



**Mrs. Ayanna Lee**  
**2135 - 2137 E. 87<sup>th</sup> street Chicago, IL 60617**  
**Vacant Land**



## 2135-37 E. 87th street Chicago, IL 60617

Located at the intersection of 87<sup>th</sup> St. and Merrill Ave. across the street from the historic Chicago Vocational High School and walking distance from Jesse Owens Park - which features various indoor and outdoor activities. Along the 87<sup>th</sup> street strip, east to west of the listing, you'll find both local businesses and multifamily housing. If you dive deeper, going north or south along Merrill Ave you'll see single family residences.

Zoning: B3-2

Lot Demensions: 57.568ft x 125ft

Frontage: 182.568ft

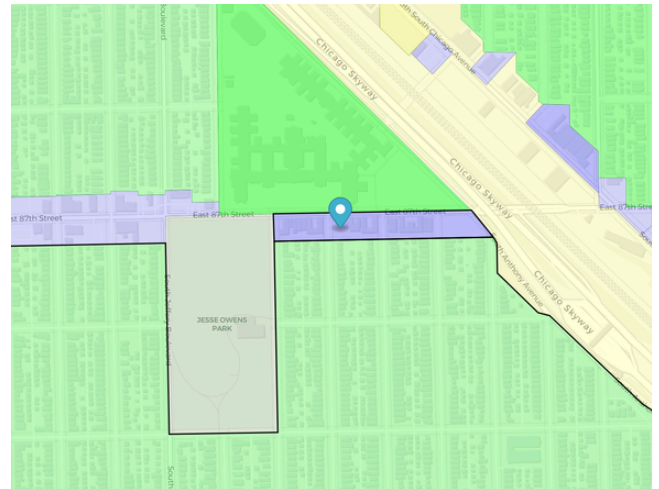
Total Sq Ft: ±7,196

# Understanding the land

## Zoning: B3-2

(Community Shopping District)

Shopping centers, large stores, and retail storefronts, often along major streets. Allows more types of businesses than B1 and B2 districts. Apartments permitted above the ground floor.



### Specifications

Zoning Ordinance reference	§ 17-3-0104 <a href="#">View the Chicago Zoning Ordinance</a>
Floor area ratio	2.2
Maximum building height	Varies by lot frontage, and whether building has ground-floor commercial space. (See 17-3-0408)
Lot area per unit (density)	1,000 sq ft/dwelling unit, 700 sq ft/efficiency unit, 700 sq ft/SRO unit
Minimum lot area	
On-site open space	N/A

### Setbacks

Front yard	None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)
Side	None, unless property borders an R-zoned lot. Then the R lot's front setback applies.
Back yard	If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.

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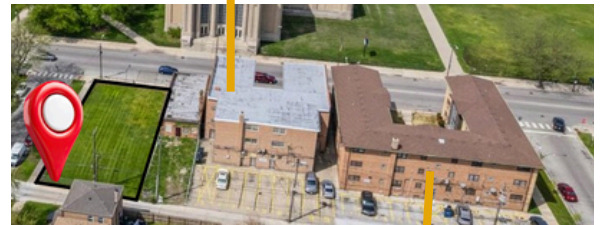
Price: \$180,000  
\$/sqft: About \$25.00  
Taxes: \$7,131.16 (2025)

Lot Size: ±7,196 sqft  
Zoning: B3-2  
Lot Demensions: 57.568ft x 125ft  
Frontage: 182.568ft

County: Cook  
Township: Hyde Park  
Ward: 8<sup>th</sup>  
Alderwoman: Michelle A. Harris



📍 2145 E. 87<sup>th</sup> St.



📍 8700 s. Paxton Ave.

## Recent & Nearby Multifamily Transactions

\*As of May 11, 2026

- 8700 s Paxton Ave, Multifamily (18 units), Listed at \$1,875,000, FOR SALE
- 2205 E. 87th St. (10 units) Listed at \$675,000, UNDER CONTACT
- 8600 S. Euclid Ave. (19 units) Listed at \$1,825,000, FOR SALE
- 2145 E. 87<sup>th</sup> St. (12 units) \$1,500,000 , SOLD Feb 2026



# Traffic Counts + Trade Area Report

## Illinois Department of Transportation AADT Report, 2025



## Traffic Counts from Realtors Property Resource

### Traffic Counts by Highest Traffic Count

Rank	Location	2025 Est. daily traffic counts	Cross	Cross Dir	Distance	Historical counts															
1	I-94	151,489	E 111th St	NE	0.07 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2006</td> <td>132,000</td> <td>AADT</td> </tr> <tr> <td>2004</td> <td>148,300</td> <td>ADT</td> </tr> </tbody> </table>	Year	Count	Type	2006	132,000	AADT	2004	148,300	ADT						
Year	Count	Type																			
2006	132,000	AADT																			
2004	148,300	ADT																			
2	Stony Island Ave	59,910	S Stony Island Ave	W	0.02 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2006</td> <td>56,100</td> <td>AADT</td> </tr> <tr> <td>1998</td> <td>44,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2006	56,100	AADT	1998	44,000	AADT						
Year	Count	Type																			
2006	56,100	AADT																			
1998	44,000	AADT																			
3	Stony Island Ave	59,441	E 103rd St	N	0.06 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>56,100</td> <td>AADT</td> </tr> <tr> <td>2006</td> <td>56,100</td> <td>AADT</td> </tr> <tr> <td>1998</td> <td>44,000</td> <td>ADT</td> </tr> </tbody> </table>	Year	Count	Type	2010	56,100	AADT	2006	56,100	AADT	1998	44,000	ADT			
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4	Stony Island Expressway	54,546	E 97th St	S	0.05 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>22,000</td> <td>AADT</td> </tr> <tr> <td>2021</td> <td>51,100</td> <td>AADT</td> </tr> <tr> <td>2010</td> <td>56,100</td> <td>AADT</td> </tr> <tr> <td>2006</td> <td>56,100</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2022	22,000	AADT	2021	51,100	AADT	2010	56,100	AADT	2006	56,100	AADT
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5	S Stony Island Ave	54,269	E 79th St	N	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2006</td> <td>55,800</td> <td>AADT</td> </tr> <tr> <td>2002</td> <td>47,100</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2006	55,800	AADT	2002	47,100	AADT						
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AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

# Chicago, IL 60617

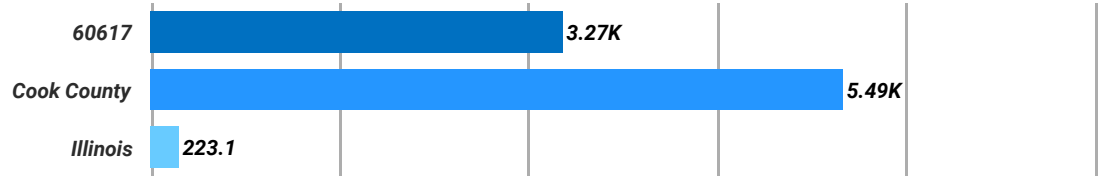
## Population

Source: U.S.Census AmericanCommunity Survey via Esri, 2025

Update Frequency: Annually

### Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



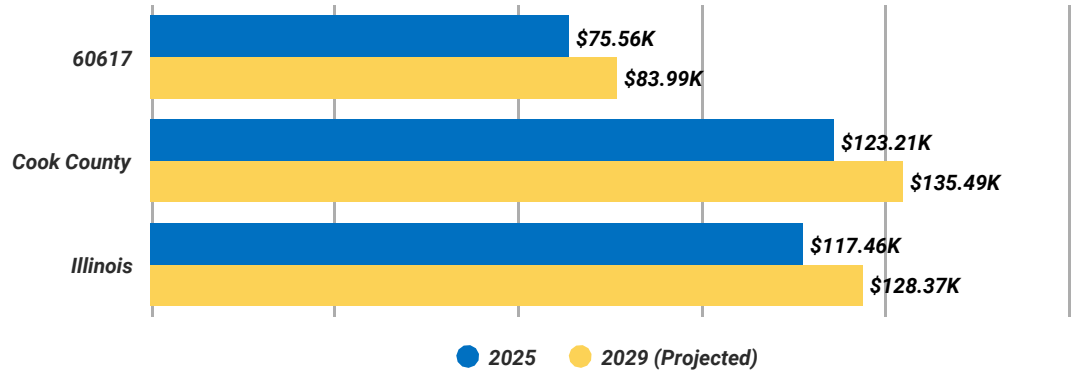
## Income

Source: U.S.Census American Community Survey via Esri, 2025

Update Frequency: Annually

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.



## Home Values

### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed



# Trade Area Summary

## Attribute Summary for Chicago, IL 60617

**Median Household Income**

**\$56,132**

Source:2025/2029Income (Esri)

**Median Age**

**39.8**

Source:2025/2029 Age: 5 Year Increments (Esri)

**Total Population**

**73,166**

Source:2025Age: 1 Year Increments (Esri)

**1st Dominant Segment**

**Family Foundations**

Source:2025 TapestryMarket Segmentation (Households)

## Consumer Segmentation

	Modest Income				
Top Tapestry Segments % of Households	Family Foundations 8,449 (29.2%)	Family Bonds 3,825 (13.2%)	Homes 3,453 (11.9%)	Fresh Ambitions 2,439 (8.4%)	City Strivers 1,741 (6.0%)
Life Stage Group	Contemporary Households	Family Portraits	Family Portraits	Contemporary Households	Family Portraits
Life Mode Group	Metro Vibes	Community Connections	Community Connections	Urban Threads	Urban Harmony
Urbanicity Group(s)	Urban Vicinity Suburb	Urban Core Urban Vicinity Suburb	Urban Core Urban Vicinity Suburb	Urban Core Urban Vicinity Suburb	Urban Core Urban Vicinity
Residence Type	Single Family	Single Family	Single Family	Multi-Units, Single Family	Multi-Units, Single Family
Household Type	Married Couples, Singles Living Alone, Singles w/ Relatives	Married Couples	Singles Living Alone, Married Couples, Singles w/ Relatives	Married Couples, Singles Living Alone	Married Couples, Singles Living Alone, Singles w/ Relatives
Average Household Size	2.5	3.01	2.45	2.85	2.75
Median Age	41	35.5	37.1	31.3	38.5
Diversity Index	52.7	87.6	55.5	88.5	71.2
Median Household Income	\$58,089	\$72,515	\$35,121	\$41,775	\$76,919
Median Net Worth	\$131,285	\$177,755	\$18,675	\$14,617	\$102,849
Homeownership	66%	69%	47%	29%	44%
Rent Burdened Households	42%	40%	46%	49%	45%
Labor Force Participation Rate	59%	65%	51%	56%	64%
Unemployment Rate	7%	5%	11%	10%	7%
% with Bachelor's Degree or Higher	23%	20%	12%	12%	29%
Lifestyle Patterns	These residents tend to shop at discount stores. Residents frequently visit nail salons and purchase hair care products for home use.	These residents primarily shop at large retail establishments and wholesale stores. Consumers frequent fast-food restaurants or opt for home-delivered meals.	Residents tend to shop at discount supermarkets and stores. Dining out is often at fast food restaurants, and convenience stores are popular for quick purchases.	Households prioritize affordable shopping, often visiting discount and department stores for everyday needs. Baby products are in high demand, and children influence brand choices.	Residents tend to shop at both high-end and warehouse stores, with a strong inclination toward athletic apparel. Personal care services are a priority for spending.

Exclusively listed by:  
Ayanna Lee



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WARNER**

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May 2026