

FOR SALE:

MBRE

Historic Uptown Auditorium / Cultural Center Bldg

~50,000 SF Bldg on 14,840 SF Site

The Preston Bradley Center
941 W LAWRENCE AVE
CHICAGO, ILLINOIS 60640



PROPERTY HIGHLIGHTS:

- ± 50,000 sq. ft. Bldg. w/ 4,950 sq. ft. Parking Lot in Chicago's Historic Uptown Neighborhood
- Existing 1,280-Seat Auditorium w/ 55-foot Ceiling Height (Floor-to-Slab)
- 2 Floors of Offices & a Mason Hall w/ 27-foot Ceiling above Auditorium
- Finished Basement with 12-foot Ceilings and Existing Commercial Kitchen
- B3-5 Zoning / Alderman Cappleman (46th Ward)
- Located ~1,165 feet from CTA "L" Red Line (Lawrence Stop)
- Taxes: None, property is currently off the tax roll
- **ASKING PRICE: Subject to Offer**

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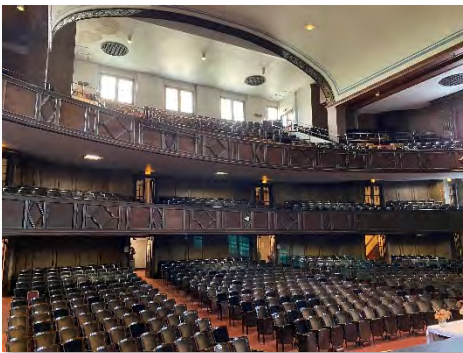


Overview

941 W Lawrence Ave is a 6-story, 50,000 +/- square foot building, with a 3-story 1,280 seat auditorium, as well as several other various stages and rooms for theatrical production. The property sits on a 14,840 sq. ft. site including a 4,950 sq. ft. gravel parking lot.

History

In 1925, the Peoples Church broke ground for their new home on Lawrence Avenue. John E. O. Pridmore, a well-known Chicago architect who designed theaters (including the Vic Theatre), churches, schools, commercial buildings and residences throughout the city, was selected to design the new church building.



Pridmore carried the theatrical elements of the congregation's previous homes into the new building, with theater seating, a large stage framed by a proscenium arch, with choir seating along the back, and rich wood paneling and Romanesque detailing on the interior. The exterior, with its monumental modified temple front rendered in brick with limestone detailing, is similar to the exterior of the Wilson Avenue Theater, the congregation's first home.

The new building was dedicated on October 10, 1926. By 1940, membership had risen to nearly 3,500 members with many thousand more across the country tuning in to listen on the radio every week.



Uptown Neighborhood

On October 6, 2020, Uptown was named [Chicago's coolest neighborhood](#) by TimeOut Magazine which states: "Scenic lakeside views, a diverse culinary scene and resilient nightlife put Uptown among the world's best communities."

TimeOut continues to describe the neighborhood as a "historic entertainment district that's home to old theaters like the [Aragon](#) and the [Riviera](#), Uptown is a place where venues like [Carol's Pub](#), [The Green Mill](#) and the [Baton Show Lounge](#) are finding ways to [safely stage shows for locals and visitors](#) while most marquee throughout the city remain dark. There's also no denying the breadth of the North Side neighborhood's [restaurant scene](#), which includes Ethiopian food at [Demera](#), sizzling Chinese barbecue from [Sun Wah](#) and steaming bowls of pho amid the Vietnamese restaurants on Argyle Street."



PROPERTY OVERVIEW



Building Name: The Preston Bradley Center
(www.prestonbradley.org)

Address: 941 W Lawrence Ave, Chicago, IL 60640

County: Cook County

Neighborhood: Uptown

Property Type: Auditorium / Worship / Cultural Center / Office

Price: Subject to Offer

Building Size: 50,000 sq. ft. (approximately)

Auditorium: Existing 1,280 seat, 3 story auditorium with 49' ceiling

Total Land Area: 14,840 sq. ft. (0.341 acres) (150' x 99')

Stories: 6 Stories + Basement

Parking: 4,950 sq. ft. gravel lot adjacent to bldg (50' x 99')

Building Footprint: 9,888 sq. ft. (100' x 99')

Elevator: 1 Passenger Elevator (5'10" x 4'3" Interior Cab)

Zoning: B3-5 ([Link to Zoning Code](#))

Ward: 46th Ward (Alderman James Cappleman)

Tax ID Pin(s): 14-17-205-003-0000 & 14-17-205-004-0000

Taxes: NA

Year Built: 1926

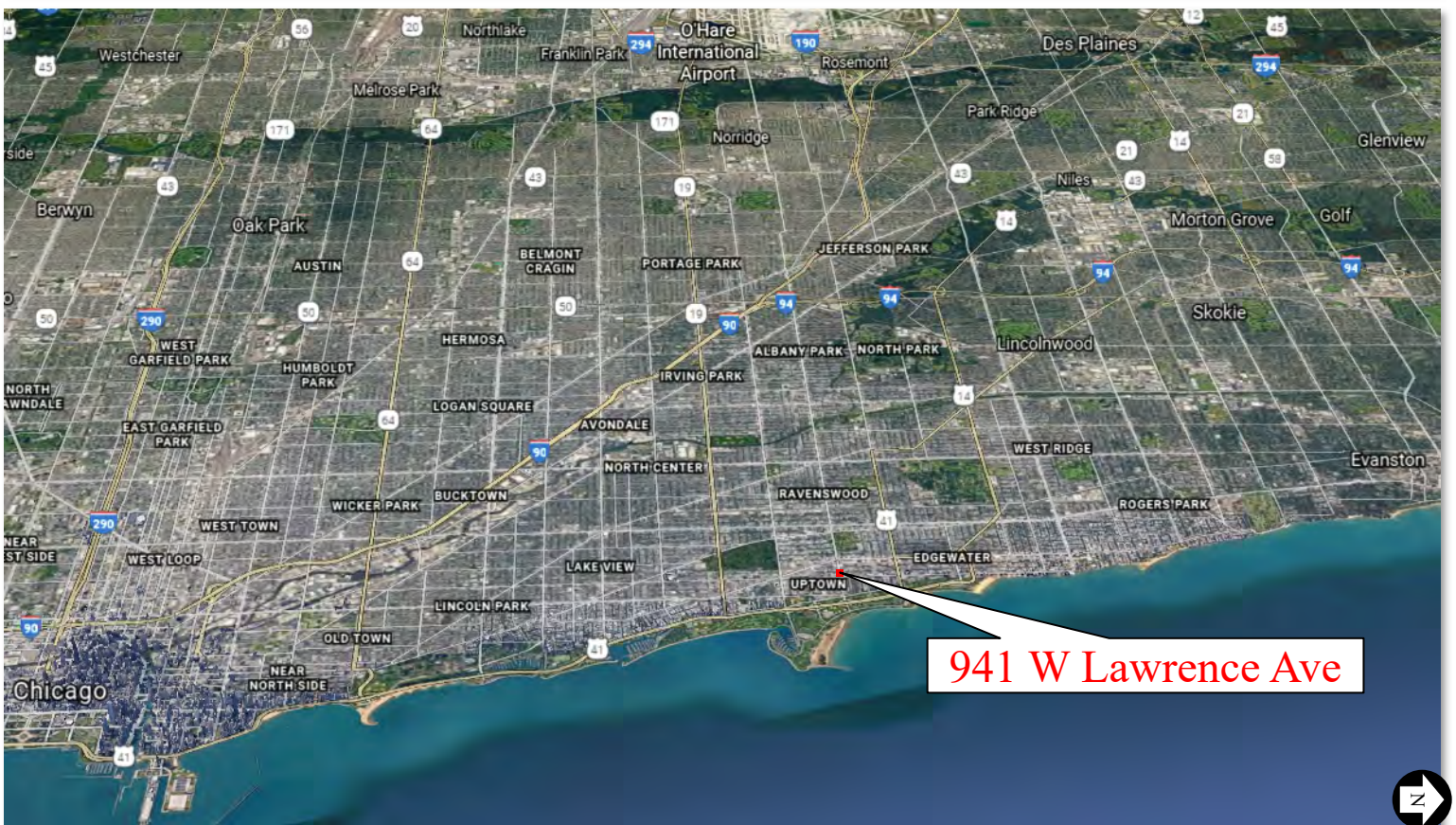
Architect / Style: John E.O. Pridmore / Classic Revival

Historical Status: Property is located within the [Uptown Square District](#) which considers *all exterior elevations, including rooflines, of the District buildings visible from the public right-of-way* historically significant but does not address building interiors.



Public Transportation:

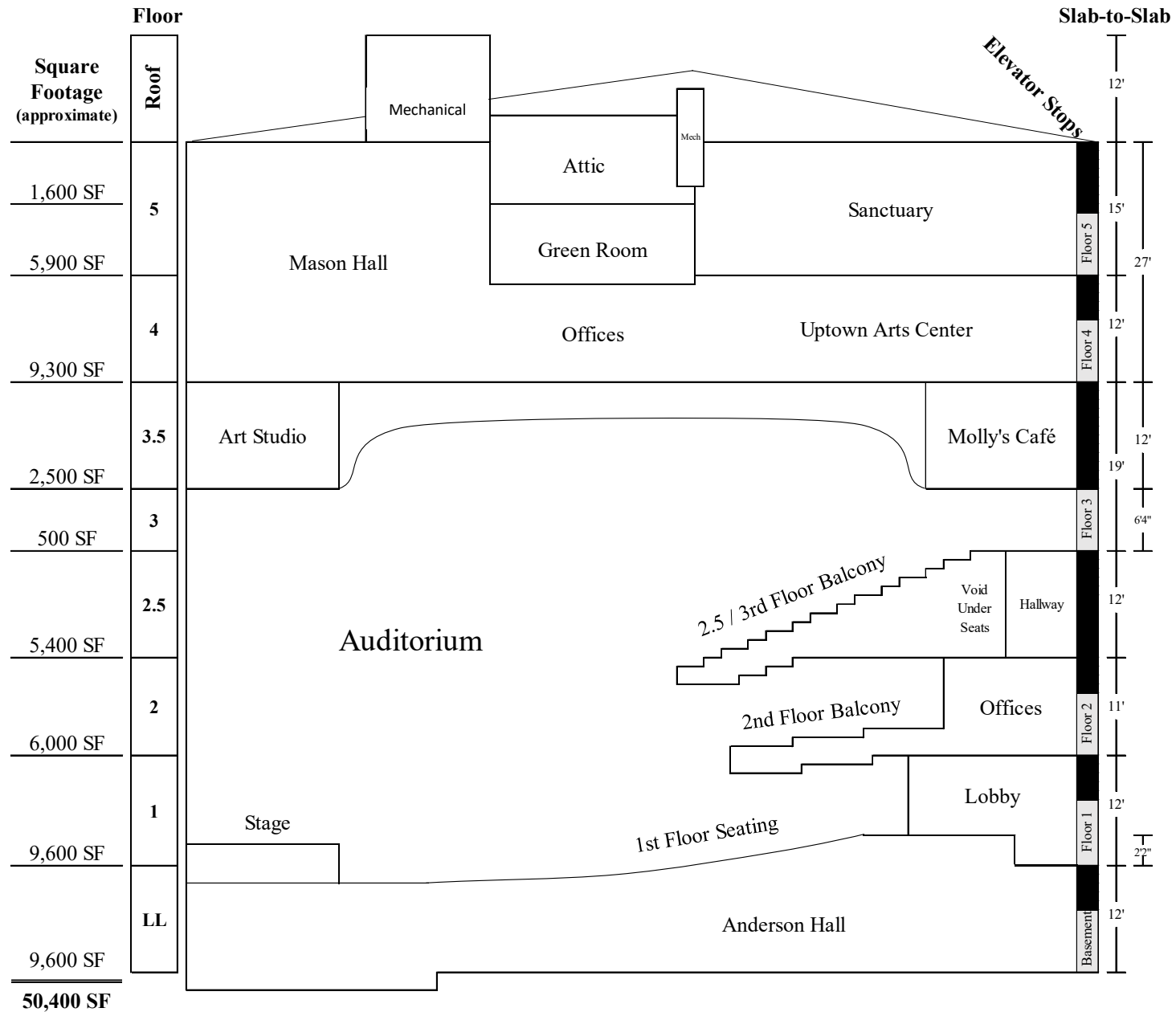
CTA "L" Red Line - Lawrence Stop:	1,165 +/- feet	~ 5 min. walk
CTA Bus - #81 Lawrence:	70 +/- feet	~ 1 min. walk
CTA Bus - #151 Sheridan:	215 +/- feet	~ 2 min. walk
CTA Bus - #136/#146/#148:	1,035 +/- feet	~ 4 min. walk
Divvy Bike Station (Sheridan & Lawrence):	235 +/- feet	~ 2 min. walk



PROPERTY OVERVIEW

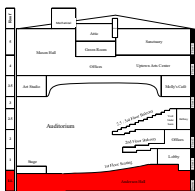
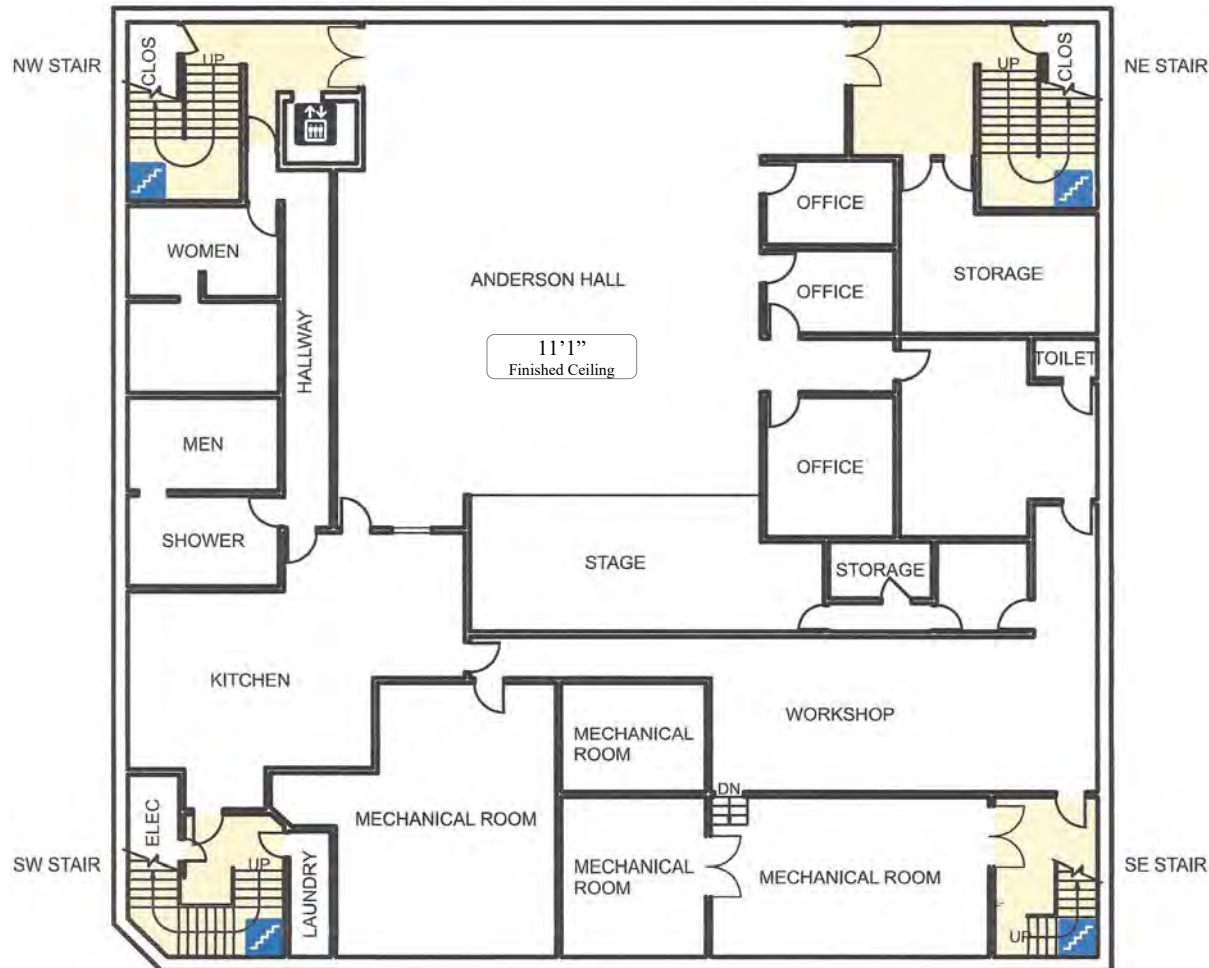


BUILDING CUTAWAY

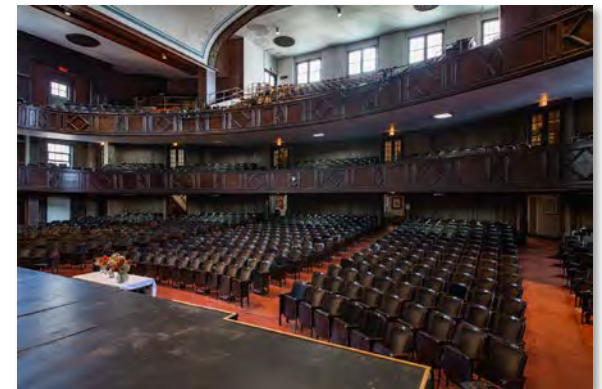
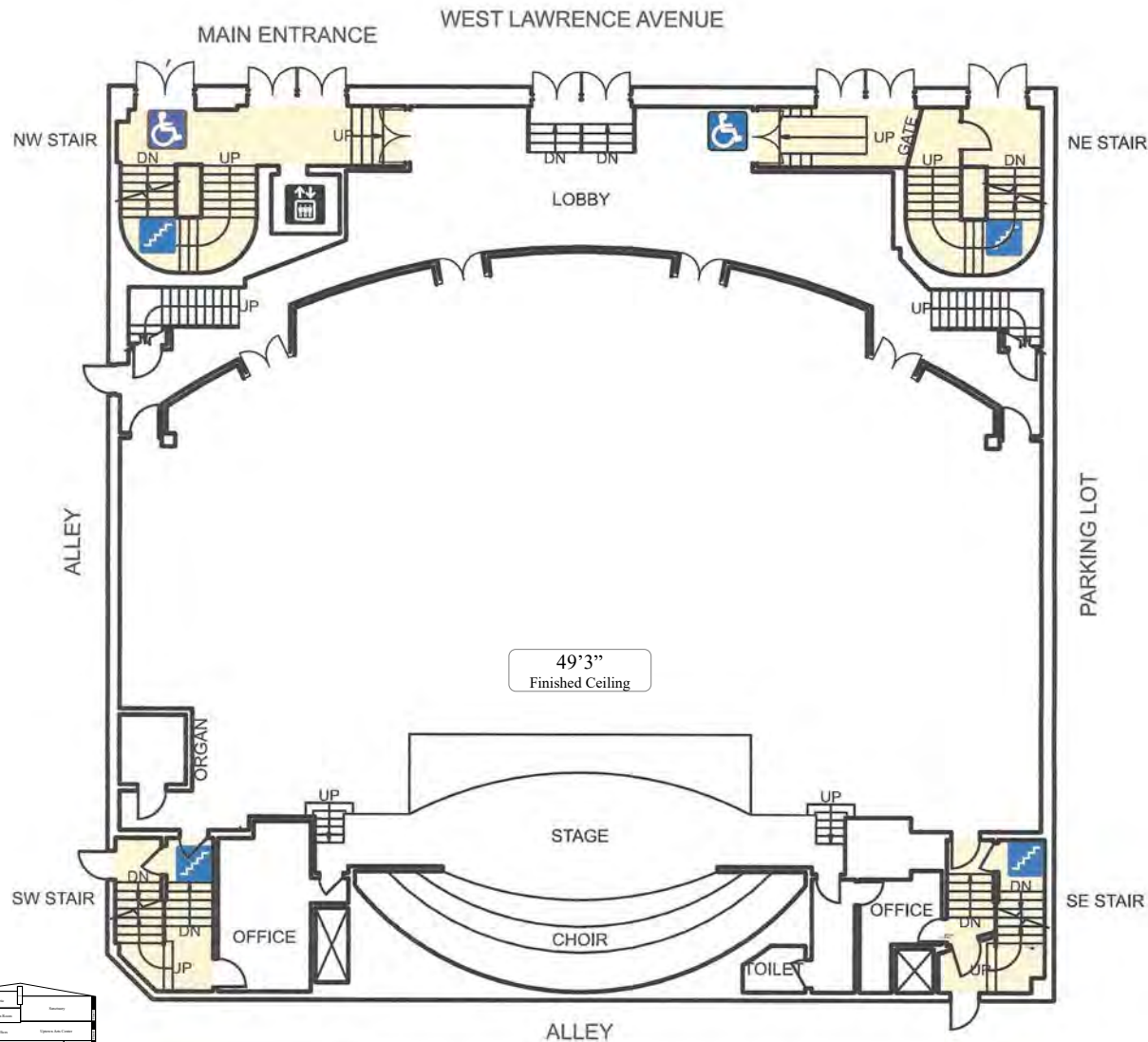


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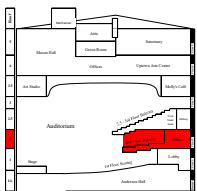
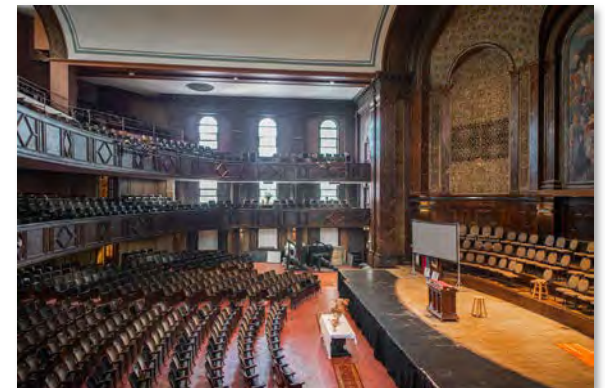
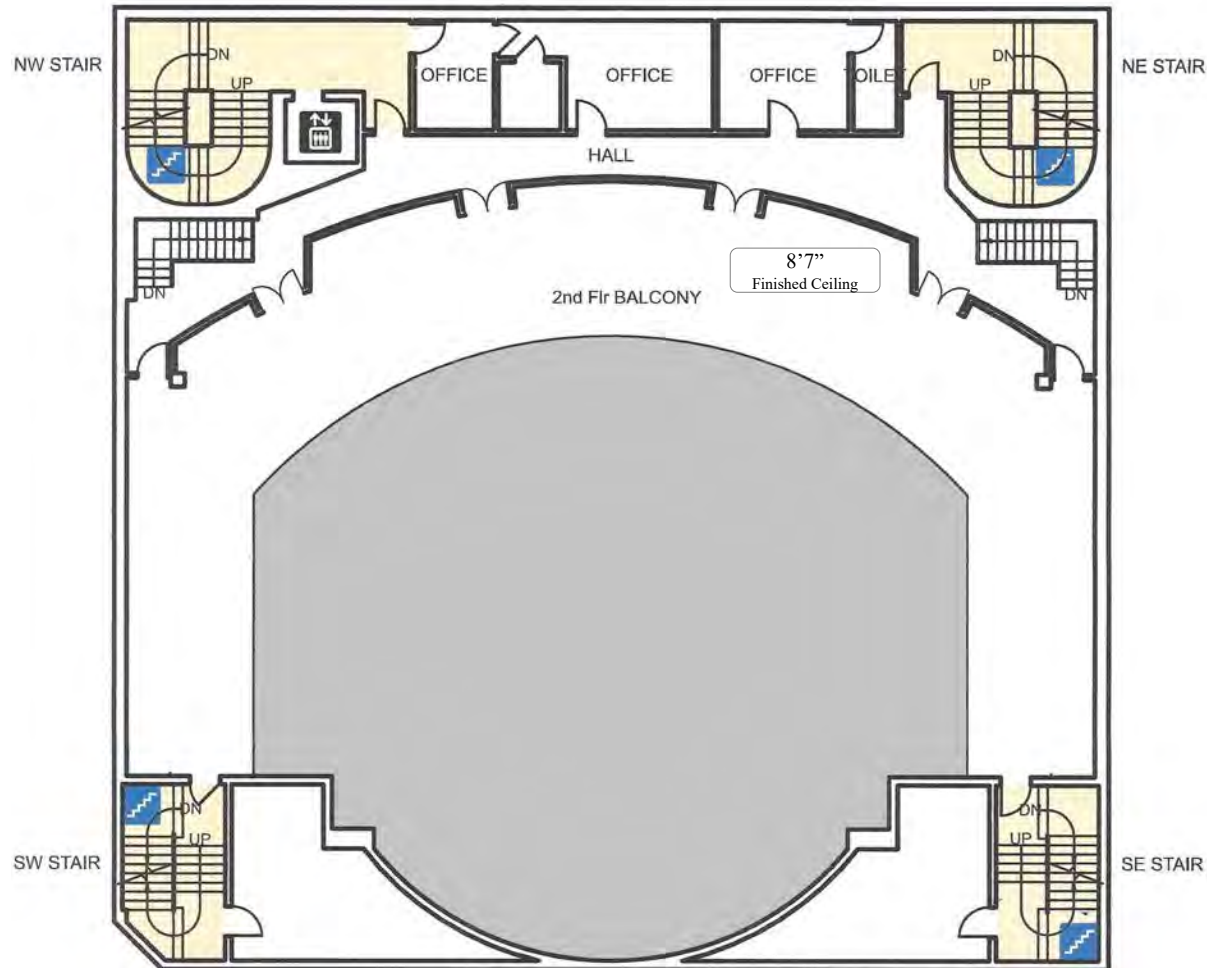
Basement
9,600 SF



1st Floor
9,600 SF

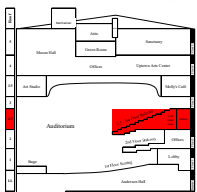
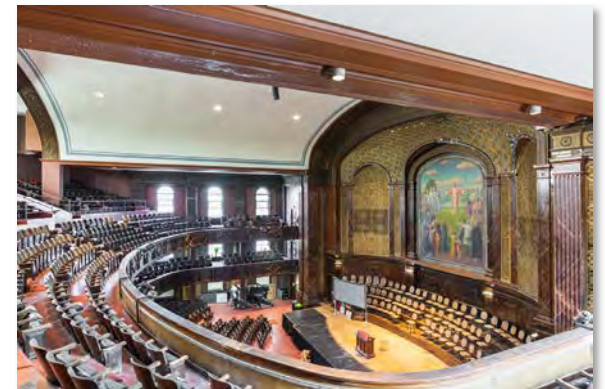
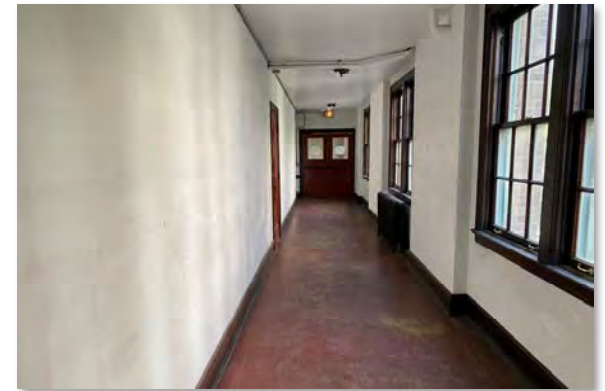
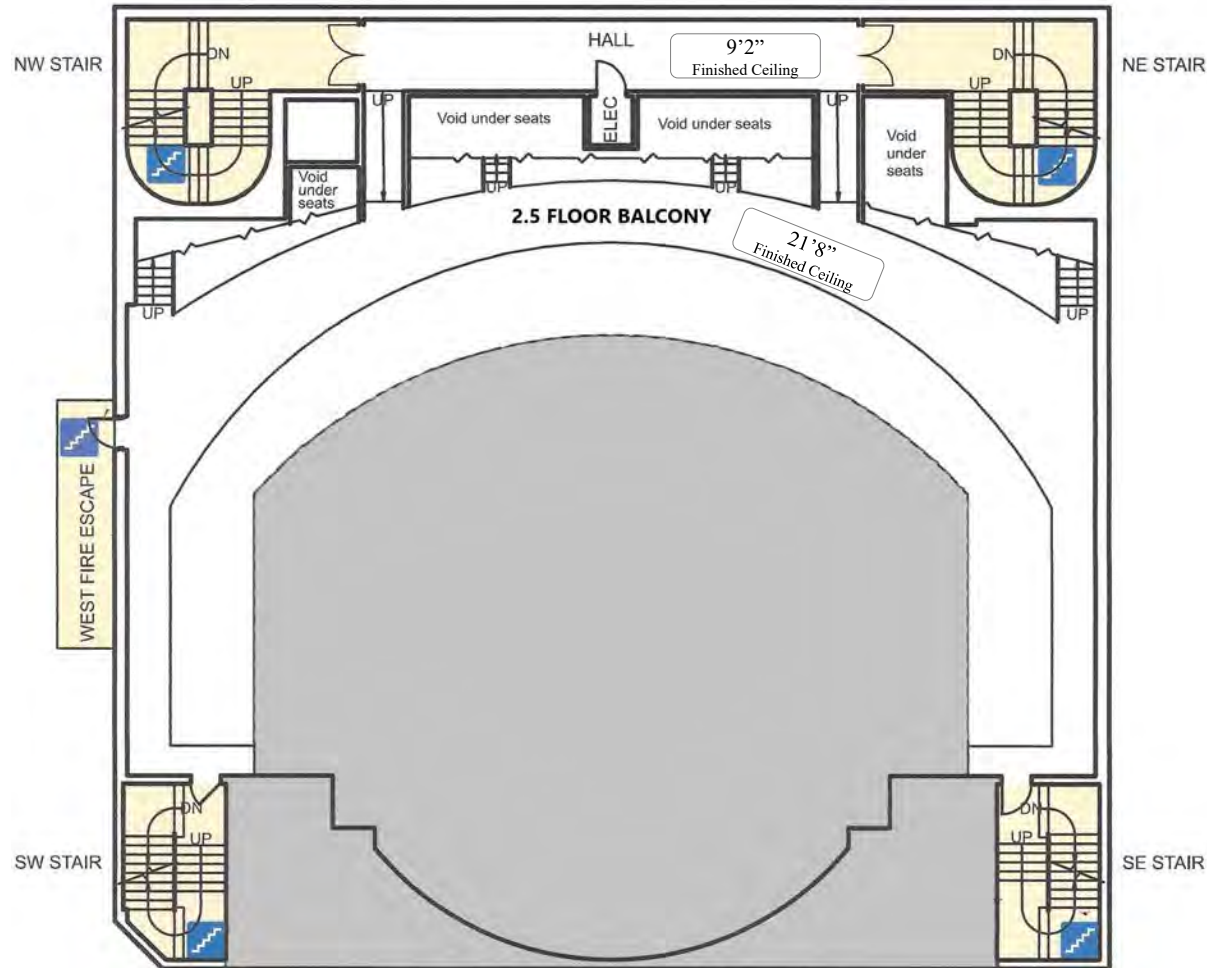


2nd Floor
6,000 SF



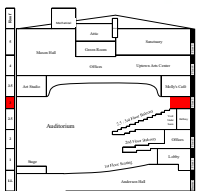
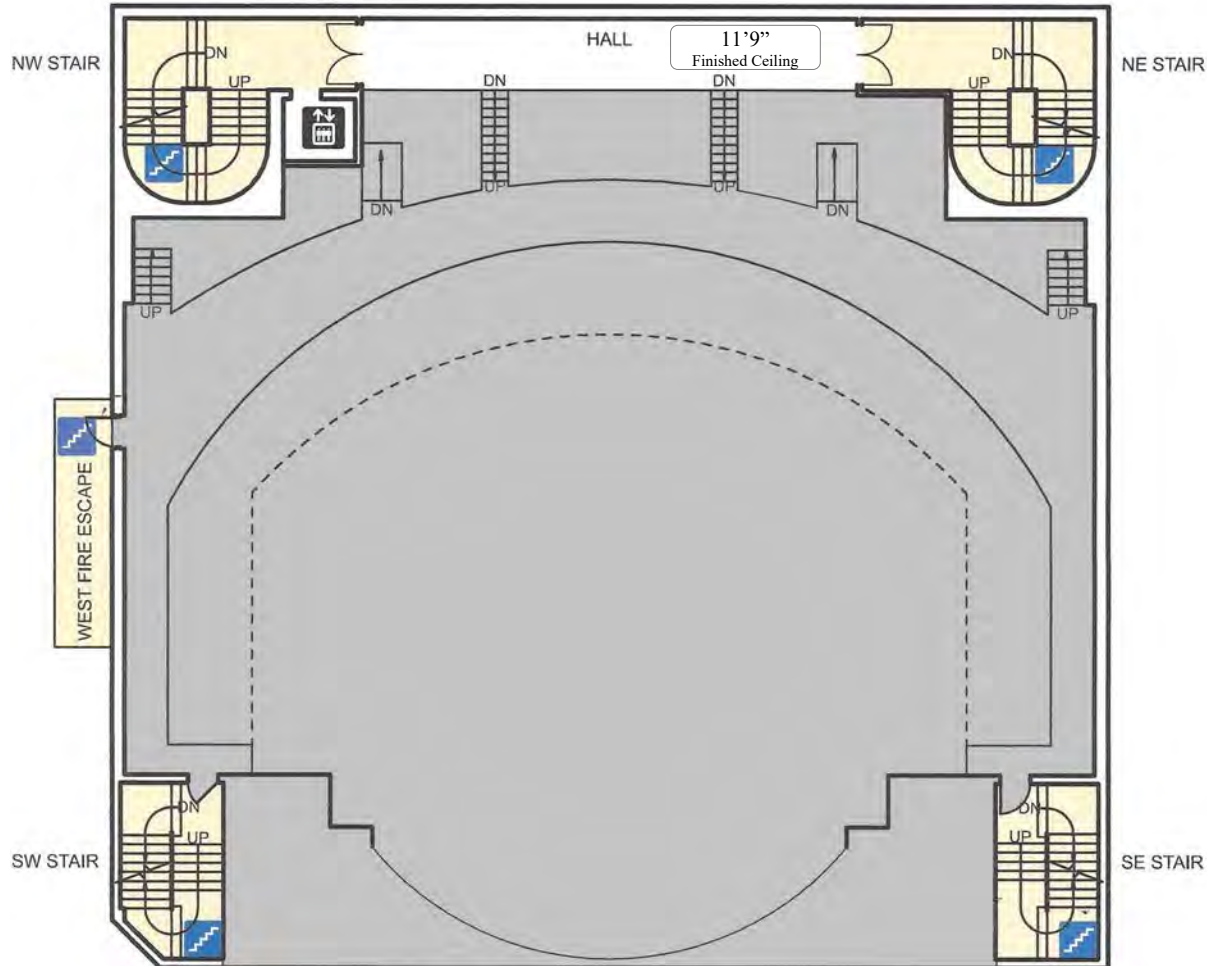
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2.5 Floor
5,400 SF



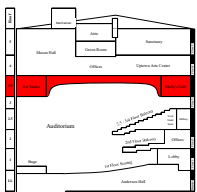
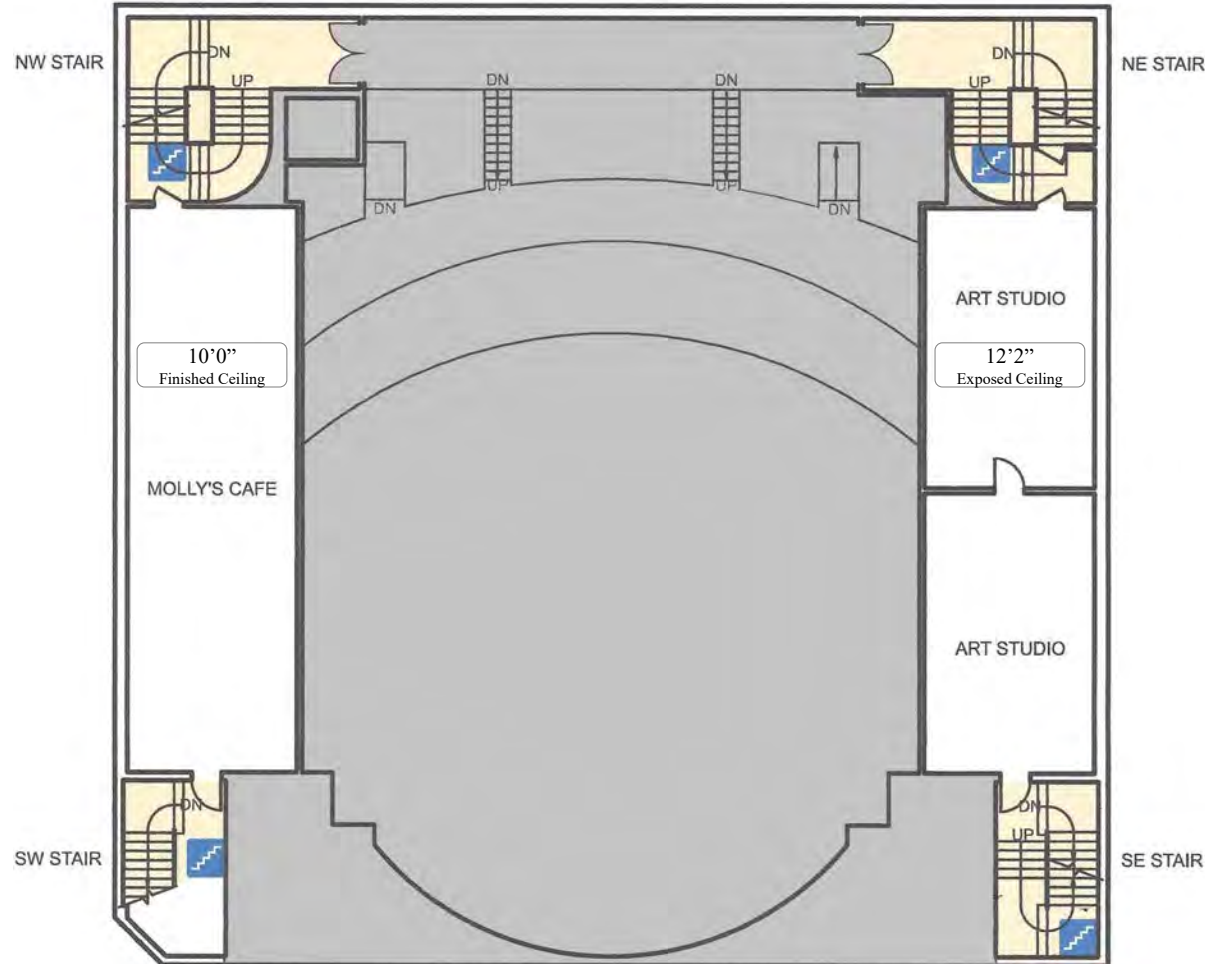
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3rd Floor
500 SF



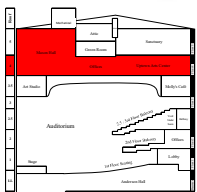
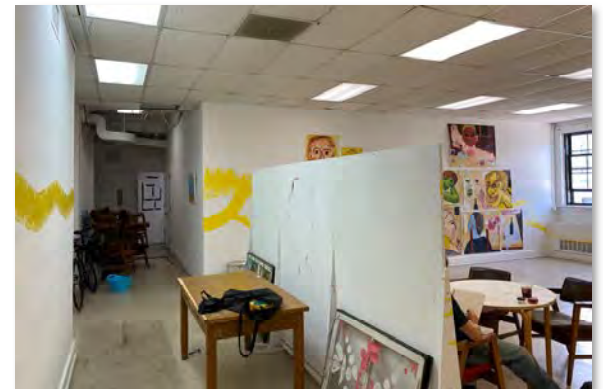
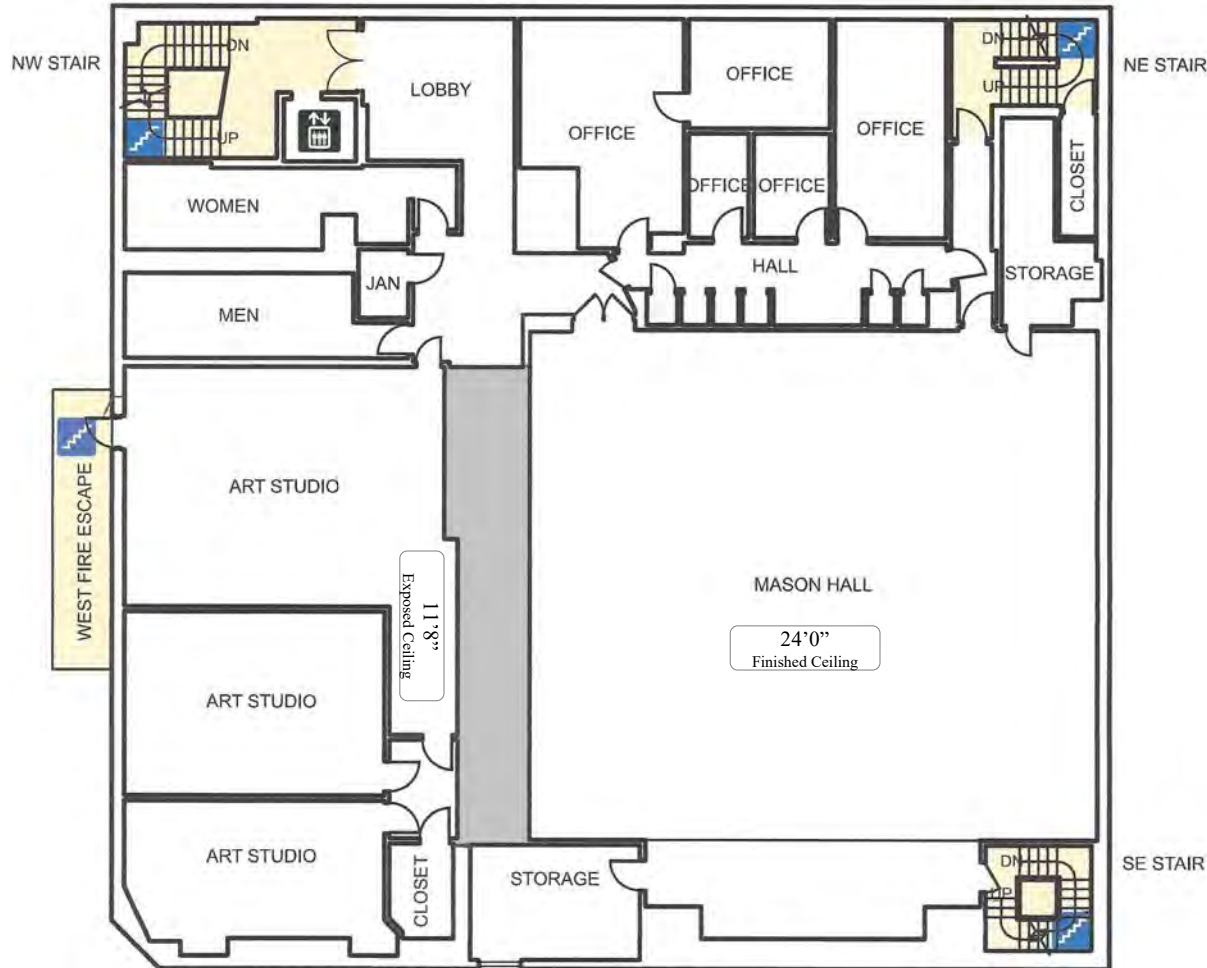
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3.5 Floor
2,500 SF



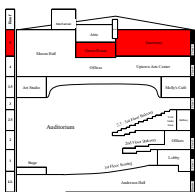
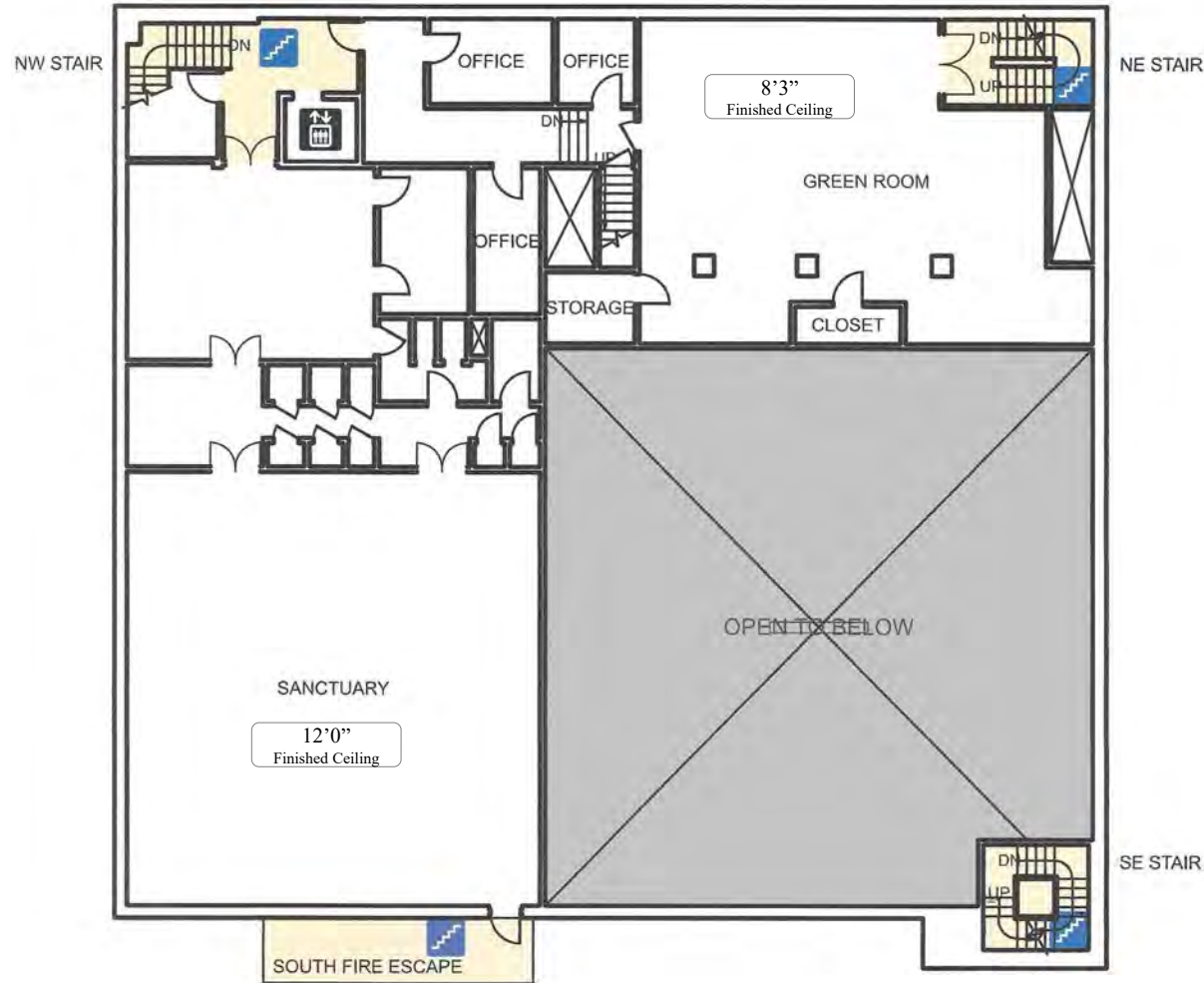
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4th Floor
9,300 SF

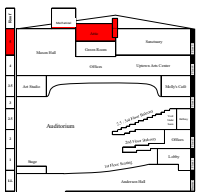
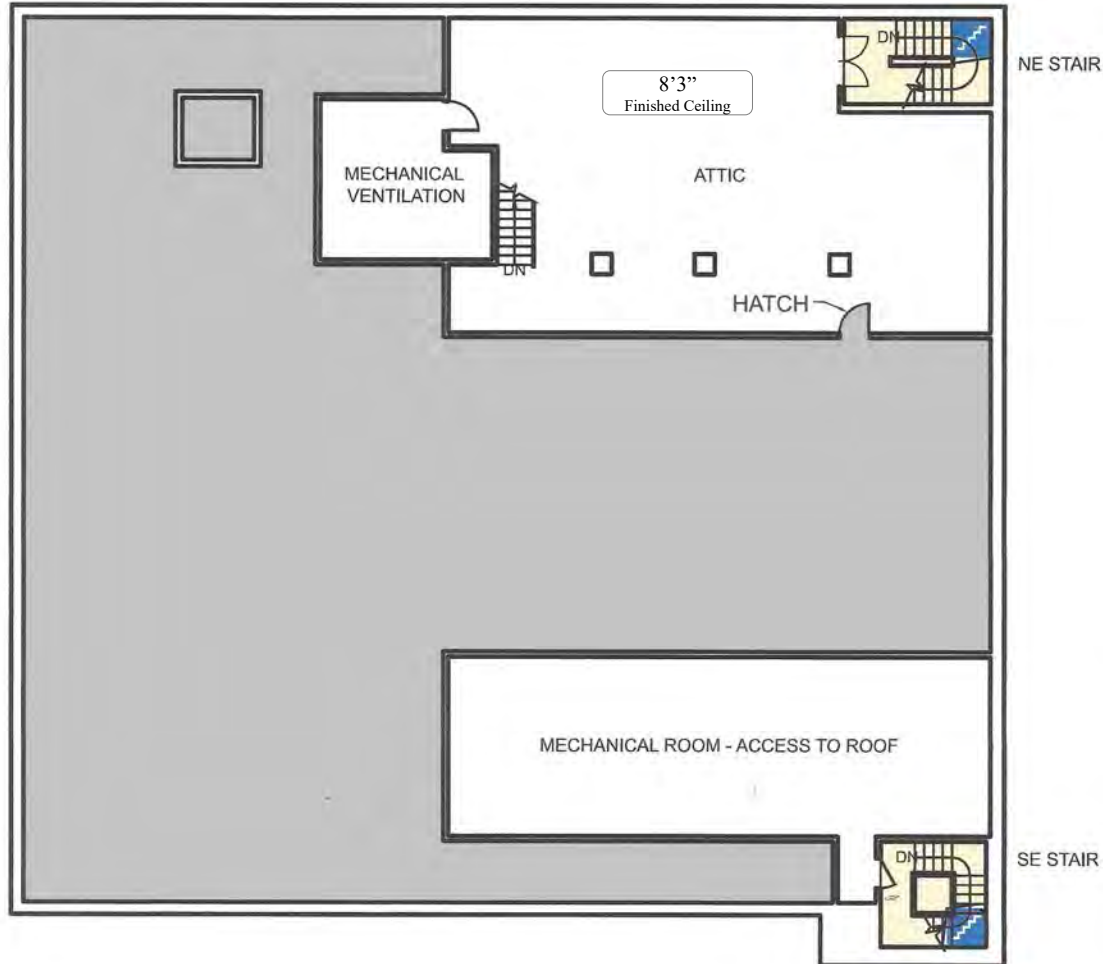


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5th Floor
5,900 SF



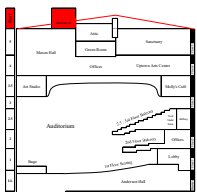
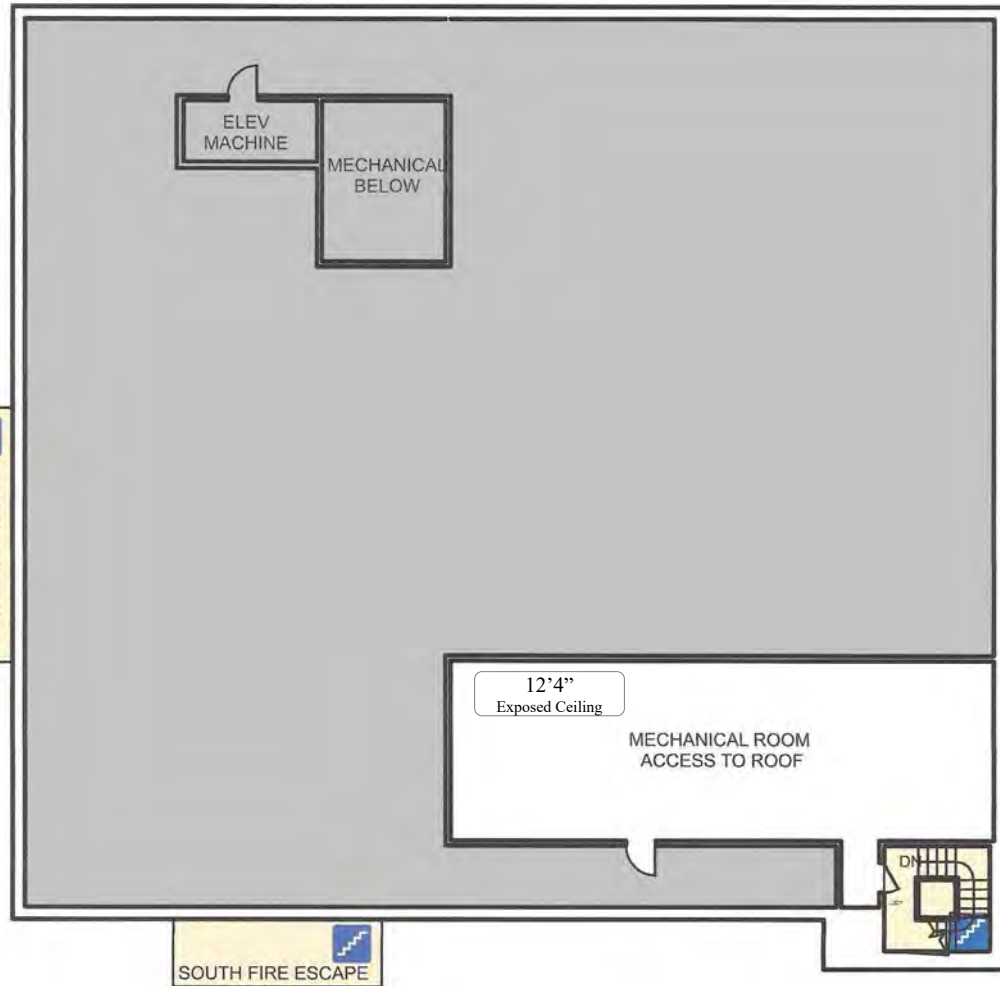
Attic
1,700 SF



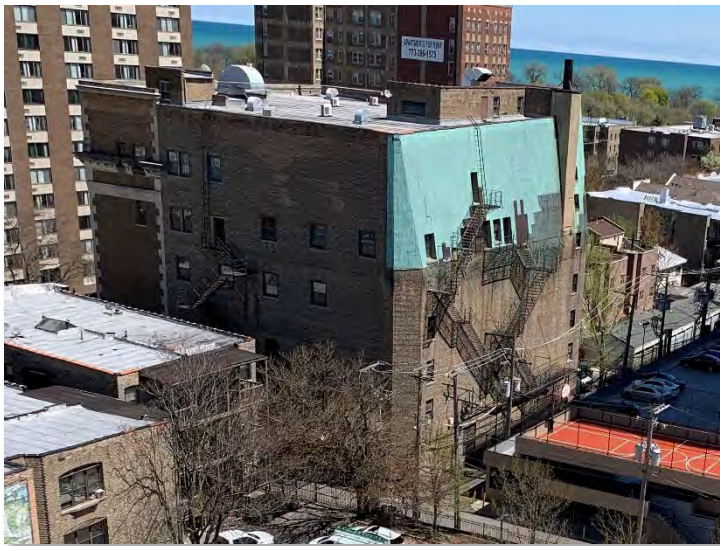
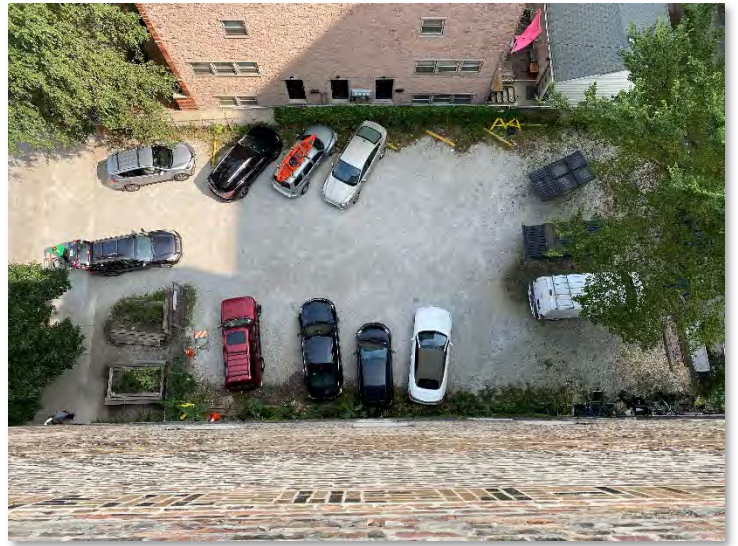
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Roof

0 SF



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NATIONAL SURVEY SERVICE, INC.

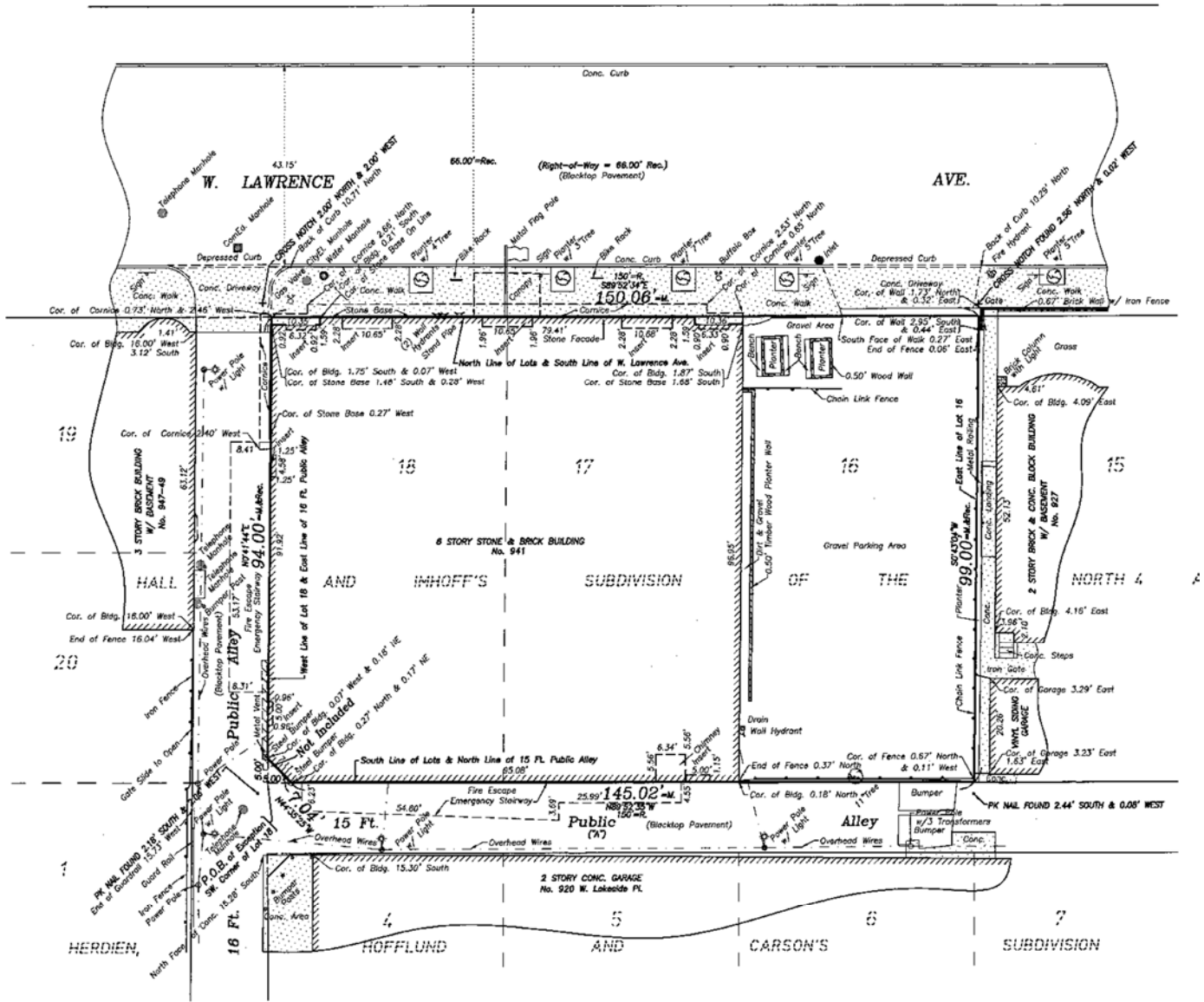
SURVEY NO. N128605 SURVEY

DATE: JULY 19, 2011

Plat of Survey

LOTS 16, 17 AND 18 (EXCEPT THAT PART OF LOT 18 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, THENCE EAST 5 FEET ON THE SOUTH LINE OF SAID LOT 18, THENCE NORTHWEST TO A POINT IN THE WEST LINE OF SAID LOT 18, 5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 18 TO THE POINT OF BEGINNING) IN HALL AND IMHOFF'S SUBDIVISION OF THE NORTH 4 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 14,840 SQ. FT. OR 0.3407 ACRES
 KNOWN AS: 941 W. LAWRENCE AVE., CHICAGO, ILLINOIS
 SURVEY FOR: PRESTON BRADLEY CENTER, NFP



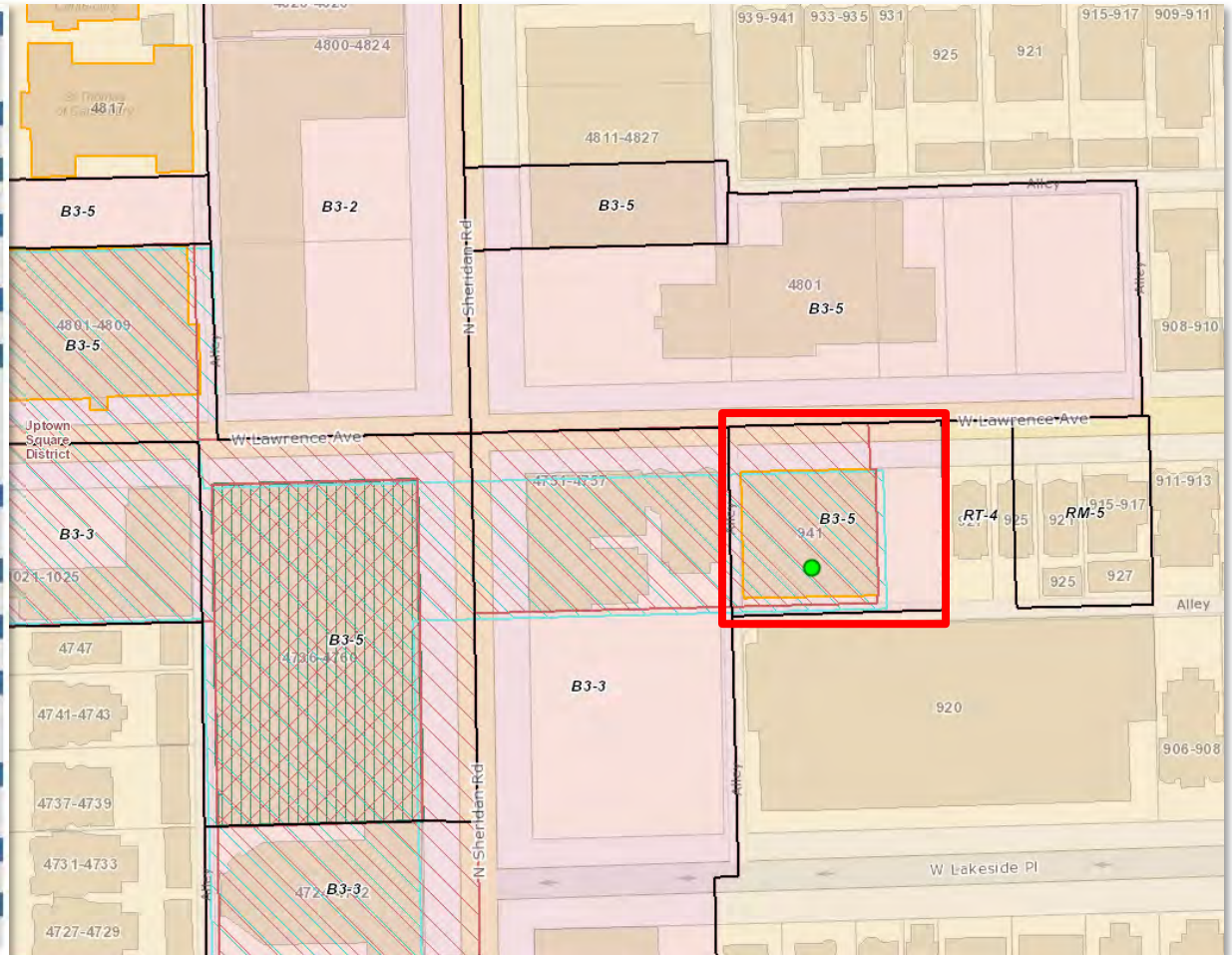
"A" - ORDINANCE FOR OPENING AN E. AND W. ALLEY IN THE BLOCK BOUNDED BY LAWRENCE AVE., SHERIDAN RD., LAKESIDE PL. AND CLARENCE AVE. PASSED MAY 23, 1921, ORDER OF POSSESSION ENTERED OF RECORDED SEPTEMBER 14, 1927.

GRAPHIC SCALE



(IN FEET)
 1 inch = 16 ft.

Zoning Districts
B3-5 Zoning Ordinance Number : A7977 Zoning Ordinance Date : 4/2/2014
Planning Region
NORTH
Lakefront Zoning
Private
Chicago Landmark District
Uptown Square District Register : N
Chicago Historic Resources Survey
941 945 W LAWRENCE AVE
National Register of Historic Place
Uptown Square Historic District Address : 4500-4800-blocks N. Broadway,900-1200-blocks W. Lawrence,4700-block of N. Racine, 4700-block of N. Sheridan, 1000-block of W. Wilson
Zoning Map Index
Grid Index: 11-G Zoning Map Page Number : 46B
Building Address
941 W LAWRENCE AVE (102274)
80 Acre Page
Open 80 Acre Page (ene174014r.)
Parcels
PIN #: 1417205003 Parcel Address : 941-941 W LAWRENCE AVE
Tax Increment Financing (TIF)
Lawrence/Broadway Ref. Number : T-109
Ward
46
Community Area
UPTOWN



Zoning: B3-5 ([Link to Zoning Code](#))

B3, Community Shopping District:

- The primary purpose of the B3, Community Shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts.
- The B3 district permits residential dwelling units above the ground floor.
- The B3 district is intended to be applied to large sites that have primary access to major streets. It may also be used along streets to accommodate retail and service use types that are not allowed in B1 and B2 districts.

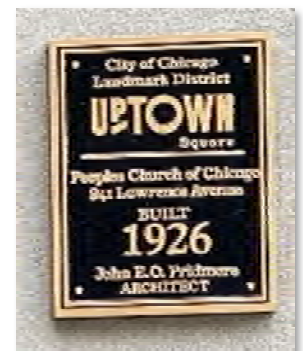
FAR: 5.0

MLA: 200 sq. ft. per Dwelling Unit
135 sq. ft. per Efficiency Unit (30% max)
100 sq. ft. per SRO Unit

Property is located within the [Uptown Square Historic District](#) and is “Orange Rated”:

“For the purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the District are identified as:

- All exterior elevations, including rooflines, of the District buildings visible from the public right-of-way.”*



[Class-L Tax Incentives](#) and [Historic Preservation Tax Incentives](#) may potentially be available.

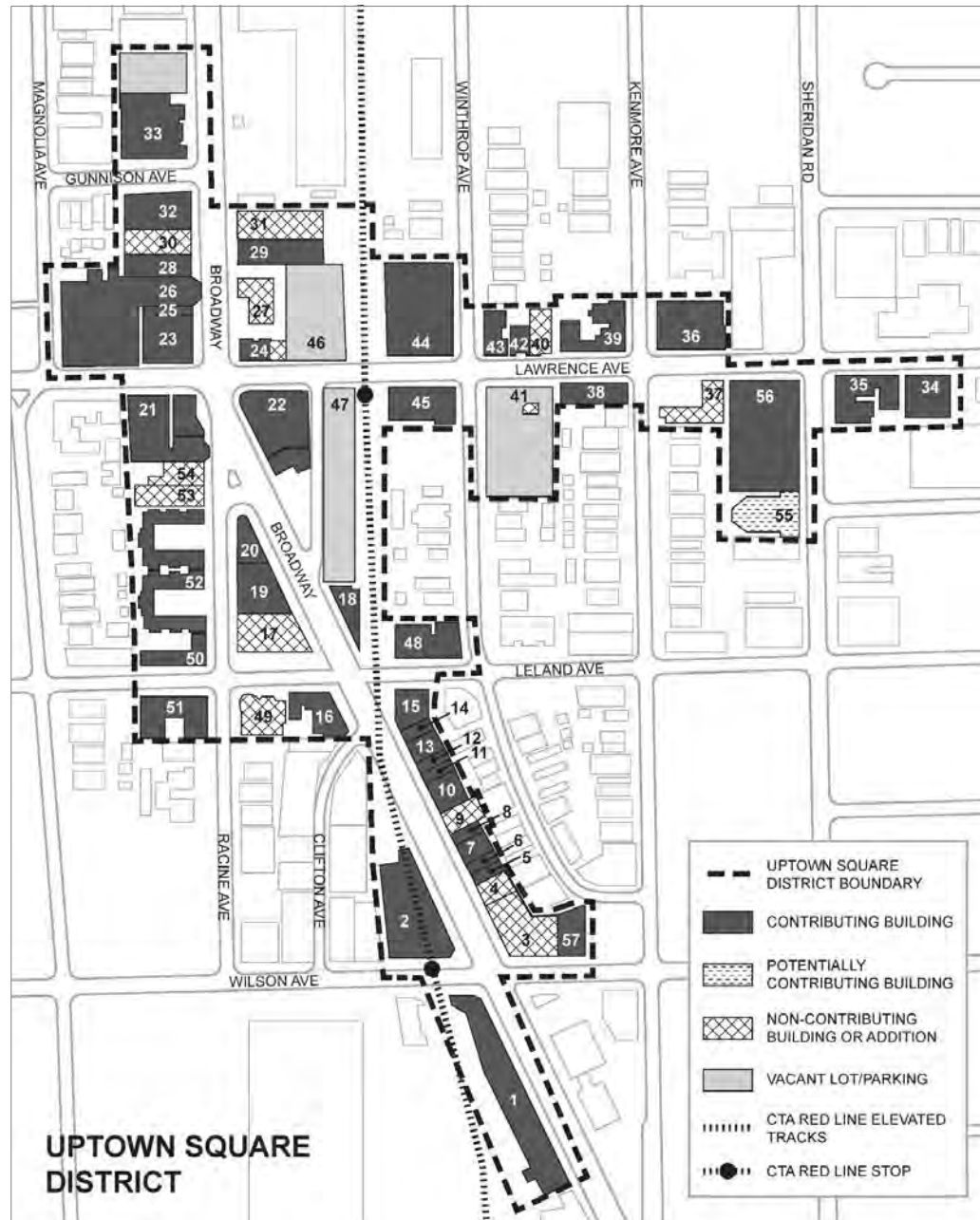
HISTORIC UPTOWN SQUARE DISTRICT

Overview

The Uptown Square Historic District was established for the purpose of recognizing the history and architecture of the neighborhood.

It protects buildings from demolition and incompatible renovations and makes incentives available to foster private investment and rehabilitation, including the historic theaters that have long defined Uptown as one of Chicago's most vibrant entertainment districts outside of downtown. Landmark district status can enhance an area's prestige and property values while bringing stability and predictability for future private investment.

Only the exterior elevations visible from public rights-of-way (including the roof lines) within the district are protected under the designation and landmark properties are only subject to the designation when owners initiate projects requiring building permits, which are evaluated to determine the impact on any significant historical and architectural features.



#	Building Name () indicates current tenant name	Address # Street Name
1	McJunkin Building	4520-4570 N Broadway
2	CTA Wilson L (Gerber Station)	4600-4620 N Broadway
3	(City Sports)	4601-4611 N Broadway
4	(Family Dollar)	4613-4617 N Broadway
5	(MDT)	4619 N Broadway
6	(Thai Uptown)	4621 N Broadway
7	(Iyanze)	4623-4627 N Broadway
8	(vacant)	4629 N Broadway
9	(Wigs & Hair)	4631 N Broadway
10	(da Closet, et al)	4635-4641 N Broadway
11	(Gigios Pizza)	4643 N Broadway
12	(vacant)	4645 N Broadway
13	(Army Navy)	4647-4651 N Broadway
14	(Uptown Bikes)	4653 N Broadway
15	S.S. Kresge	4657-4663 N Broadway
16	Barry Building	4660-4666 N Broadway
17	(T Mobile, et al)	4700-4714 N Broadway
18	Uptown Broadway Building	4703-4715 N Broadway
19	Loren Miller & Co	4720-4726 N Broadway
20	Sheridan Trust & Savings Bank	4728-4740 N Broadway
21	Riviera Theater	4746-4758 N Broadway
22	Uptown National Bank Bldg	4753 N Broadway
23	Green Mill	4800-4810 N Broadway
24	Clancy Building	4801 N Broadway
25	(Shake Rattle & Read)	4812 N Broadway
26	Uptown Theater	4814-4816 N Broadway
27	(Just Tires)	4815 N Broadway
28	North Shore Fireproof Storage Bldg No 1	4818-4822 N Broadway
29	North Shore Fireproof Storage Bldg No 2	4821 N Broadway
30	(Broadway Medical Group)	4824-4826 N Broadway
31	(Silver Seafood)	4829 N Broadway
32	Spiegel Furniture	4840 N Broadway
33	US Post Office - Uptown	4850 N Broadway
34	Peoples Church of Chicago	941 W Lawrence
35	Lawrence-Sheridan Apartments	947-959 W Lawrence
36	New Lawrence Hotel	1020 W Lawrence
37	Lawrence-Kenmore Strip Mall	1025-1037 W Lawrence
38	Wilton Hotel	1039-1053 W Lawrence
39	Middlekauf Apartments	1042-1048 W Lawrence
40	(Arellano's)	1054-1056 W Lawrence
41	Parking Lot - vacant gas station	1055-1063 W Lawrence
42	Lawrence Apartments	1058 W Lawrence
43	Fleur-de-lis Apartments	1064 W Lawrence
44	Aragon Ballroom	1100-1110 W Lawrence
45	Lawrence Professional Building	1101-1113 W Lawrence
46	Parking Lot	1120-1134 W Lawrence
47	Parking Lot	1123 W Lawrence
48	Monroe Building	1100-1116 W Leleand
49	Buddhist Temple of Chicago	1151 W Leleand
50	Darlington Hotel	1200-1214 W Leleand
51	Leland Hotel	1201-1213 W Leleand
52	Darling Apartments	4706-4734 N Racine
53	(vacant)	4734-4736 N Racine
54	(Pancake House)	4740-4744 N Racine
55	Lakeside Theater	4730 N Sheridan
56	Mutual Insurance Building	4750-4770 N Sheridan
57	Wilson Avenue Theater	1050 W Wilson

[Click Here to Learn More](#)

AREA DEVELOPMENT



84 New Apartments

30 New Apartments

30 New Apartments

197 New Apartments

941 W Lawrence Ave

**38 New Apartments
50-bed Interim Housing**

110 New Apartments

149 New Apartments

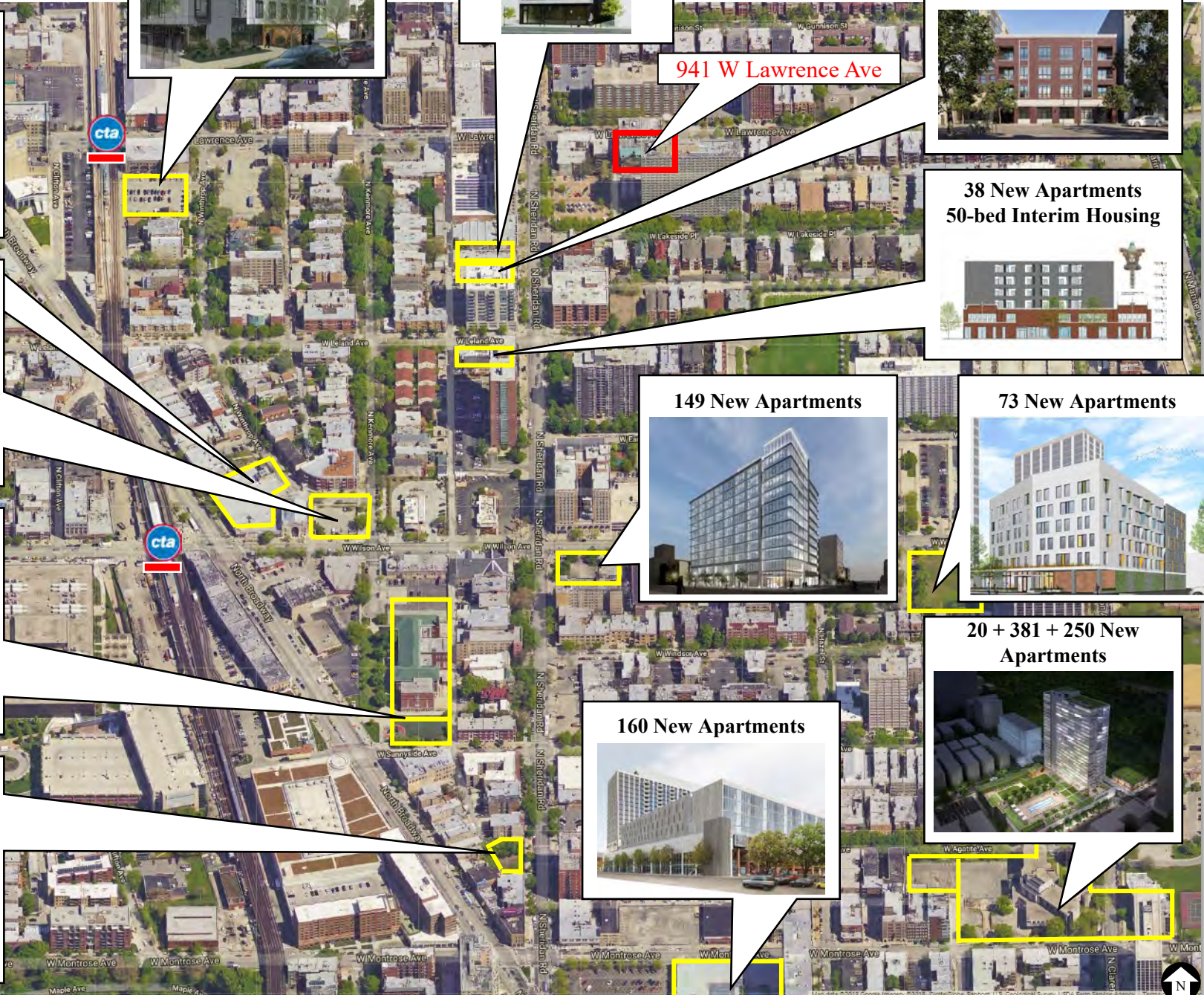
73 New Apartments

64 + 144 New Apartments

20 + 381 + 250 New Apartments

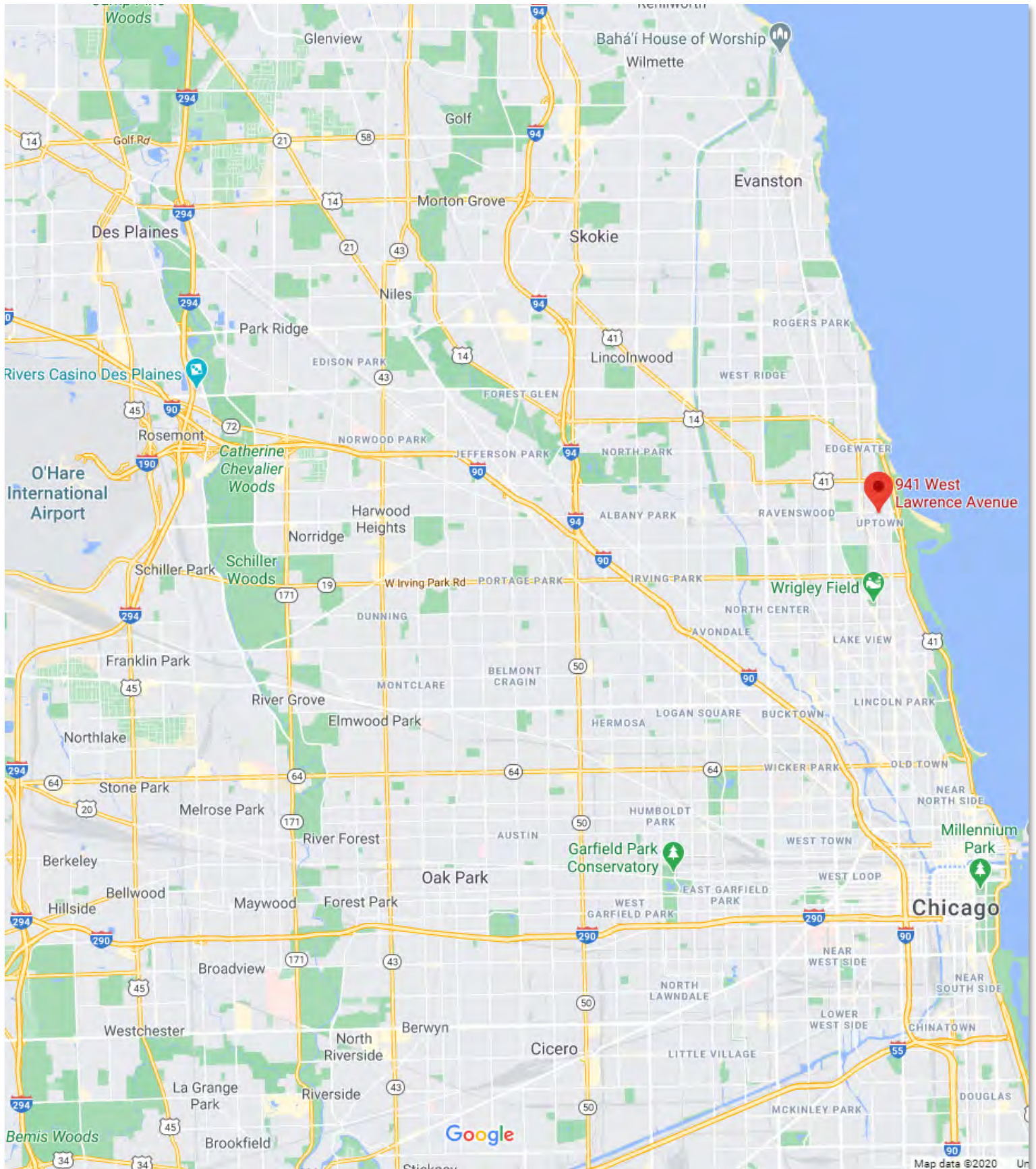
33 New Apartments
4424 N SHERIDAN RD

160 New Apartments





CHICAGO AREA MAP



AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
Population Summary			
2000 Total Population	31,486	75,914	427,629
2010 Total Population	27,481	68,022	398,690
2020 Total Population	27,726	67,826	400,812
2020 Group Quarters	2,605	3,442	10,779
2025 Total Population	27,730	68,104	399,426
2020-2025 Annual Rate	0.00%	0.08%	-0.07%
2020 Total Daytime Population	25,010	59,942	359,992
Workers	10,328	28,422	190,869
Residents	14,682	31,520	169,123
Household Summary			
2000 Households	14,226	37,914	203,283
2000 Average Household Size	2.04	1.90	2.05
2010 Households	13,500	36,763	196,773
2010 Average Household Size	1.84	1.76	1.97
2020 Households	13,880	37,178	199,344
2020 Average Household Size	1.81	1.73	1.96
2025 Households	13,927	37,363	198,860
2025 Average Household Size	1.80	1.73	1.95
2020-2025 Annual Rate	0.07%	0.10%	-0.05%
2010 Families	4,469	11,158	71,896
2010 Average Family Size	2.99	2.83	2.99
2020 Families	4,513	11,073	71,529
2020 Average Family Size	2.94	2.79	2.97
2025 Families	4,513	11,094	71,018
2025 Average Family Size	2.94	2.80	2.97
2020-2025 Annual Rate	0.00%	0.04%	-0.14%
Housing Unit Summary			
2000 Housing Units	15,197	40,217	214,180
Owner Occupied Housing Units	17.5%	24.1%	28.9%
Renter Occupied Housing Units	76.1%	70.2%	66.0%
Vacant Housing Units	6.4%	5.7%	5.1%
2010 Housing Units	14,844	40,401	217,387
Owner Occupied Housing Units	23.4%	30.1%	33.6%
Renter Occupied Housing Units	67.6%	60.9%	56.9%
Vacant Housing Units	9.1%	9.0%	9.5%
2020 Housing Units	14,986	40,376	217,715
Owner Occupied Housing Units	23.3%	29.8%	33.3%
Renter Occupied Housing Units	69.3%	62.3%	58.3%
Vacant Housing Units	7.4%	7.9%	8.4%
2025 Housing Units	15,130	40,761	218,844
Owner Occupied Housing Units	23.3%	29.5%	33.2%
Renter Occupied Housing Units	68.8%	62.2%	57.7%
Vacant Housing Units	8.0%	8.3%	9.1%
Median Household Income			
2020	\$36,912	\$53,949	\$71,505
2025	\$39,828	\$59,955	\$80,386
Median Home Value			
2020	\$276,254	\$293,147	\$374,929
2025	\$304,046	\$328,237	\$415,011
Per Capita Income			
2020	\$32,806	\$46,073	\$54,237
2025	\$36,978	\$52,284	\$60,933
Median Age			
2010	37.7	36.6	32.9
2020	39.5	38.4	34.7
2025	39.8	38.9	35.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2020 Households by Income			
Household Income Base	13,878	37,176	199,342
<\$15,000	24.5%	16.6%	10.6%
\$15,000 - \$24,999	13.1%	11.0%	8.0%
\$25,000 - \$34,999	10.7%	8.9%	7.2%
\$35,000 - \$49,999	10.6%	10.3%	10.6%
\$50,000 - \$74,999	12.7%	14.7%	15.2%
\$75,000 - \$99,999	9.2%	10.9%	11.2%
\$100,000 - \$149,999	9.5%	13.1%	16.0%
\$150,000 - \$199,999	4.9%	6.5%	8.2%
\$200,000+	4.8%	7.9%	13.0%
Average Household Income	\$64,459	\$83,533	\$108,832
2025 Households by Income			
Household Income Base	13,925	37,361	198,858
<\$15,000	22.8%	15.0%	9.5%
\$15,000 - \$24,999	12.8%	10.3%	7.3%
\$25,000 - \$34,999	10.5%	8.5%	6.6%
\$35,000 - \$49,999	10.1%	9.5%	9.4%
\$50,000 - \$74,999	12.3%	13.7%	14.3%
\$75,000 - \$99,999	9.4%	11.0%	11.3%
\$100,000 - \$149,999	10.6%	14.7%	17.2%
\$150,000 - \$199,999	5.7%	7.8%	9.5%
\$200,000+	5.9%	9.4%	14.9%
Average Household Income	\$72,538	\$94,796	\$122,168
2020 Owner Occupied Housing Units by Value			
Total	3,495	12,007	72,509
<\$50,000	2.8%	1.3%	1.1%
\$50,000 - \$99,999	5.6%	3.5%	2.6%
\$100,000 - \$149,999	5.5%	6.3%	4.7%
\$150,000 - \$199,999	10.9%	10.8%	7.4%
\$200,000 - \$249,999	15.3%	14.3%	9.8%
\$250,000 - \$299,999	18.8%	16.0%	10.3%
\$300,000 - \$399,999	26.7%	23.9%	18.9%
\$400,000 - \$499,999	8.9%	8.8%	12.5%
\$500,000 - \$749,999	3.0%	7.4%	17.9%
\$750,000 - \$999,999	2.2%	4.4%	7.2%
\$1,000,000 - \$1,499,999	0.3%	2.3%	4.3%
\$1,500,000 - \$1,999,999	0.0%	0.9%	1.7%
\$2,000,000 +	0.0%	0.1%	1.7%
Average Home Value	\$291,788	\$361,632	\$489,681
2025 Owner Occupied Housing Units by Value			
Total	3,519	12,002	72,617
<\$50,000	1.9%	0.7%	0.6%
\$50,000 - \$99,999	3.6%	1.9%	1.4%
\$100,000 - \$149,999	3.1%	3.6%	2.8%
\$150,000 - \$199,999	7.6%	7.5%	5.1%
\$200,000 - \$249,999	14.1%	12.6%	8.2%
\$250,000 - \$299,999	18.4%	15.7%	9.9%
\$300,000 - \$399,999	32.3%	27.6%	19.9%
\$400,000 - \$499,999	11.3%	10.6%	14.2%
\$500,000 - \$749,999	4.3%	9.4%	20.5%
\$750,000 - \$999,999	3.1%	5.6%	8.3%
\$1,000,000 - \$1,499,999	0.3%	2.8%	5.1%
\$1,500,000 - \$1,999,999	0.0%	1.6%	2.1%
\$2,000,000 +	0.0%	0.2%	2.0%
Average Home Value	\$324,211	\$410,151	\$539,233

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2010 Population by Age			
Total	27,481	68,022	398,691
0 - 4	5.5%	4.9%	5.9%
5 - 9	4.2%	3.2%	3.9%
10 - 14	3.6%	2.7%	3.1%
15 - 24	10.7%	10.6%	13.7%
25 - 34	21.3%	25.7%	28.5%
35 - 44	16.8%	17.3%	16.2%
45 - 54	14.9%	13.8%	11.5%
55 - 64	10.9%	10.1%	8.5%
65 - 74	6.3%	5.9%	4.7%
75 - 84	3.9%	3.9%	2.7%
85 +	1.9%	2.0%	1.3%
18 +	84.5%	87.5%	85.3%
2020 Population by Age			
Total	27,726	67,826	400,811
0 - 4	5.0%	4.3%	5.1%
5 - 9	4.4%	3.5%	4.3%
10 - 14	3.8%	3.0%	3.8%
15 - 24	10.2%	9.9%	12.0%
25 - 34	18.7%	22.5%	25.5%
35 - 44	16.8%	17.5%	17.1%
45 - 54	14.4%	13.5%	11.7%
55 - 64	12.4%	11.5%	9.4%
65 - 74	7.9%	7.7%	6.4%
75 - 84	4.4%	4.4%	3.2%
85 +	2.1%	2.2%	1.4%
18 +	84.7%	87.4%	84.6%
2025 Population by Age			
Total	27,731	68,107	399,425
0 - 4	5.0%	4.4%	5.2%
5 - 9	3.9%	3.2%	3.9%
10 - 14	3.5%	2.8%	3.6%
15 - 24	10.5%	10.1%	12.4%
25 - 34	19.6%	22.5%	23.9%
35 - 44	15.7%	17.0%	17.7%
45 - 54	14.3%	13.2%	11.7%
55 - 64	12.0%	11.2%	9.3%
65 - 74	8.3%	8.3%	6.9%
75 - 84	5.0%	5.1%	3.8%
85 +	2.2%	2.3%	1.5%
18 +	85.7%	87.9%	85.3%
2010 Population by Sex			
Males	14,875	35,470	200,639
Females	12,606	32,552	198,051
2020 Population by Sex			
Males	14,942	35,260	201,923
Females	12,783	32,566	198,888
2025 Population by Sex			
Males	14,865	35,274	201,221
Females	12,866	32,829	198,205

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2010 Population by Race/Ethnicity			
Total	27,481	68,024	398,691
White Alone	44.5%	59.3%	69.1%
Black Alone	29.7%	19.4%	9.7%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	15.5%	11.6%	10.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.6%	6.0%	7.1%
Two or More Races	3.2%	3.1%	3.3%
Hispanic Origin	13.6%	13.5%	17.1%
Diversity Index	76.3	69.1	64.3
2020 Population by Race/Ethnicity			
Total	27,726	67,826	400,812
White Alone	43.0%	56.8%	66.4%
Black Alone	25.4%	16.9%	8.2%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	19.4%	15.0%	13.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.7%	7.0%	7.9%
Two or More Races	3.9%	3.8%	3.9%
Hispanic Origin	15.7%	15.7%	19.0%
Diversity Index	78.9	72.6	67.8
2025 Population by Race/Ethnicity			
Total	27,730	68,105	399,426
White Alone	42.2%	55.4%	64.9%
Black Alone	23.3%	15.5%	7.5%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	21.6%	16.9%	14.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.3%	7.6%	8.3%
Two or More Races	4.2%	4.1%	4.1%
Hispanic Origin	17.1%	17.2%	20.3%
Diversity Index	80.0	74.3	69.7
2010 Population by Relationship and Household Type			
Total	27,481	68,022	398,690
In Households	90.5%	94.9%	97.3%
In Family Households	49.9%	47.6%	55.3%
Householder	16.2%	16.4%	18.0%
Spouse	9.9%	11.1%	13.3%
Child	18.6%	15.5%	18.5%
Other relative	3.9%	3.4%	4.0%
Nonrelative	1.3%	1.2%	1.4%
In Nonfamily Households	40.6%	47.3%	42.0%
In Group Quarters	9.5%	5.1%	2.7%
Institutionalized Population	4.2%	2.8%	1.0%
Noninstitutionalized Population	5.3%	2.3%	1.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2020 Population 25+ by Educational Attainment			
Total	21,269	53,745	299,348
Less than 9th Grade	4.5%	3.5%	3.6%
9th - 12th Grade, No Diploma	7.8%	5.3%	3.4%
High School Graduate	16.5%	12.4%	10.1%
GED/Alternative Credential	2.9%	1.9%	1.6%
Some College, No Degree	15.3%	12.9%	11.5%
Associate Degree	5.4%	5.3%	4.3%
Bachelor's Degree	30.2%	35.5%	38.2%
Graduate/Professional Degree	17.3%	23.2%	27.3%
2020 Population 15+ by Marital Status			
Total	24,088	60,455	347,596
Never Married	53.8%	52.4%	51.8%
Married	31.6%	33.7%	37.5%
Widowed	4.3%	4.5%	3.2%
Divorced	10.3%	9.5%	7.5%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	15,447	41,872	261,635
Population 16+ Employed	85.2%	87.5%	89.2%
Population 16+ Unemployment rate	14.8%	12.5%	10.8%
Population 16-24 Employed	9.3%	9.6%	11.0%
Population 16-24 Unemployment rate	22.4%	18.7%	17.1%
Population 25-54 Employed	75.6%	75.8%	75.8%
Population 25-54 Unemployment rate	13.6%	11.3%	9.6%
Population 55-64 Employed	12.0%	11.0%	9.7%
Population 55-64 Unemployment rate	15.7%	15.2%	12.1%
Population 65+ Employed	3.1%	3.6%	3.4%
Population 65+ Unemployment rate	15.5%	11.0%	10.3%
2020 Employed Population 16+ by Industry			
Total	13,164	36,628	233,465
Agriculture/Mining	0.7%	0.3%	0.1%
Construction	1.4%	1.6%	2.2%
Manufacturing	4.7%	5.0%	5.1%
Wholesale Trade	1.3%	1.8%	2.0%
Retail Trade	8.0%	7.0%	6.9%
Transportation/Utilities	8.7%	6.0%	4.9%
Information	2.3%	3.4%	2.9%
Finance/Insurance/Real Estate	8.0%	9.8%	11.2%
Services	63.2%	62.5%	62.5%
Public Administration	1.7%	2.6%	2.2%
2020 Employed Population 16+ by Occupation			
Total	13,163	36,628	233,465
White Collar	65.0%	74.2%	77.2%
Management/Business/Financial	19.1%	21.6%	23.6%
Professional	26.8%	32.7%	32.5%
Sales	9.1%	9.4%	10.8%
Administrative Support	10.0%	10.4%	10.3%
Services	22.1%	17.0%	13.8%
Blue Collar	12.9%	8.8%	9.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.1%	1.0%	1.6%
Installation/Maintenance/Repair	0.8%	0.6%	0.6%
Production	2.3%	2.0%	2.4%
Transportation/Material Moving	8.7%	5.3%	4.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
2010 Households by Type			
Total	13,500	36,763	196,773
Households with 1 Person	54.4%	54.7%	46.4%
Households with 2+ People	45.6%	45.3%	53.6%
Family Households	33.1%	30.4%	36.5%
Husband-wife Families	20.1%	20.5%	26.9%
With Related Children	8.8%	7.9%	12.1%
Other Family (No Spouse Present)	13.0%	9.8%	9.7%
Other Family with Male Householder	3.5%	2.7%	3.1%
With Related Children	1.5%	1.0%	1.2%
Other Family with Female Householder	9.5%	7.1%	6.6%
With Related Children	6.3%	4.3%	3.6%
Nonfamily Households	12.5%	14.9%	17.1%
All Households with Children	16.8%	13.3%	17.0%
Multigenerational Households	1.7%	1.2%	1.7%
Unmarried Partner Households	8.3%	9.4%	9.1%
Male-female	5.1%	5.7%	6.6%
Same-sex	3.3%	3.6%	2.5%
2010 Households by Size			
Total	13,500	36,765	196,774
1 Person Household	54.4%	54.7%	46.4%
2 Person Household	25.8%	28.7%	30.7%
3 Person Household	9.3%	8.6%	11.0%
4 Person Household	5.8%	4.8%	7.0%
5 Person Household	2.8%	1.9%	2.9%
6 Person Household	1.1%	0.8%	1.1%
7 + Person Household	0.8%	0.5%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	13,500	36,763	196,773
Owner Occupied	25.7%	33.0%	37.1%
Owned with a Mortgage/Loan	22.6%	27.8%	30.4%
Owned Free and Clear	3.1%	5.2%	6.7%
Renter Occupied	74.3%	67.0%	62.9%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	66	91	94
Percent of Income for Mortgage	31.3%	22.7%	21.9%
Wealth Index	42	62	86
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	14,844	40,401	217,387
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	27,481	68,022	398,690
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

AREA DEMOGRAPHICS



	0.5 miles	1 mile	3 miles
Top 3 Tapestry Segments			
1.	Trendsetters (3C)	Trendsetters (3C)	Metro Renters (3B)
2.	Social Security Set (9F)	Metro Renters (3B)	Trendsetters (3C)
3.	Metro Renters (3B)	Social Security Set (9F)	Laptops and Lattes (3A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$22,664,726	\$78,188,788	\$546,478,924
Average Spent	\$1,632.91	\$2,103.09	\$2,741.39
Spending Potential Index	76	98	128
Education: Total \$	\$18,701,725	\$64,666,168	\$462,282,216
Average Spent	\$1,347.39	\$1,739.37	\$2,319.02
Spending Potential Index	75	97	130
Entertainment/Recreation: Total \$	\$30,625,925	\$106,236,243	\$739,671,998
Average Spent	\$2,206.48	\$2,857.50	\$3,710.53
Spending Potential Index	68	88	114
Food at Home: Total \$	\$55,186,338	\$187,628,757	\$1,291,183,785
Average Spent	\$3,975.96	\$5,046.77	\$6,477.16
Spending Potential Index	74	94	121
Food Away from Home: Total \$	\$40,018,692	\$138,922,760	\$966,247,438
Average Spent	\$2,883.19	\$3,736.69	\$4,847.14
Spending Potential Index	76	99	129
Health Care: Total \$	\$49,836,555	\$172,369,859	\$1,184,454,961
Average Spent	\$3,590.53	\$4,636.34	\$5,941.76
Spending Potential Index	62	81	103
HH Furnishings & Equipment: Total \$	\$19,945,047	\$69,657,932	\$485,495,914
Average Spent	\$1,436.96	\$1,873.63	\$2,435.47
Spending Potential Index	66	86	111
Personal Care Products & Services: Total \$	\$9,216,216	\$31,950,855	\$221,160,666
Average Spent	\$663.99	\$859.40	\$1,109.44
Spending Potential Index	72	94	121
Shelter: Total \$	\$217,309,342	\$742,820,477	\$5,154,557,705
Average Spent	\$15,656.29	\$19,980.11	\$25,857.60
Spending Potential Index	81	103	133
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,799,214	\$66,143,101	\$452,274,281
Average Spent	\$1,354.41	\$1,779.09	\$2,268.81
Spending Potential Index	58	76	97
Travel: Total \$	\$22,705,478	\$79,571,929	\$559,088,043
Average Spent	\$1,635.84	\$2,140.30	\$2,804.64
Spending Potential Index	68	89	116
Vehicle Maintenance & Repairs: Total \$	\$10,601,271	\$37,011,829	\$252,209,261
Average Spent	\$763.78	\$995.53	\$1,265.20
Spending Potential Index	66	86	109

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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The logo for MBRE, with 'MB' in blue and 'RE' in white, set against a dark blue background.

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