



**1234**

**W. RANDOLPH  
STREET  
CHICAGO  
IL**

**FOR SALE**

**NelsonHill**  
COMMERCIAL REAL ESTATE

**MARK NELSON, SIOR**  
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**FOR  
SALE**

**1234 W. RANDOLPH STREET  
CHICAGO, IL 60607**



**OFFERING SUMMARY**

SALE PRICE:	Subject To Offer
BUILDING SIZE:	28,106 SF
LAND SIZE:	18,000 SF
ZONING:	C1-3

**PROPERTY OVERVIEW**

1234 W. Randolph Street, a existing 28,106 sq. ft. building on an 18,000 sq. ft. land site with 125' of frontage along Randolph Street. The property is currently improved with three (3) class C warehouse buildings. Much like its surroundings, this property has been used for food production. It is zoned C1-3 commercial and is within the City of Chicago's new downtown expansion area allowing for an increased FAR to promote higher density.

**PROPERTY HIGHLIGHTS**

- Building Size: 1220 W. Randolph St 13,248 SF
- Building Size: 1234 W. Randolph St 14,858 SF
- Land Size: 18,000 SF
- Zoning: C1-3
- Pins: 17-08-326-022, 17-08-326-025

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



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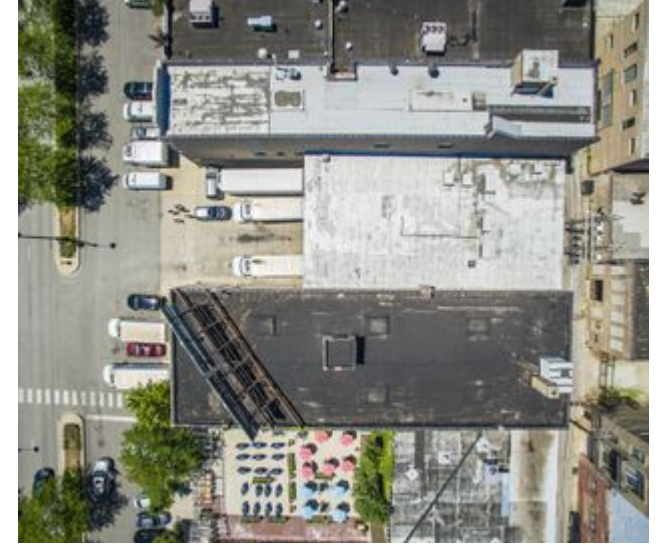
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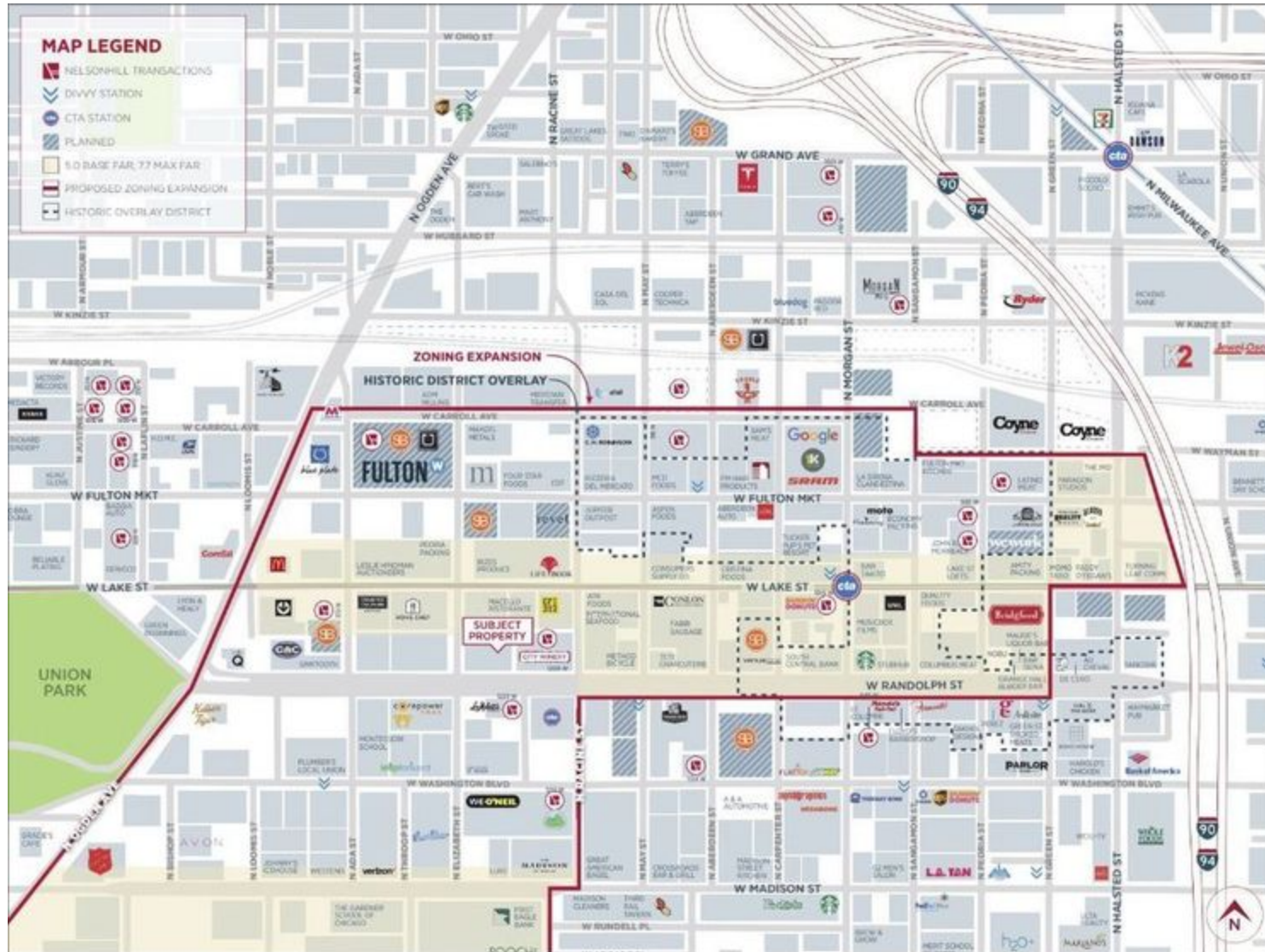
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	36,159	414,571	994,129
AVERAGE AGE	32.5	33.1	32.0
AVERAGE AGE (MALE)	32.2	33.2	31.8
AVERAGE AGE (FEMALE)	33.0	33.2	32.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	18,850	199,449	429,129
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$102,474	\$105,292	\$89,476
AVERAGE HOUSE VALUE	\$460,359	\$520,671	\$470,147

*\* Demographic data derived from 2010 US Census*

