

HIGH PROFILE NORTHSIDE CHICAGO
DEVELOPMENT OPPORTUNITY

3311-3335
N. WESTERN AVENUE

CHICAGO, IL 60618





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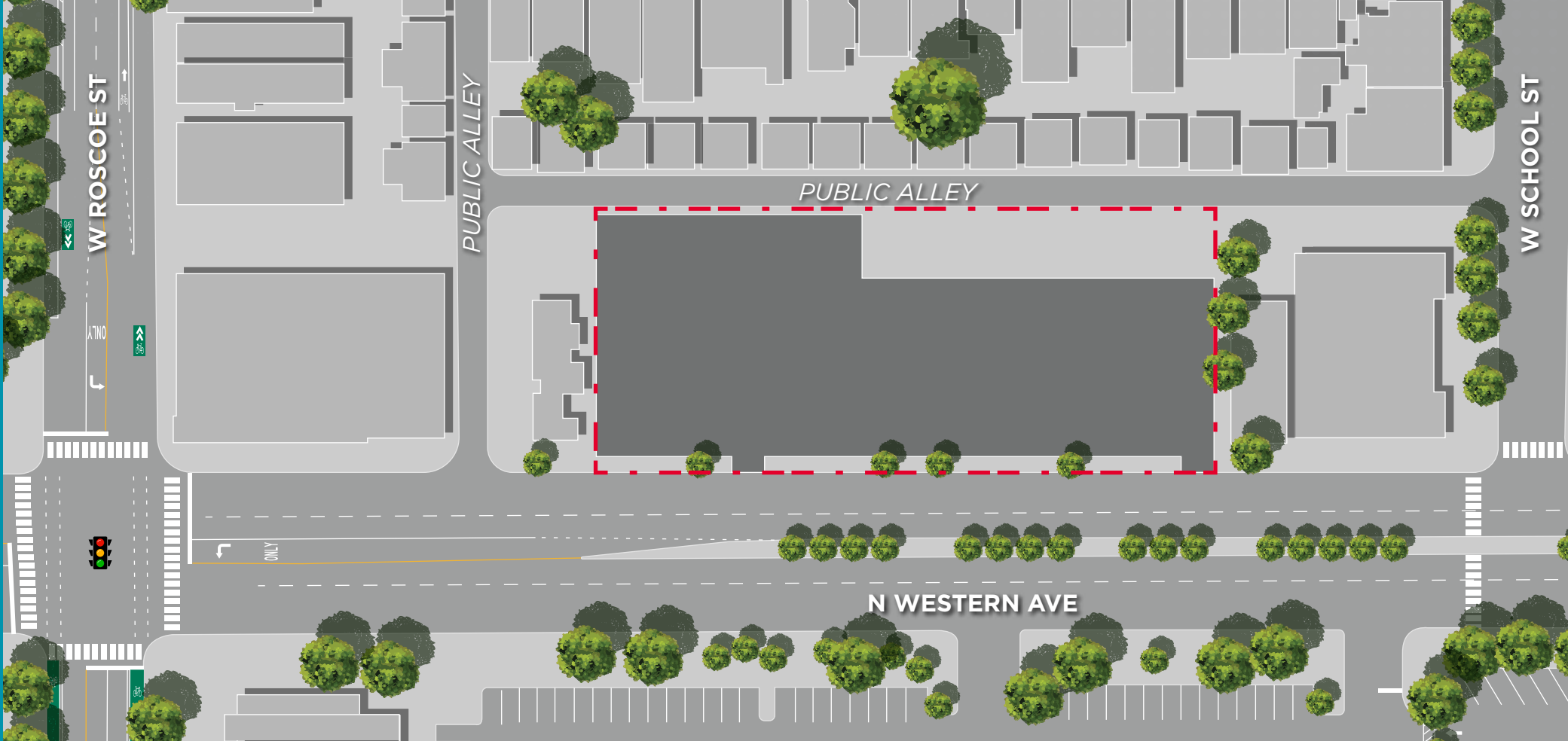
EXECUTIVE SUMMARY

Cushman & Wakefield of Illinois, Inc. has been retained as the exclusive advisor and agent to offer the 100% fee simple interest in one of the last large development parcels in the Roscoe Village neighborhood of Chicago (“the Property”) located at 3311-3335 N Western Ave., Chicago, IL. The offering includes a development parcel of approximately 32,000 square feet.

The prime development opportunity allows builders and investors incredible upside in one of Chicago’s more desired communities. The Property benefits from a premier location in close proximity to:

- Strong demographic neighborhood that includes multi-family, townhomes, and single-family homes
- Established retail corridor with neighboring premier restaurants and boutique retail
- Excellent area schools including DePaul College Prep and Lane Tech College Prep within 0.5 miles





PROPERTY OVERVIEW

PROPERTY SUMMARY

Address 3311-3335 N. Western Avenue, Chicago, IL 60618

Submarket Roscoe Village

PIN

14-19-316-022-0000,
14-19-316-021-0000,
14-19-316-020-0000,
14-19-036-019-0000,
14-19-316-018-0000,
14-19-316-017-0000,
14-19-316-016-0000,
14-19-316-043-0000

Zoning C1 - 2

Alderman Waguespack

Square Feet 32,000 SF

Comments Opportunity to increase density

LOCATION & MARKET OVERVIEW

The Property benefits from superior area demographics and incredible amenities.

DEMOGRAPHICS

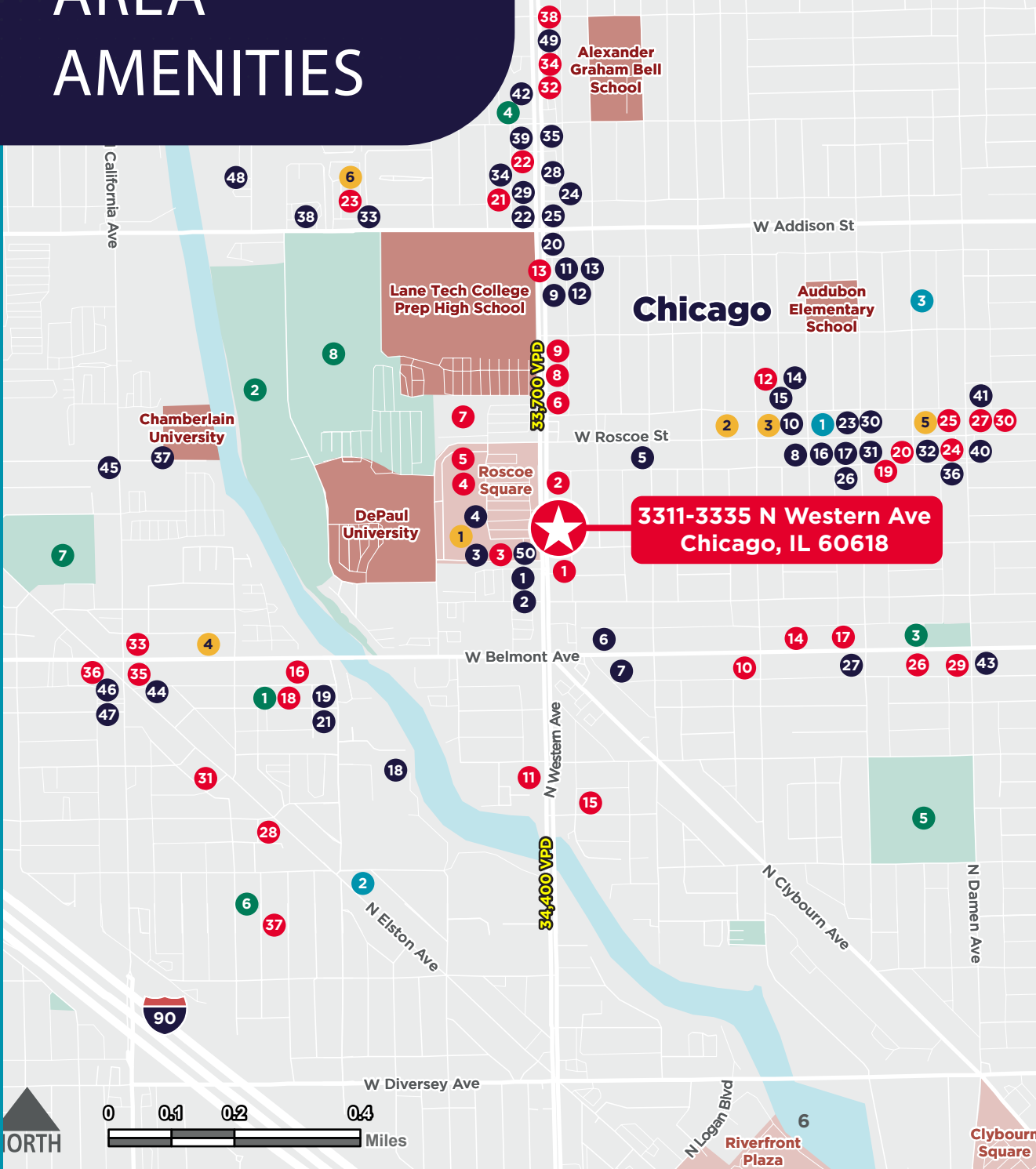
	1 MILE	3 MILES	5 MILES
2025 Total Population	47,134	583,160	1,203,867
2025 Average Household Income	\$194,264	\$150,682	\$141,517
2025 Average Home Value	\$732,415.00	\$632,970.00	\$567,256.00

WESTERN AVENUE TRAFFIC COUNTS

Western Avenue	33,700 VPD - 34,400 VPD
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AREA AMENITIES



RESTAURANT	
1. Ten Cafe	26. The Region - Handcrafted Hamburgers
2. BIBIBOP Asian Grill	27. Beat Kitchen
3. Wingstop	28. Saffron & Salsa
4. Joy Yee Noodle Roscoe	29. Wendy's
5. Le Sud Mediterranean Kitchen	30. Strapoli Pizzeria
6. Tepalcates	31. Village Tap
7. Hungry Brain	32. Starbucks Coffee Company
8. Turquoise Cafe & Restaurant	33. #1 Chop Suey - Addison
9. New China 2	34. Starbucks Coffee Company
10. John's Place	35. Reclaimed Bar & Restaurant - Chicago Southern
11. Big Boy Gyros	36. Roost Chicken & Biscuits
12. Pi-Hi Cafe	37. Eden
13. Dunkin'	38. McDonald's
14. Amor y Tequila	39. Potbelly
15. Dhanteraz Indian Fusion	40. Kitsch'n on Roscoe
16. Jimmy John's	41. Volo Restaurant Wine Bar
17. Pizza Amelia	42. Alley Dogs
18. Soul & Smoke - Avondale at Rockwell on the River	43. Tonya's Burrito Mex
19. The Little Lark	44. The Beer Temple
20. Popeyes Louisiana Kitchen	45. Cafe Tola #2
21. Thattu	46. Traspasada Restaurant
22. Retro Pizza Addison	47. Carniceria Guanajuato
23. Lucy's Cafe	48. Heineken Pub97
24. Rosati's Pizza	49. Pete's Pizza
25. Subway	50. Chipotle Mexican Grill

RETAIL	
1. Flora & Lane	20. The Denim Lounge
2. Economy Auto Mart	21. Uncharted Books
3. Petco	22. Mattress Firm Roscoe Village
4. Mariano's	23. SalonCentric
5. Walgreens	24. The Last Chapter Book Shop Chicago
6. Spirit Halloween	25. Roscoe Village Bikes
7. Jewel-Osco	26. Aquatic World
8. FedEx Office Print & Ship Center	27. Moondance Chicago
9. Soundz Good Chicago	28. Xced Design Build
10. Praha	29. Twinkle Twinkle Little One
11. American Heritage Fireplace	30. Shangri-La Vintage
12. RoscoeBooks	31. AB Hardwood Flooring and Supplies
13. Boost Mobile	32. AutoZone Auto Parts
14. Good Old Days	33. Circle K
15. Doggieworks	34. VinTech Systems Inc
16. Electrical Audio	35. A Lamp and Fixture Corp.
17. Father Time Antiques	36. Bucket O' Blood Books and Records
18. The Alley Chicago	37. Stone Emporium
19. Village Discount Outlet	38. H & S Cabinets

HOTEL		ARTS & ENTERTAINMENT	
1. Roscoe Village Guesthouse		1. The Art Colony	
2. The Avondale Guesthouse		2. Clark (Richard) Park	
3. Roscoe Village Inn		3. Fellger (Charles) Park	
		4. Waveland Bowl	
		5. Hamlin Park	
		6. Algonquin Park	
		7. Brands Park	
		8. High School/College Athletic Fields	

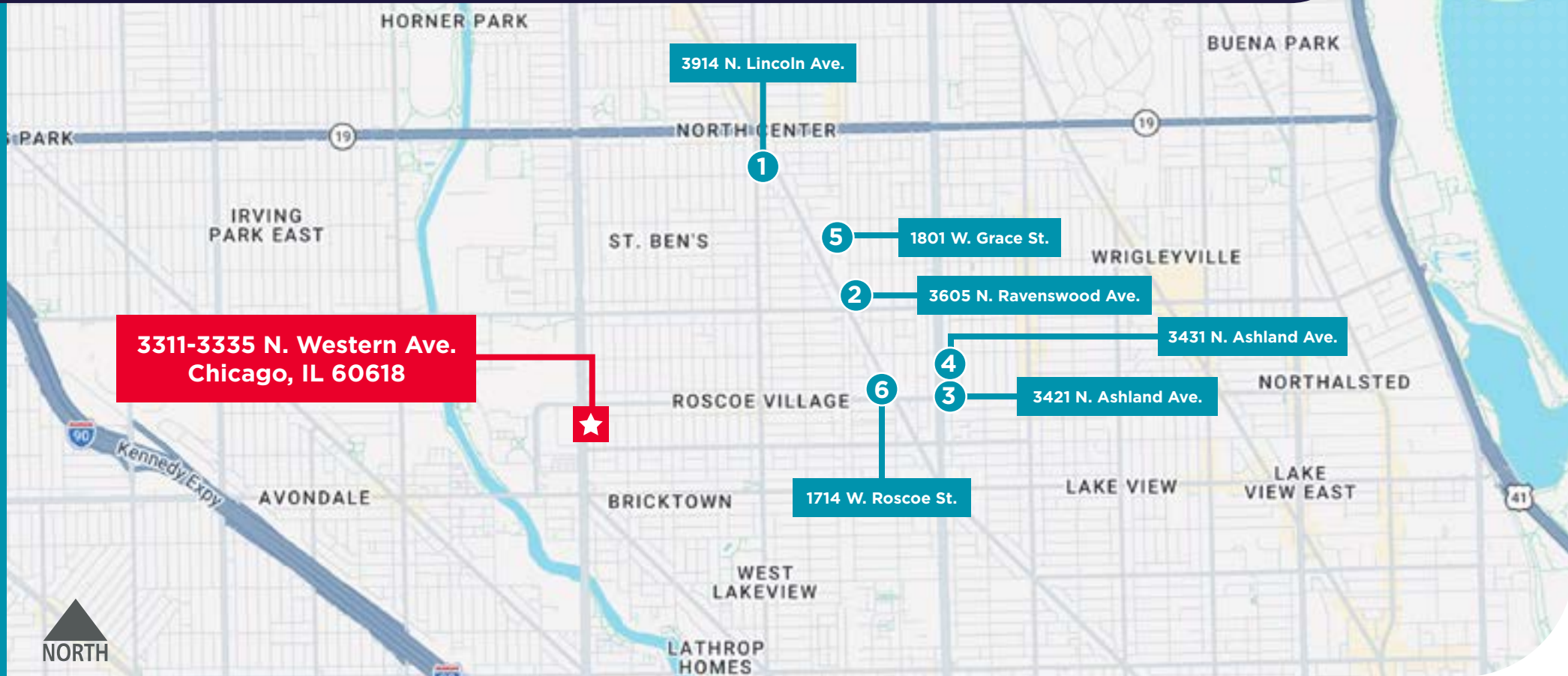
FITNESS	
1.	Orangetheory Fitness
2.	Victory Training
3.	Pilates + Coffee
4.	Catalyst Strength
5.	Reach Pilates Inc
6.	Starting Strength Chicago



FINANCIAL INFORMATION

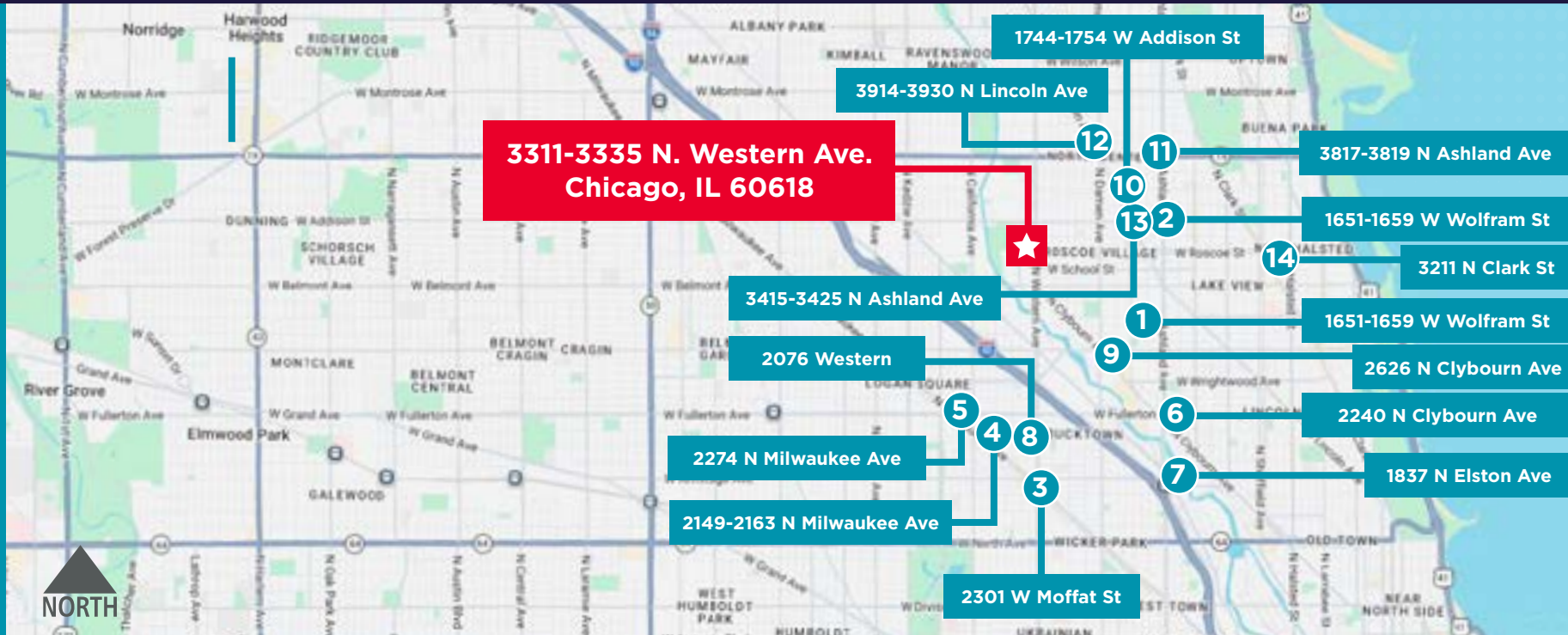
The following pages highlight some area multi-family developments and area land comparables.

AREA MULTI-FAMILY DEVELOPMENTS



	ADDRESS	CITY	YEAR BUILT	NUMBER OF UNITS	RENT/ PER SF UNIT
1	3914 N. Lincoln Ave.	Chicago	2025	68.00	\$3.80
2	3605 N. Ravenswood Ave.	Chicago	2026	52.00	\$3.67
3	3421 N. Ashland Ave.	Chicago	2024	53.00	\$4.28
4	3431 N. Ashland Ave.	Chicago	2022	95.00	\$3.80
5	1801 W. Grace St.	Chicago	Under Construction / 2028	62.00	TBD
6	1714 W. Roscoe St.	Chicago	2016	53.00	\$3.34

REPRESENTATIVE LAND TRANSACTIONS



	ADDRESS	CITY	SIZE (ACRES)	SIZE (SF)	DEVELOPER	PURCHASE PRICE	\$/LAND SF	DATE
1	1651-1659 W. Wolfram St	Chicago	0.37	16,117	N/A	\$1,780,000	\$110.13	May-2026
2	3451 N. Lincoln Ave	Chicago	0.23	10,019	N/A	\$2,500,000	\$249.53	May-2026
3	2301 W. Moffat St	Chicago	0.23	9,850	KMW Communities, LLC	\$1,550,000	\$157.36	May-2026
4	2149-2163 N. Milwaukee Ave	Chicago	0.36	15,500	N/A	\$2,790,000	\$179.84	Apr-2026
5	2274 N. Milwaukee Ave	Chicago	0.60	26,136	Shapack Partners	\$5,500,000	\$210.44	Apr-2026
6	2240 N. Clybourn Ave	Chicago	0.30	13,068	Platinum Homes Development Corp	\$1,700,000	\$130.09	Oct-2025
7	1837 N. Elston Ave	Chicago	14.19	617,990	Foundry Park Properties KP7 LLC	\$83,950,000	\$61.80	Sep-2025
8	2076 Western	Chicago	0.21	9,148	2076 N Western LLC	\$1,430,000	\$155.77	Apr-2025
9	2626 N. Clybourn Ave	Chicago	0.75	32,670	Costco Wholesale Corp	\$6,200,000	\$189.78	Dec-2024
10	1744-1754 W. Addison St	Chicago	0.36	15,563	Macon Construction	\$3,400,000	\$218.47	May-2022
11	3817-3819 N. Ashland Ave	Chicago	0.32	13,939	Mavrek Development	\$2,800,000	\$200.88	Oct-2021
12	3914-3930 N. Lincoln Ave	Chicago	0.56	24,394	Aktion Partners	\$4,000,000	\$163.97	Aug-21
13	3415-3425 N. Ashland Ave	Chicago	0.38	16,553	Wildwood Investments	\$2,320,000	\$140.16	Apr-21
14	3211 N. Clark St	Chicago	0.32	13,733	JAB Real Estate	\$3,400,000	\$247.58	May-21



N. WESTERN AVE

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