



FERRERO

method.

SALE
Pullman | Hard Corner
Land Site For SALE

11046 S. LANGLEY AVENUE
Chicago, IL 60628

PRESENTED BY:
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THE PULLMAN COMPANY
Museum

SITE



E 111th St

15,200 VPD

usbank

I-94 & 111th
Full Interchange

S MLK DR

Metra
111th St



Chicago
Police Dept



House of Hope
Church
+/- 20,000 Members

132,400 VPD



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

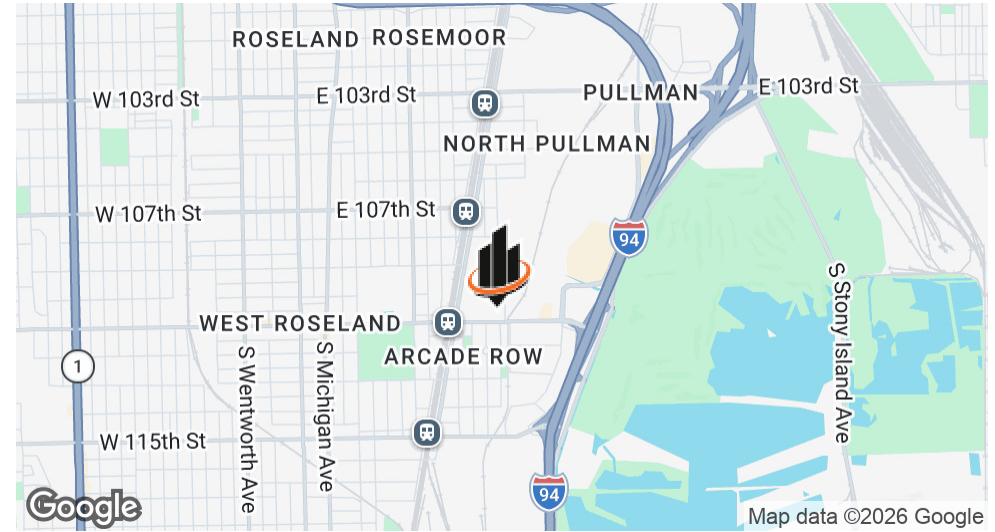
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	16,500 SF
ZONING:	M3-3
NEIGHBORHOOD:	Pullman
TRAFFIC COUNTS:	111th (15,200 vpd), Intrstate 94 (132,400 vpd)

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 11046 S. Langley, a 16,500 SF parcel at the hard corner of 111th & Langley (NWC) in Chicago, IL for SALE. It is located in the historic Pullman neighborhood, which has seen a rebirth in recent years. Nearby demand drivers include Harborside International Golf Center, the Pullman National Historical Park, House of Hope (10,000-seat arena), the Chicago Police Department, and the Pullman Community Center. Nearby employers and retailers include an Amazon midwest distribution center, Method Soap factory, Gotham Greens, U.S. Bank, Wal-Mart, Ross, Planet Fitness, Culver's, Chick-fil-A, and Jimmy John's. A full interchange exists at 111th & Interstate 94, 0.4 miles to the east, which sees 132,400 vpd. Additionally, a Metra stop is 0.24 miles away at 111th Street. The site measures 100' x 165', has multiple curb cuts and is zoned M3-3. Contact agent for further details.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	11046 S. Langley Avenue
CITY, STATE, ZIP	Chicago, IL 60628
SUB-MARKET	Pullman
CROSS-STREETS	111th / Langley
SIGNAL INTERSECTION	Yes

PROPERTY HIGHLIGHTS

- Corner Land Site for SALE
- NWC of 111th/Langley - Lighted Intersection
- 16,500 SF (165' x 100')
- Zoned M3-3
- Multiple Curb Cuts
- Pullman Neighborhood
- Full Inrchange at 111th / Interstate 94
- Metra Stop 0.24 Miles Away
- Nearby Demand Drivers - Harborside International Golf Center, Pullman National Historical Park, House of Hope (10,000 Seat Arena), Chicago Police Department, Pullman Community Center
- Nearby Employers and Retailers - Amazon Midwest Distribution Center, Method Soap Factory, Gotham Greens, U.S. Bank, Wal-Mart, Ross, Planet Fitness, Culver's, Chick-fil-A, Jimmy John's



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RETAIL AERIAL MAP

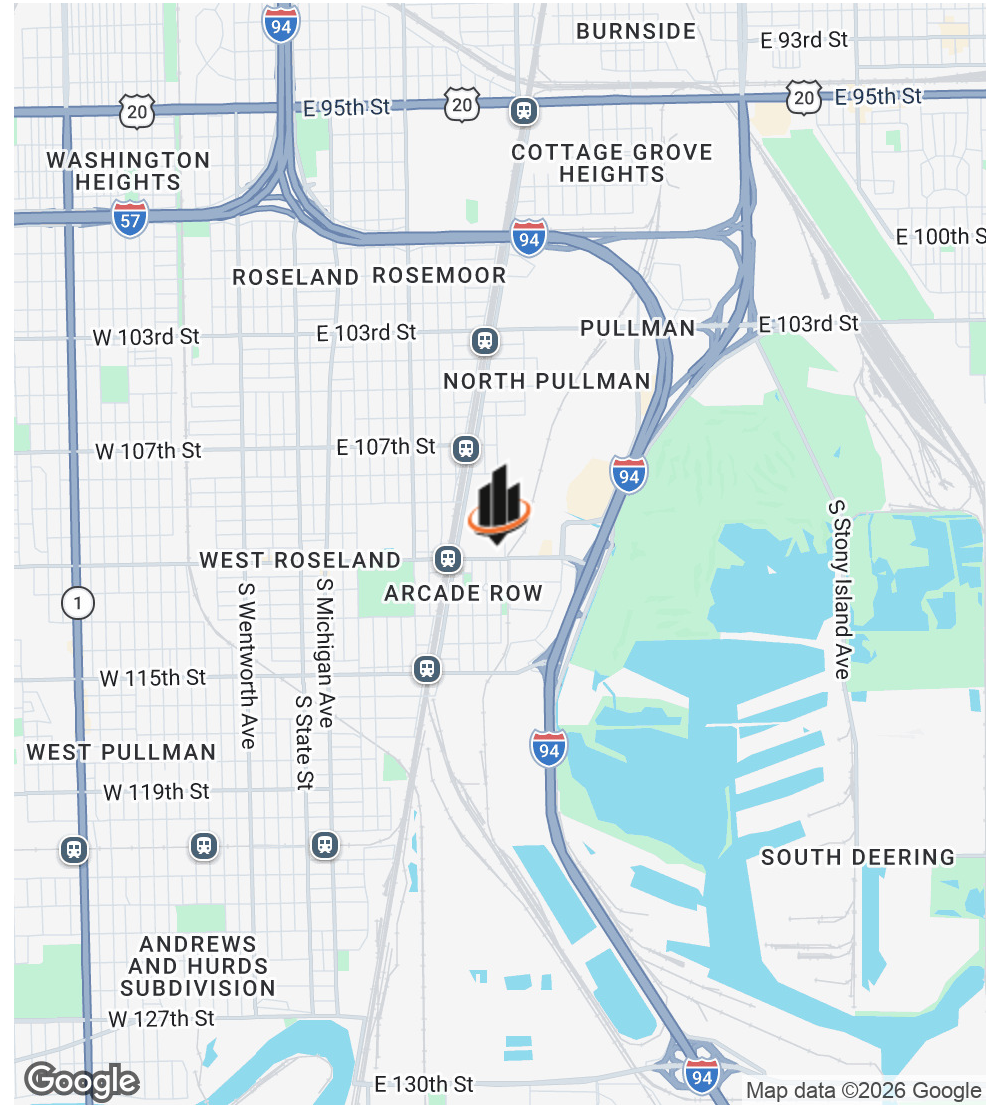
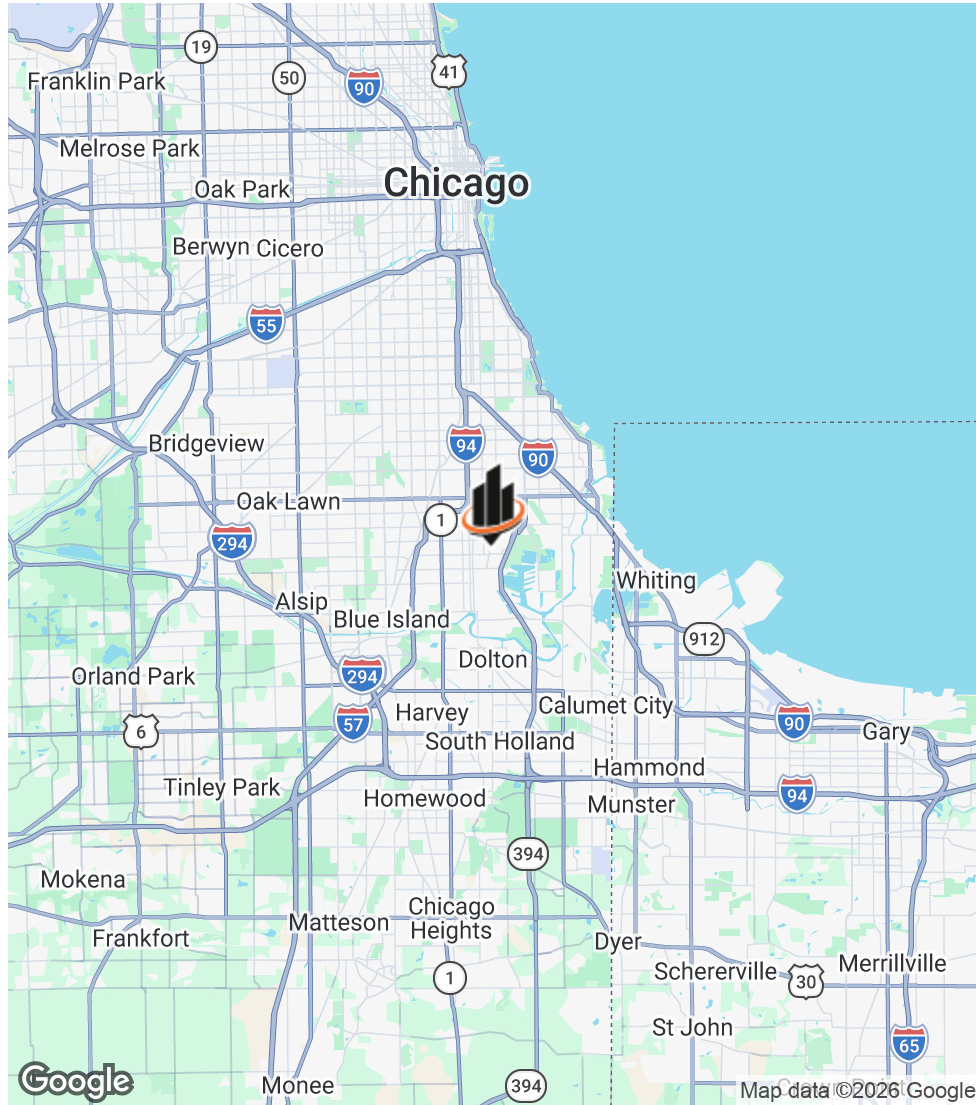


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LOCATION MAPS



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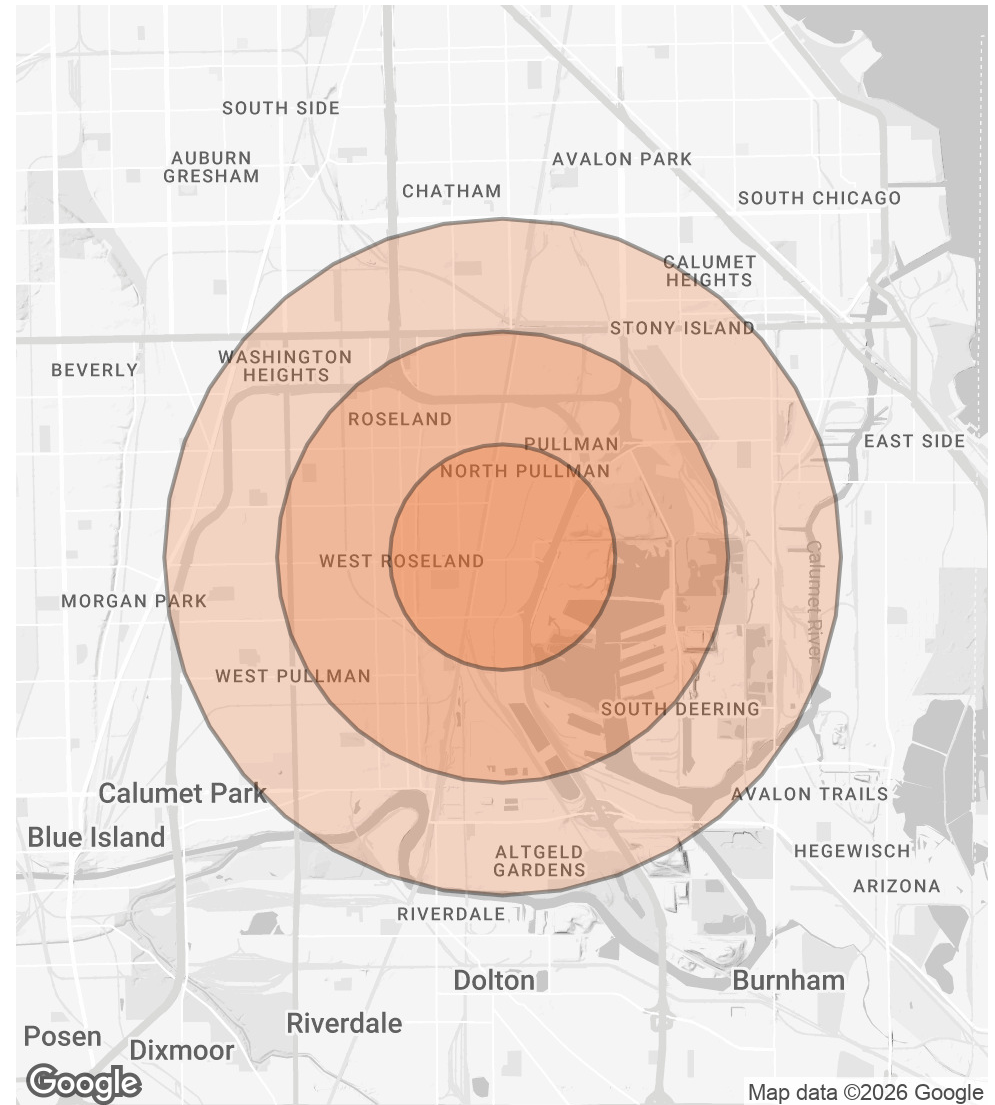
DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,158	67,440	153,331
AVERAGE AGE	33.9	34.2	36.1
AVERAGE AGE (MALE)	29.8	30.4	32.7
AVERAGE AGE (FEMALE)	35.8	36.8	38.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,436	22,617	52,032
# OF PERSONS PER HH	2.7	3.0	2.9
AVERAGE HH INCOME	\$45,157	\$45,128	\$48,826
AVERAGE HOUSE VALUE	\$139,153	\$137,339	\$156,504



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