



# 1432 W. Belmont Avenue, Chicago, IL

## Prime Lakeview Redevelopment Opportunity

1432 W. Belmont

970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | [www.darwinrealty.com](http://www.darwinrealty.com)

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## PROPERTY CONTACT

**BRENDAN J. SHEAHAN**

Vice President

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PREPARED BY:

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# EXECUTIVE SUMMARY

Darwin Realty has been retained as the exclusive broker relating to the sale of 1432 W. Belmont Avenue in Chicago, Illinois. This 3,125 square foot site represents a rare opportunity for redevelopment in the rapidly growing Lakeview Neighborhood, while also maintaining existing infrastructure for possible restaurant re-use. Highlights include:

- Redevelopment opportunity in a rapidly growing neighborhood with high barriers to entry
- Substantial recent investment in the immediate area
- New Whole Foods development one block west of site



# PROPERTY DESCRIPTION



**BUILDING SIZE** ±3,000 SF

**SITE SIZE:** 3,125 SF (25' x 125')

**PIN:** 14-20-329-031-0000

**ZONING:** B3-2

- ◆ **Frontage on Belmont Avenue**
- ◆ **Existing restaurant infrastructure buildout on first floor**

**Traffic Count:** 14,300 cars per day

**1 Mile Radius:**

2016 Population: 71,174

2016 Households: 34,184

Average Household Income: \$146,107.00

**Alderman:** 44th Ward, Tom Tunney

# DARWIN

R E A L T Y



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## FACILITY TOURS

Please contact Brendan J. Sheahan with any questions or to request a property tour.

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