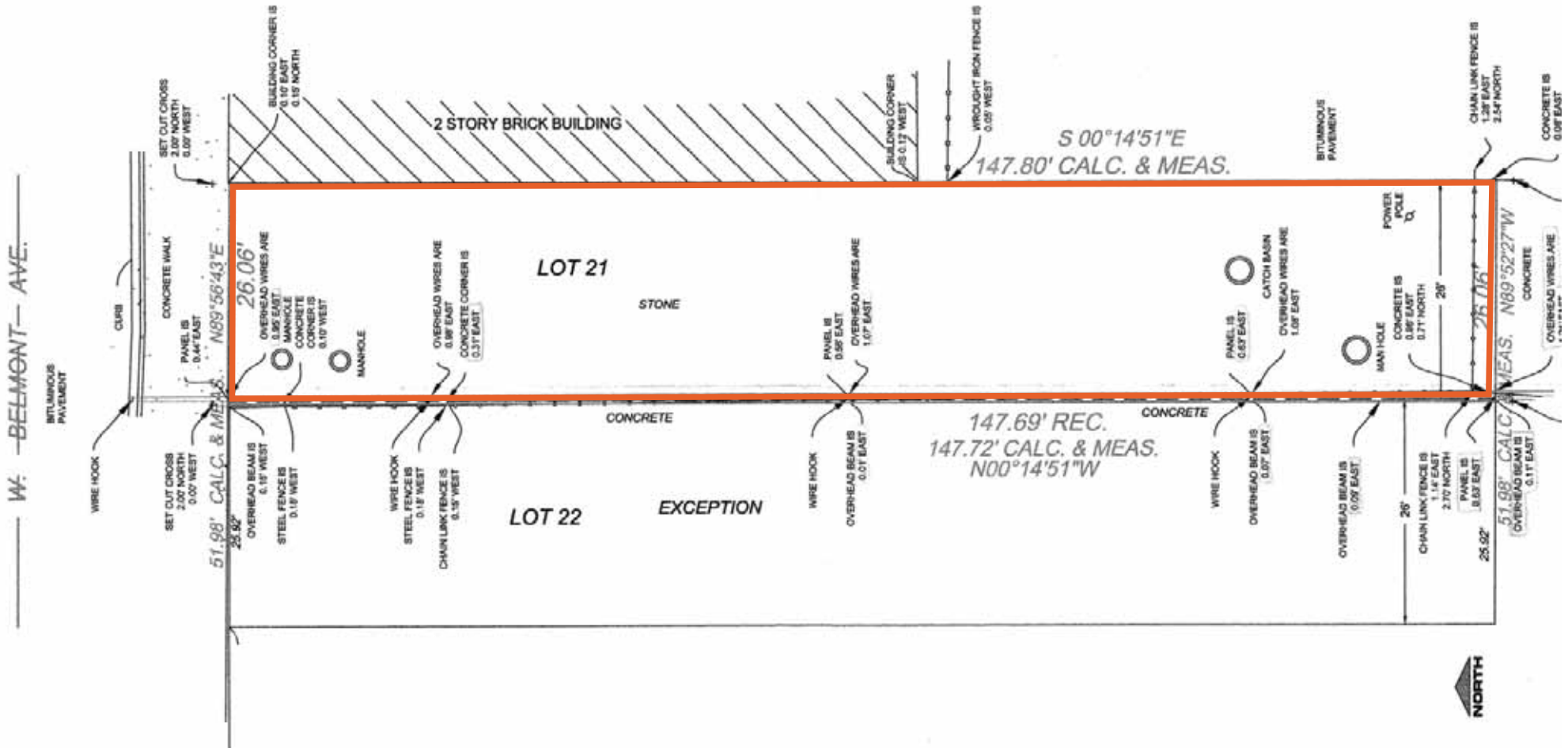
	Radius		
	0.25 Mile	0.5 Mile	1 Mile
Estimated Population (2014)	5,521	24,449	99,562
Adj. Daytime Demographics Age 16 Years or Over	8,218	18,804	61,088
Estimated Households (2014)	2,975	13,346	57,993
Estimated Average Household Income (2014)	\$122,706	\$118,497	\$110,353

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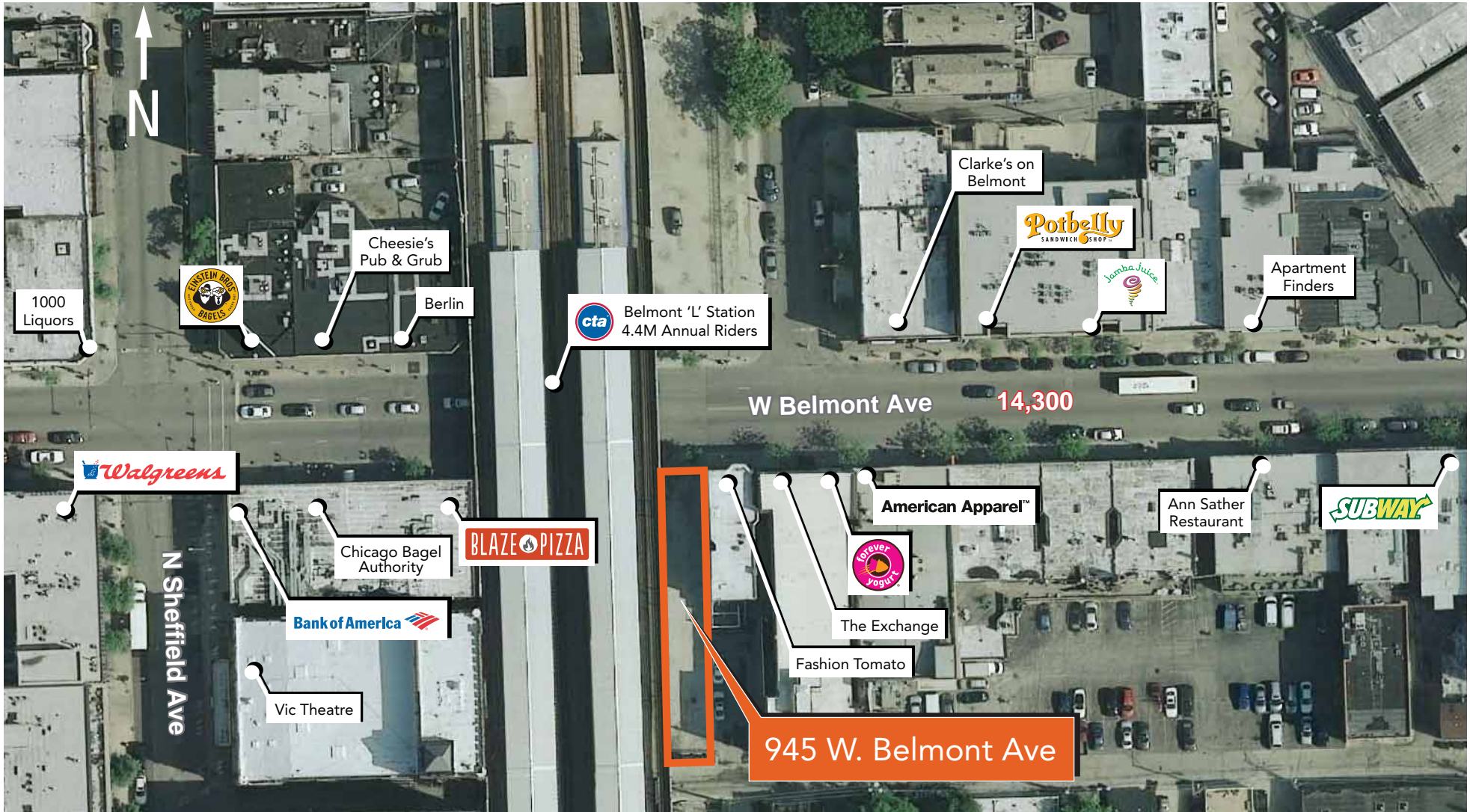


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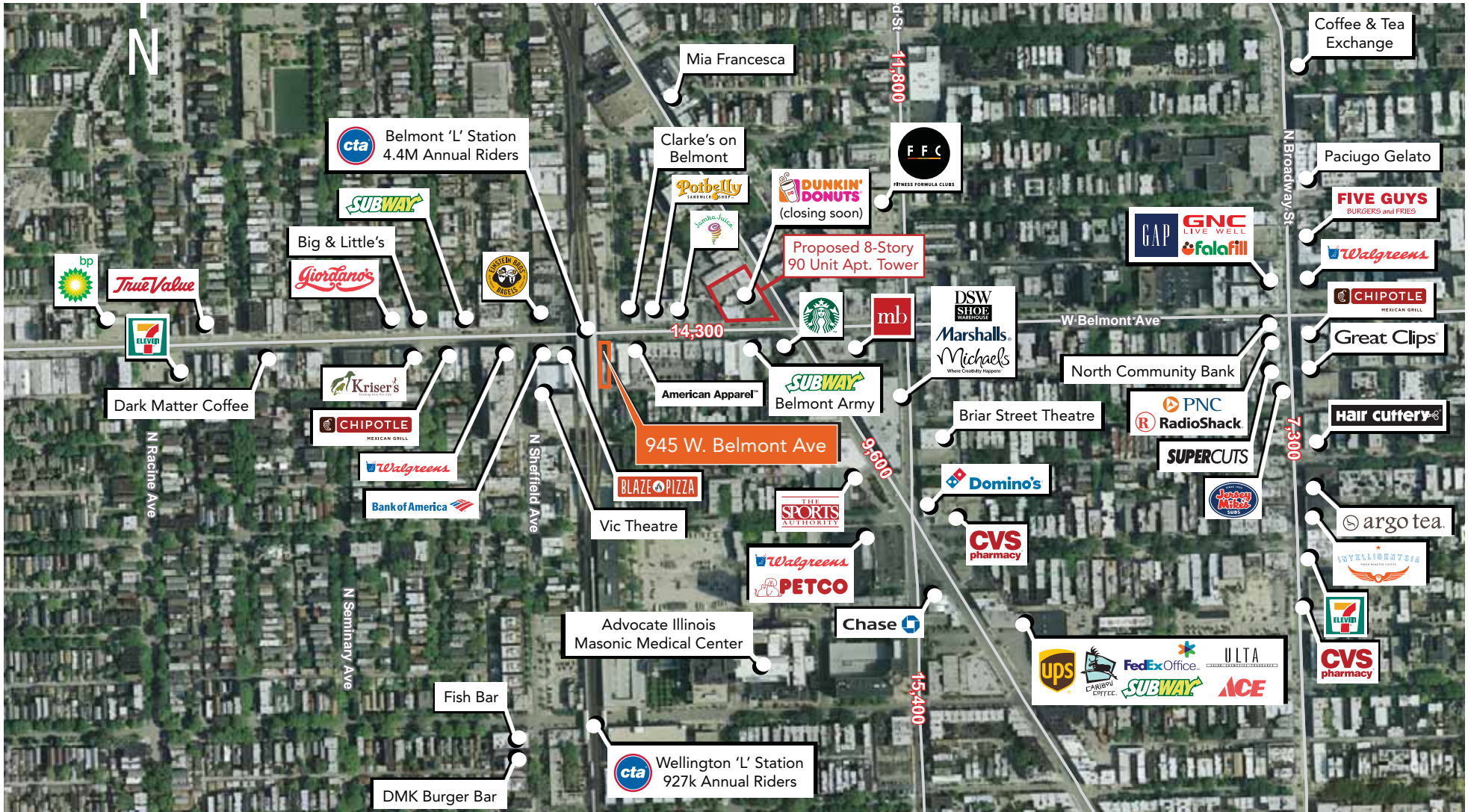


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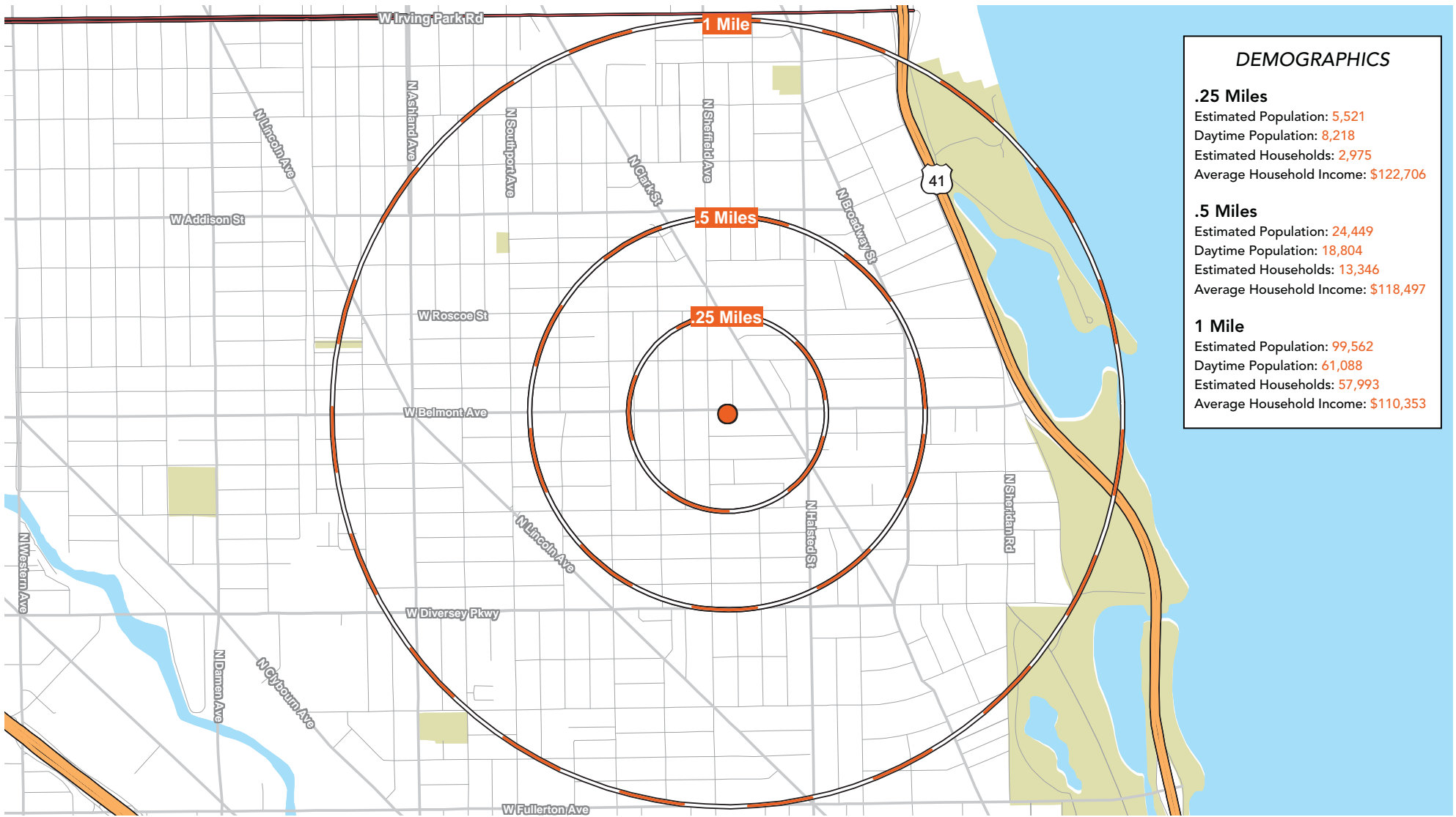


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