



AVAILABLE
1040 W 32nd Place
Chicago, IL 60608

Douglas Hayes
Principal

phone: 312.543.1615
email: dhayes@cawleychicago.com

Frank Melchert
Principal

phone: 312.208.1561
email: frank@cawleychicago.com

Stevan Arandjelovic
Vice President

phone: 847.732.2957
email: stevan@cawleychicago.com



EXISTING CONDITIONS



PROPOSED RENDERING

SHIVEHATT ARCHITECTURAL RENDERING

Large, Rare Re-Development Opportunity in Bridgeport

1040 West 32nd Place | Chicago, IL 60608

Highlights

- Located in the heart of historic Bridgeport neighborhood.
- 91,109 total square feet. 50,607 square feet of new construction completed in 2002
- Property includes classrooms, administrative offices, cafeteria, gymnasium, and common areas to accommodate 500 student capacity.
- Interior garage parking for seventeen (17) cars. Surface exterior parking.
- Redevelopment potential for apartments, condominiums, or senior living.
- Part of the St. Mary of Perpetual Help Parish Campus.
- Convenient access to public transportation.

Details

- Total Building: **91,109 SF**
- Parking: **17 spaces interior garage parking**
Surface exterior parking
- Year Built: **New construction completed in 2002 (50,000 SF)**
- Zoning: **RM 4.5**
- Alderman: **Patrick D. Thompson**
Alderman, 11th Ward



For More Information, Contact:

Douglas Hayes
Principal

phone: 312.543.1615
email: dhayes@cawleychicago.com

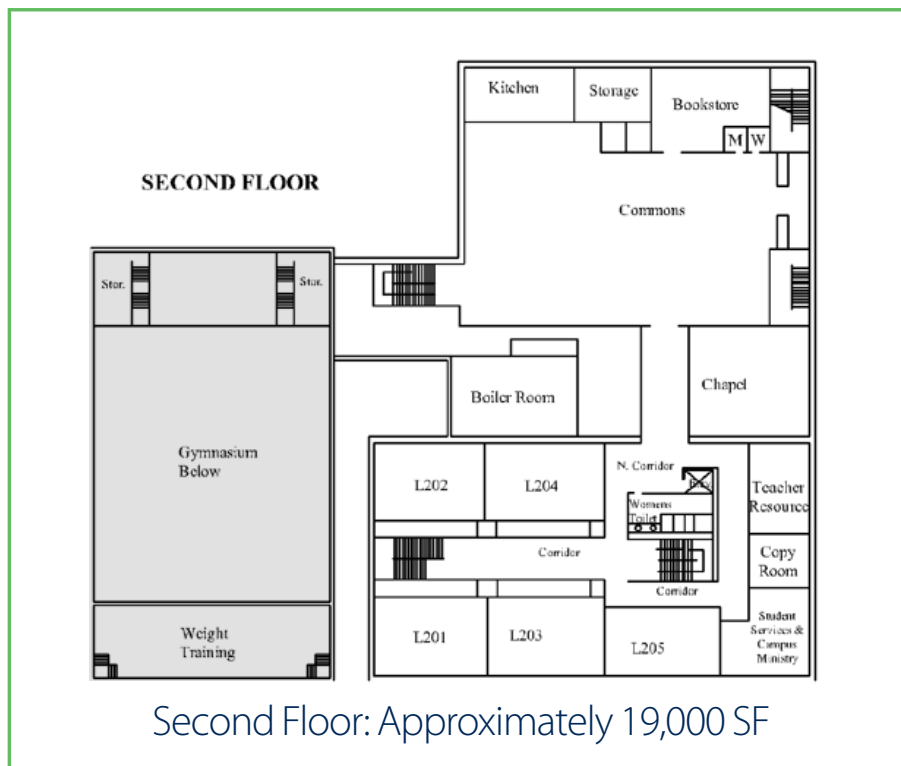
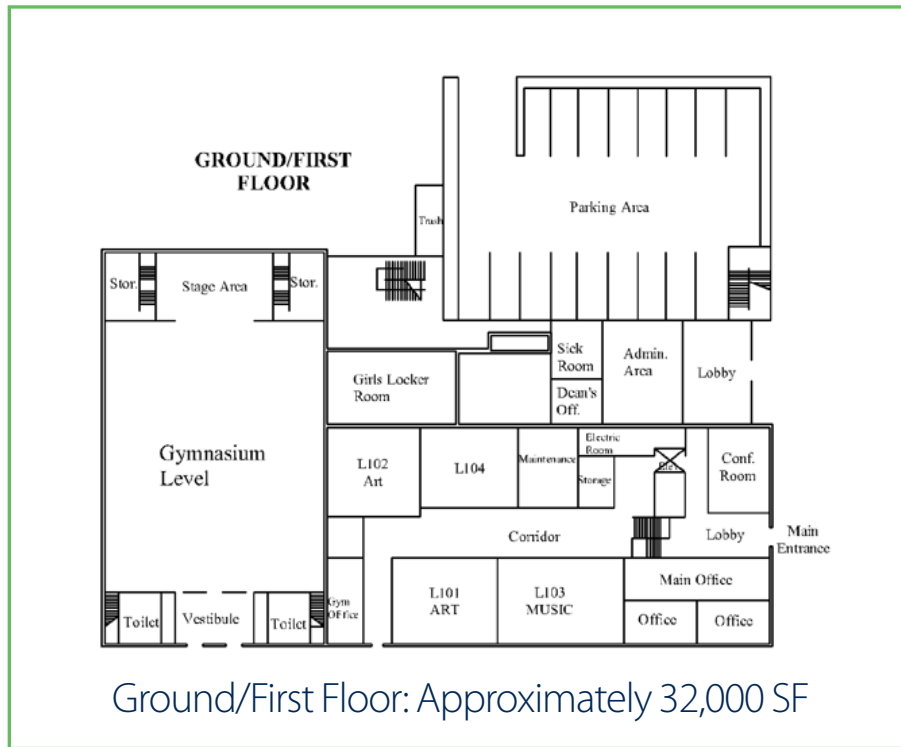
Frank Melchert
Principal

phone: 312.208.1561
email: frank@cawleychicago.com

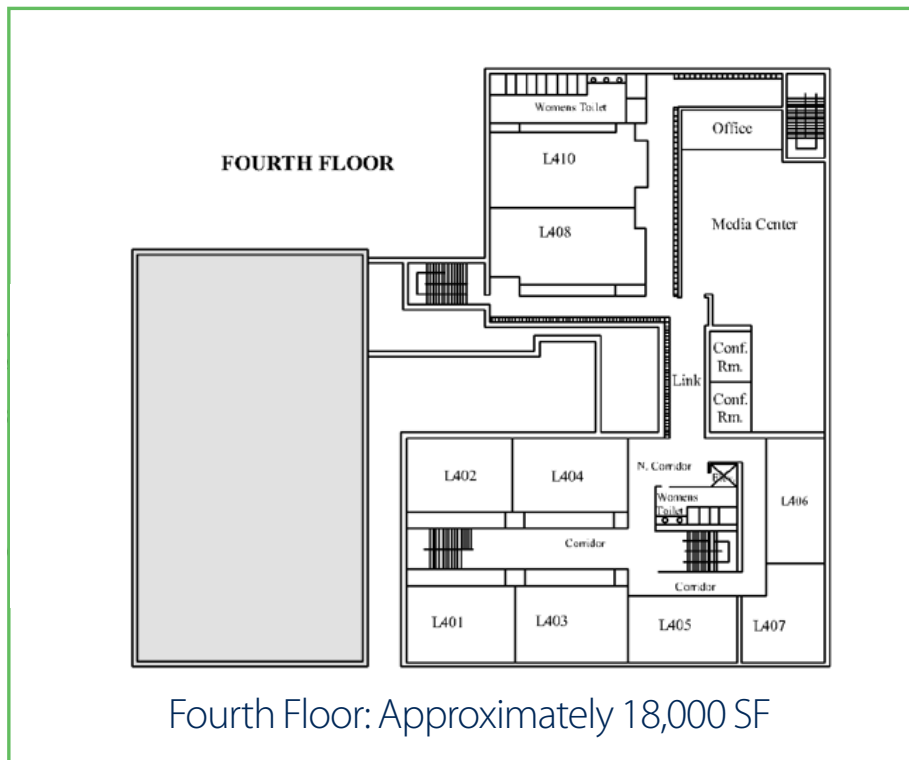
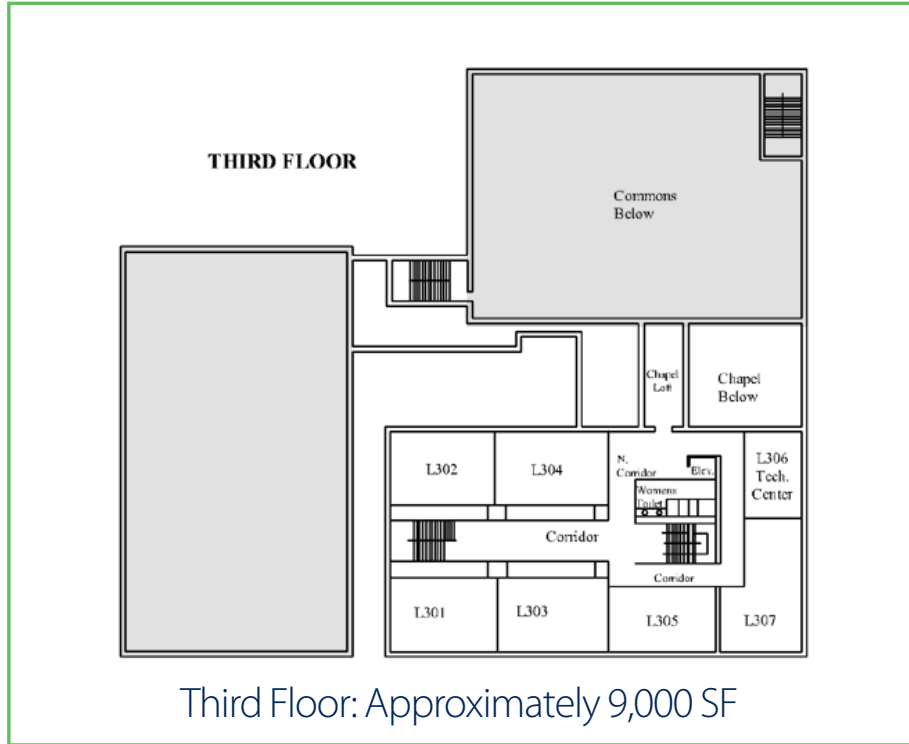
Stevan Arandjelovic
Vice President

phone: 847.732.2957
email: stevan@cawleychicago.com

Floor Plans



Floor Plans



Bridgeport

Neighborhood overview

Summary

Bridgeport is one of Chicago's oldest and most historic neighborhood on the near South Side and the birthplace and home to five Chicago mayors. In addition to its homegrown civic leaders, the neighborhood also claims the Chicago White Sox, one of Major League Baseball's oldest franchises. Bridgeport is served by CTA's Red and Orange Line "L" routes, has ample bus service along 35th Street, Hasted Street and Archer Avenue, and CTA launched a pilot bus program along 31st Street. These four streets have plenty of pockets that can be best served by retail, and that sector has been active this year. Bridgeport is adequately located to popular destinations such as 31st Street Beach (2.4 miles), Downtown (4 miles), and The Illinois Institute of Technology (1.3 miles). The neighborhood's location, infrastructure, and connection to arts and culture have it positioned for probable future activity.

Adaptive Reuse

From Morgan Street to Ashland, 35th Street is littered with older warehouses that have been re-purposed into mixed-use storage and retail developments, and communal art centers. Superstar international artists the Zhou Brothers bought a former hotel furniture warehouse at 1029 West 35th St and turned it into the Zhou B Art Center, a five-story building filled with live-in artists studios, a café and gallery space. Two blocks west, the Bridgeport Art Center at 1200 West 35th St is a former catalog warehouse transformed into artists' spaces, galleries, a gym, self-storage, a U-Haul rental shop and a top-floor loft (shown) with a top-notch view of the downtown skyline that's become a popular destination for weddings and events. The two art centers host a monthly third Friday's art walk.

Housing Development

The real estate market in Bridgeport scored a rare two-fer in the first half of 2017: It's the only city neighborhood that landed on two hot lists at the same time.

In Bridgeport, the markets for single-family and attached homes (condos and townhouses), are both generating a lot of heat. Both types of residences are selling in bigger numbers, at higher prices and faster compared to last year.

Crain's Article

By Dennis Rodkin July 20, 2017 **CRAIN'S**
BUSINESS NEWSPAPER

The real estate market in Bridgeport scored a rare two-fer in the first half of 2017: It's the only city neighborhood that landed on two hot lists at the same time.

In Bridgeport, the markets for single-family and attached homes (condos and townhouses), are both generating a lot of heat. Both types of residences are selling in bigger numbers, at higher prices and faster compared to last year.

"Bridgeport is really booming this year," said Mario Barrios, a Re/Max Vision 212 agent. "It's not a surprise. This has been building up for a while" because of the neighborhood's closeness to the Loop, dynamic restaurant scene and amenities like Palmisano Park, built in an old quarry.

Among the city's 77 neighborhoods, Bridgeport is the only one where both types of housing landed at the top of Crain's midyear hot lists.

We crunched market data for the first six months of the year for each neighborhood, released Monday by the Chicago Association of Realtors, and compared it to data from the same period in 2016. We excluded neighborhoods with fewer than 25 sales during either six-month period. Chicago-based DataMade helped with the data-crunching.

Because CAR breaks out the data separately for houses and for attached housing, we have two hot lists for the city. In both cases, these are places where three major gauges of a housing market's temperature—number of sales, increase in prices and time on the market—are better than last year. In many of the city's 77 neighborhoods, at least one of those three is negative, or the improvement was slight.

(Our list of hot suburbs came out earlier this week.)



Here's the list of hottest markets for single-family homes, with the median home price:

Beverly (\$282,500)
Bridgeport (\$480,000)
Irving Park (\$507,560)
Montclare (\$250,000)

South Chicago (\$74,000)

Here are the hottest condo markets:

Avondale (\$315,000)
Bridgeport (\$254,500)
Rogers Park (\$168,000)
West Ridge (\$125,000)
West Town (\$445,000)



Bridgeport

Neighborhood overview



Bridgeport Properties



Blue Star Properties
Chicago Historical Landmark: Spiegel Building
1010 West 35th Street

Blue Star's reputation of redeveloping older historic properties continues in Bridgeport with the ongoing redevelopment of 1010 W. 35th Street. The property is positioned for creative office, light manufacturing and storage. The building offers 240,000 SF in six stories.

1010 W 35TH



Maria's Package Goods & Community Bar | 960 West 31st Street

Maria's Packaged Goods & Community Bar has been operating in Bridgeport since 1986 as a classic slashie – half liquor store, half neighborhood tavern. Everyone in the neighborhood calls it Maria's, named after its owner, Mrs. Marszewski. In the summer of 2010 Maria handed over the reins of the business to her two sons, Ed and Mike, who have worked the counter and stick with her these past two decades. They reopened the bar and officially dubbed it Maria's to honor their mother (who is known as the Peggy Guggenheim of Bridgeport and called 'mom' by many of the locals).



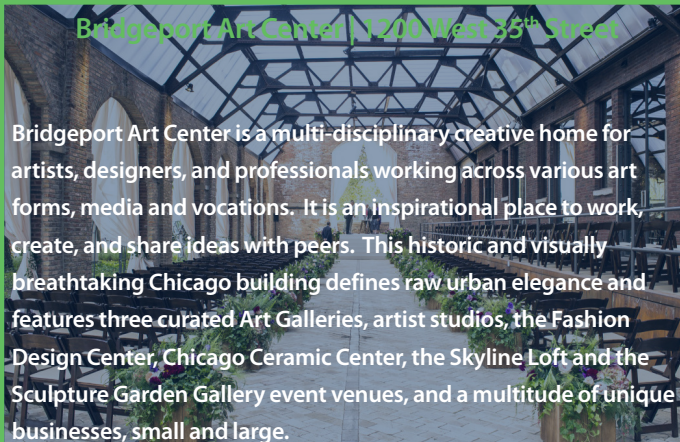
Zhou B Arts Center | 1029 West 35th Street

Founded in 2004 by the internationally acclaimed artists, the Zhou Brothers, Zhou B Art Center was created as a site of exchange between local artists and the global art community while promoting the contemporary convergence of Eastern and Western visuality in the United States. The purpose of the Zhou B Art Center is to nurture the creativity and growth of its nearly 50 resident artists while providing groundbreaking exhibitions open to the public.



Antique Taco | 1000 West 35th Street

The [restaurant] at the former home of a gas station, chicken shack and Mr. Submarine follows four busy years at the original Antique Taco in Wicker Park and serves as a homecoming for Rick Ortiz, who grew up in the neighborhood. The restaurant at the corner of 35th and Morgan streets adds to a hefty list of taco shops in the neighborhood, but the main difference at Antique Taco is the outdoor patio lined with picnic tables.



Bridgeport Art Center | 1200 West 35th Street

Bridgeport Art Center is a multi-disciplinary creative home for artists, designers, and professionals working across various art forms, media and vocations. It is an inspirational place to work, create, and share ideas with peers. This historic and visually breathtaking Chicago building defines raw urban elegance and features three curated Art Galleries, artist studios, the Fashion Design Center, Chicago Ceramic Center, the Skyline Loft and the Sculpture Garden Gallery event venues, and a multitude of unique businesses, small and large.



The Polo Inn | 3332 South Morgan Street

What started as Polo Nuts and Candy, Etc. in 1985, evolved into Polo Cafe and Catering Bridgeport U.S.A. which will mark its 34th Anniversary on Valentine's Day, 2018 in buildings built in 1914, and includes a tin ceiling/maple floor 50-seat dining room, plus an attached elegant Old Eagle Room which accommodates up to 100 guests in what was once a neighborhood picture show called, "The Eagle." And, in 2008, the Bridgeport Bed and Breakfast was established above the legendary Polo Cafe where guests eat cook-to-order breakfasts during their stay.

Sources: <http://bluestarproperties.net/portfolio/1010-w-35th-street/>; <http://www.zhoubartcenter.com/about.html>