

LAND FOR  
SALE

# 3203 W. WASHINGTON BLVD.

Chicago, IL 60624

**5M REAL ESTATE, INC.**

1016 W. Jackson Blvd | Chicago, IL 60607  
312.324.3557 | 5mgroup.com

**MARK J. REITER**

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CHICAGO, IL 60624

# 5m<sup>RE</sup>

## For Sale Brochure



### PROPERTY INFORMATION

3203 W. Washington Blvd is vacant land in Chicago, IL 60624. This vacant land is a 5,877 square foot lot in Chicago's "East Garfield Park" neighborhood. Zoned for retail and mixed-use buildings (B3-3), this corner lot boasts greater flexibility than other retail-zoned land (B1 & B2), offering potential investors a greater range of opportunity and options. The subject land is located three blocks south of the CTA "Green Line" (Kedzie), less than half a mile from the Metra "UP-W" station (Kedzie) and slightly more than half a mile from the Eisenhower, there is terrific transit accessibility.

### STREET VIEW



### HIGHLIGHTS

- Property Type: Land
- Lot Size: 5,877 SF
- PIN: 16-11-414-028-0000
- Taxes (2018): \$1,368.41
- Zoning: B3-3
- Miles from The Loop: 4.5 mi
- Walk Score: 74/100
- Transit score: 76/100
- Bike Score: 96/100

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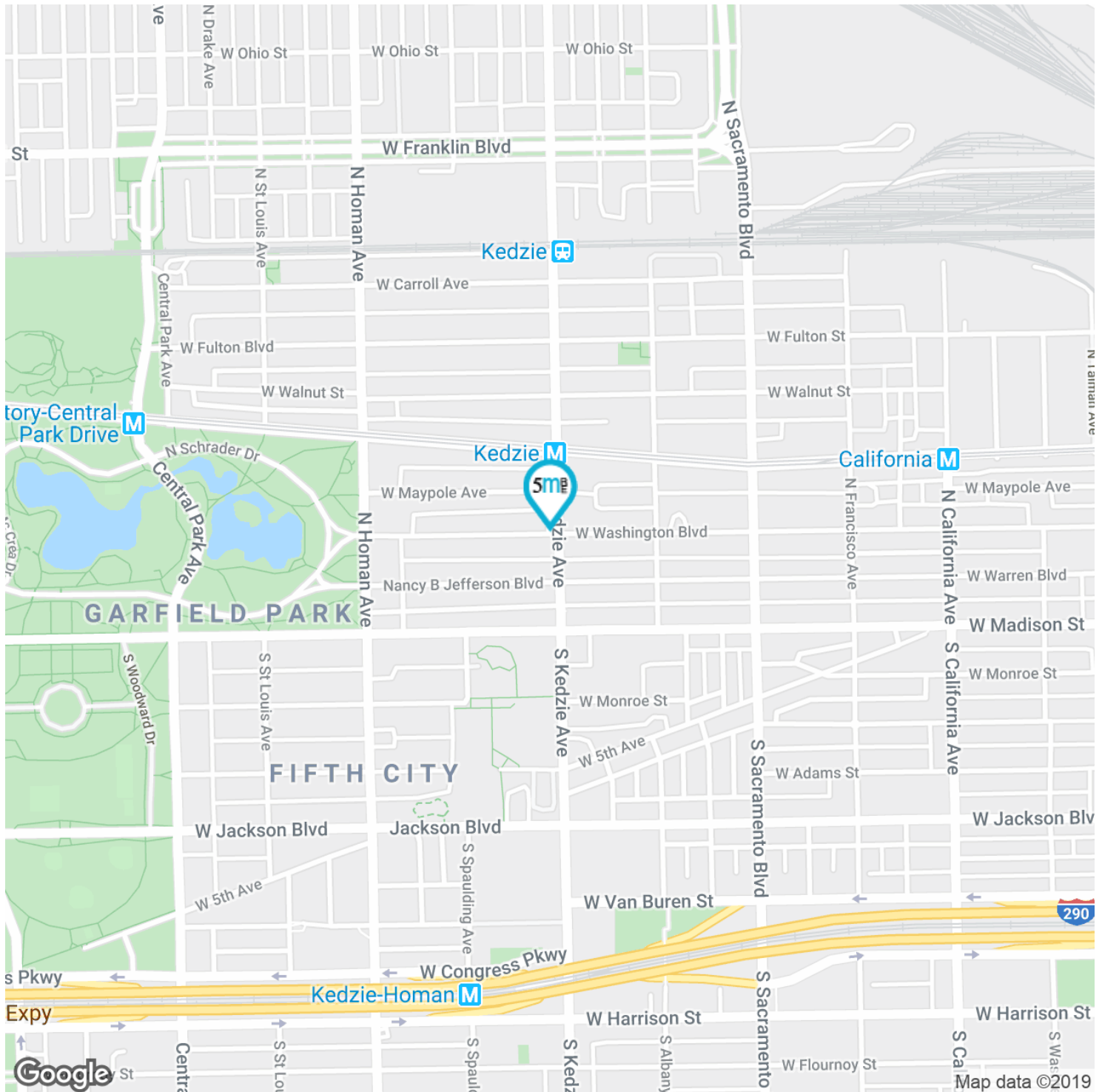
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## Location Map



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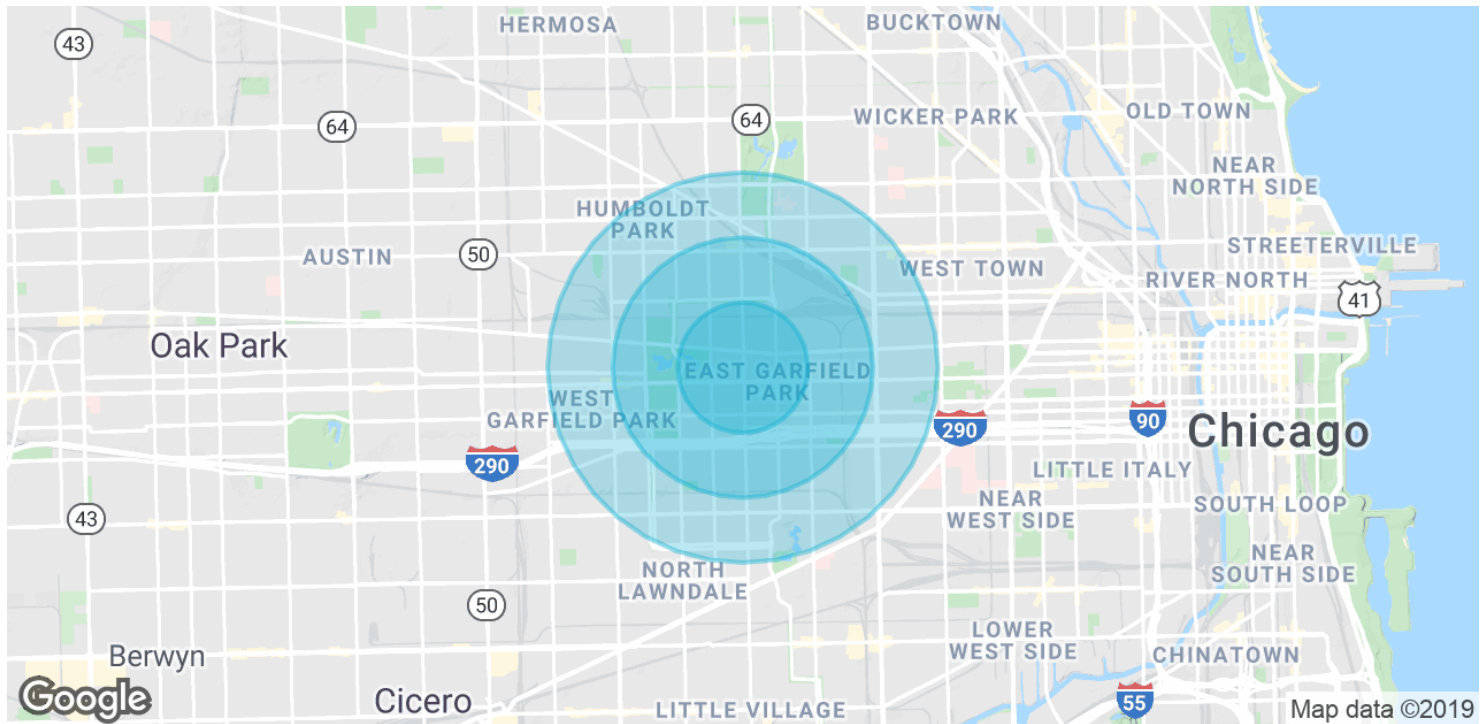
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## Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	8,415	31,532	80,638
Median age	27.5	28.0	28.0
Median age (Male)	24.6	25.5	26.3
Median age (Female)	29.9	30.8	30.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,727	10,581	27,313
# of persons per HH	3.1	3.0	3.0
Average HH income	\$38,392	\$36,635	\$39,321
Average house value	\$269,967	\$251,557	\$270,436

\* Demographic data derived from 2010 US Census

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## Broker's Biography

### MARK J. REITER

Principal



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### PROFESSIONAL BACKGROUND

Mark J. Reiter is a Principal of 5M Real Estate, Inc., and Court Appointed Receiver in Cook County and the exclusive-listing broker to a robust portfolio of commercial and investment properties in the Chicagoland and greater Midwest. Mark has represented financial institutions and private equity groups as Receiver in all property types including; retail, industrial, office, land, redevelopment, and multi-family.

During his tenure as a broker, Mark has leased and sold more than 100 commercial facilities as well as, representing numerous banks and private owners in the sale of commercial properties. Financial institutions Mark has worked with include; JP Morgan Chase, PNC Bank, US Bank, Wintrust Financial, Associated Bank, Suburban Bank and Trust, Parkway Bank and Beverly Bank.

Mark attended Northern Illinois University, earning both an MBA with a concentration in Marketing as well as a BS in Marketing. Prior to founding 5M RE, INC. Mark was Vice President at a boutique real estate firm in Chicago, IL.

Outside of work, Mark is the co-founder of "Hop the Pond" a Chicago-based company that caters to domestic/international students and graduates who wish to come to Chicago to work and build their careers. He volunteers his time at Chicago Bulls College Prep coaching the defensive backs on the varsity football team and is involved in the Adult Literacy Program through the Salvation Army. Mark volunteers weekly as a tutor for math, reading, spelling, vocabulary and GED preparation for men in a substance abuse recovery program, along with his continued volunteered work at Old St. Patrick's Church.