

OFFERING MEMORANDUM

3953 WEST
SHAKESPEARE
AVENUE
LOGAN SQUARE

Presented by:

ZACH PRUITT

Principal

312.766.4289

zpruitt@cawleychicago.com

FRANK MELCHERT

Principal

312.766.4281

frank@cawleychicago.com



cawley CHICAGO

3953 W Shakespeare Ave

As exclusive listing broker, Cawley Chicago is pleased to present for sale, 3953 W Shakespeare, a 6,100 SF flex building with vacant side lot. The building is comprised of warehouse and showroom, stretching the width of two city lots. As part of the offering is the vacant adjacent city lot, giving a rare opportunity to have indoor/outdoor space, or future development potential. This property has the functionality and potential for an array of uses.

Located in Logan Square, bordering Hermosa neighborhood, the property is tucked away just off Pulaski and Armitage, less than a half mile from the Healy Station and steps from multiple bus stops. From the main entrance off Shakespeare, natural light floods an open showroom area with custom trim, a ventless fireplace and new flooring. The hardwood plank floors lead into a generous kitchen with new fixtures, stainless steel appliances and oven range. The recently renovated showroom, kitchen and restrooms boast finishes that match a residential home, and can easily be converted to an office with break-room and private offices.

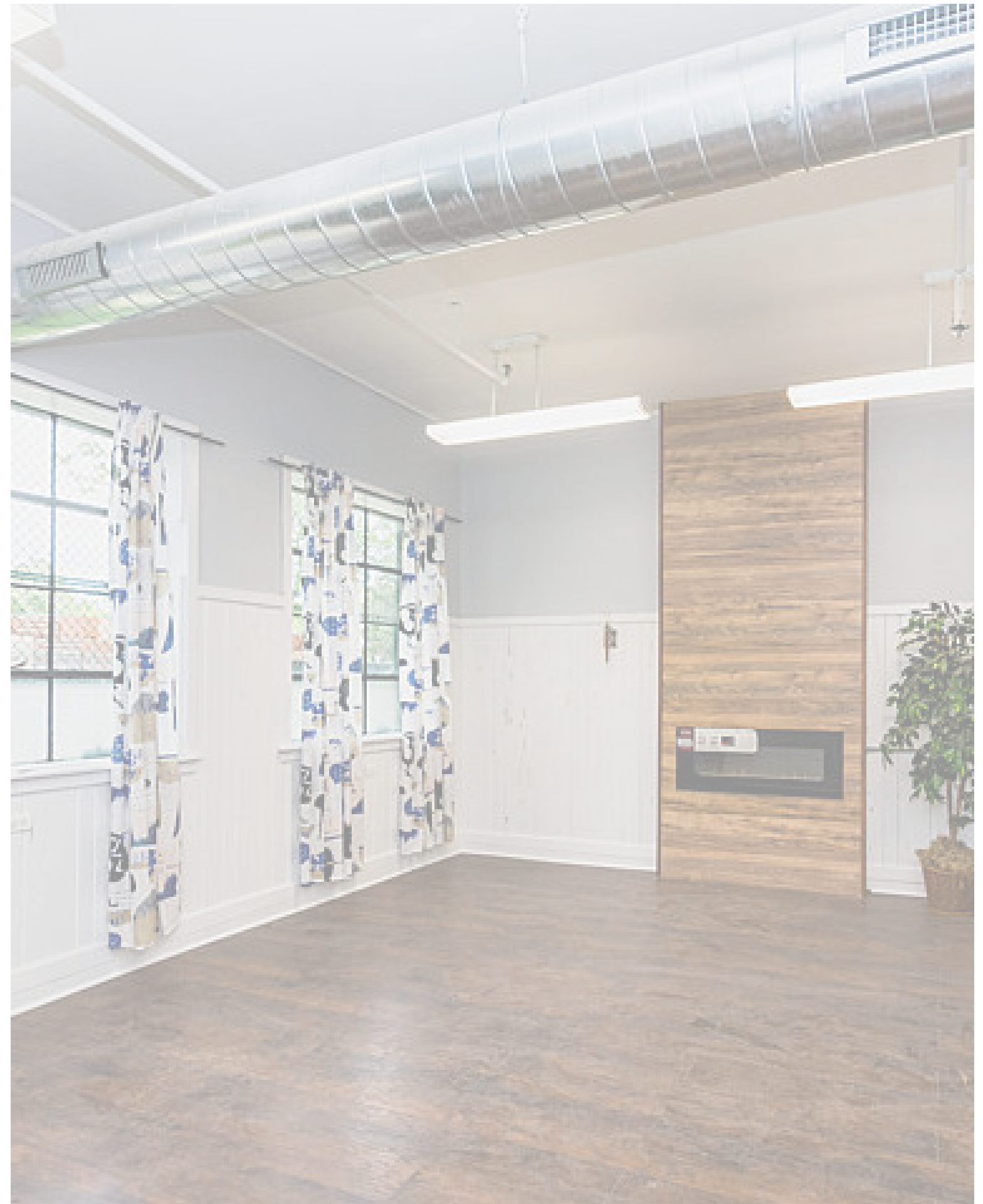


The balance of the building delivers two, column-free, open bays, both with generous clear height. Currently separated as two individual bays with pass-throughs, the warehouse/production space provides a future owner the ability to have spaces for two independent uses, ability to lease to two separate tenants, or open the space to provide a expansive, open area, with unencumbered flow between two sides.



One double-wide rear drive-in and a secure, detached garage, provides secure rear loading and parking with access direct into the building.

With endless potential, 3953 W Shakespeare is ideal for showroom, production, workshop, auto collection, small distribution, an investor looking for a rental property with income potential, the creative minded looking for an adaptive reuse opportunity or the small business looking for their next location to feel like home.





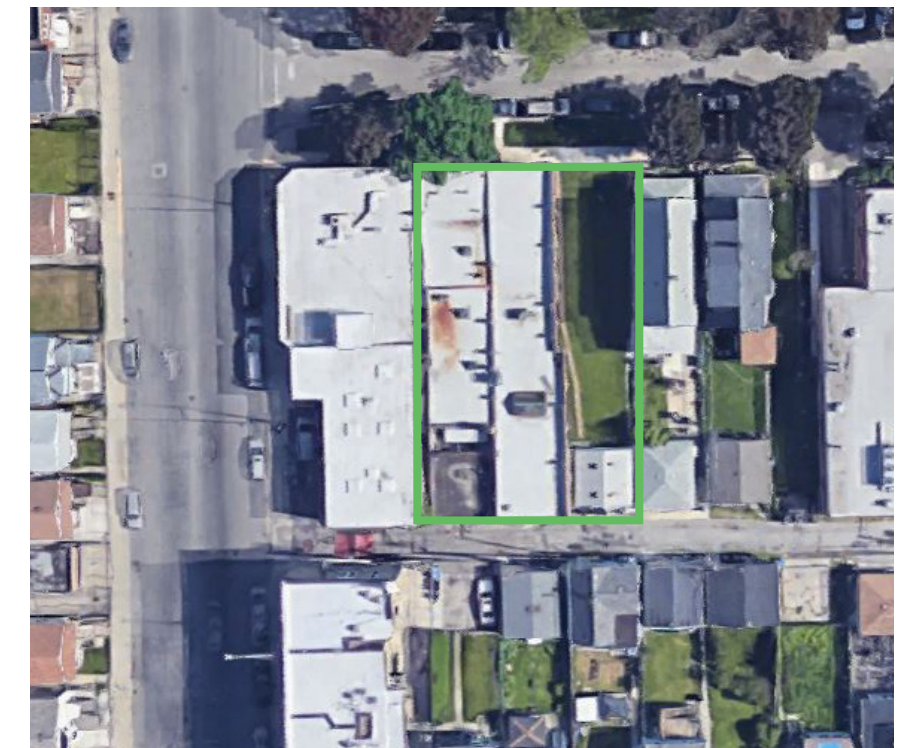
Features

- Recent renovations include:
 - New flooring with hardwood planking, built in cabinets ventless fireplace, custom trim and paint, lighting, fixtures, stainless steel appliances, custom cabinets and countertops
 - New 200-amp, 3-phase service
 - Two GFA Furnaces & AC Units
 - New 400-amp, single-phase panel
- Newer Roof
- 11'+ Clear
- Additional 400-amp, 3-phase service
- Building footprint extends along the extra long lot line
- Open, column-free production area
- Generous clear height
- Double-wide drive-in door & stand-alone garage/storage building
- Opportunity to open space between two bays, or make completely independent
- Welcoming neighborhood for businesses
- Short walking distance to Healy Station and 53-Bus Station
- Convenient location minutes from public transportation, interstate, food and fun
- New Rough-In plumbing in 2nd bay

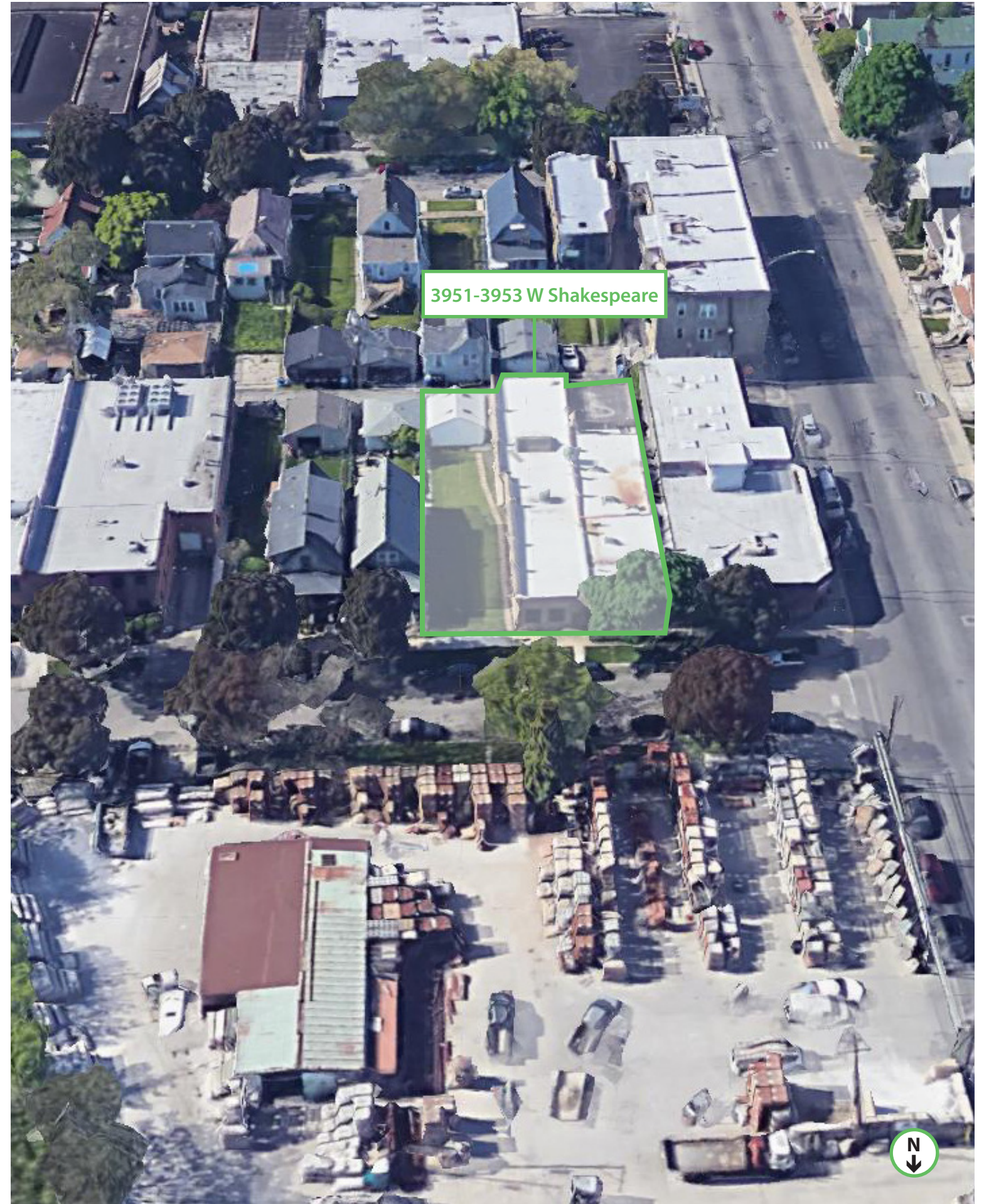
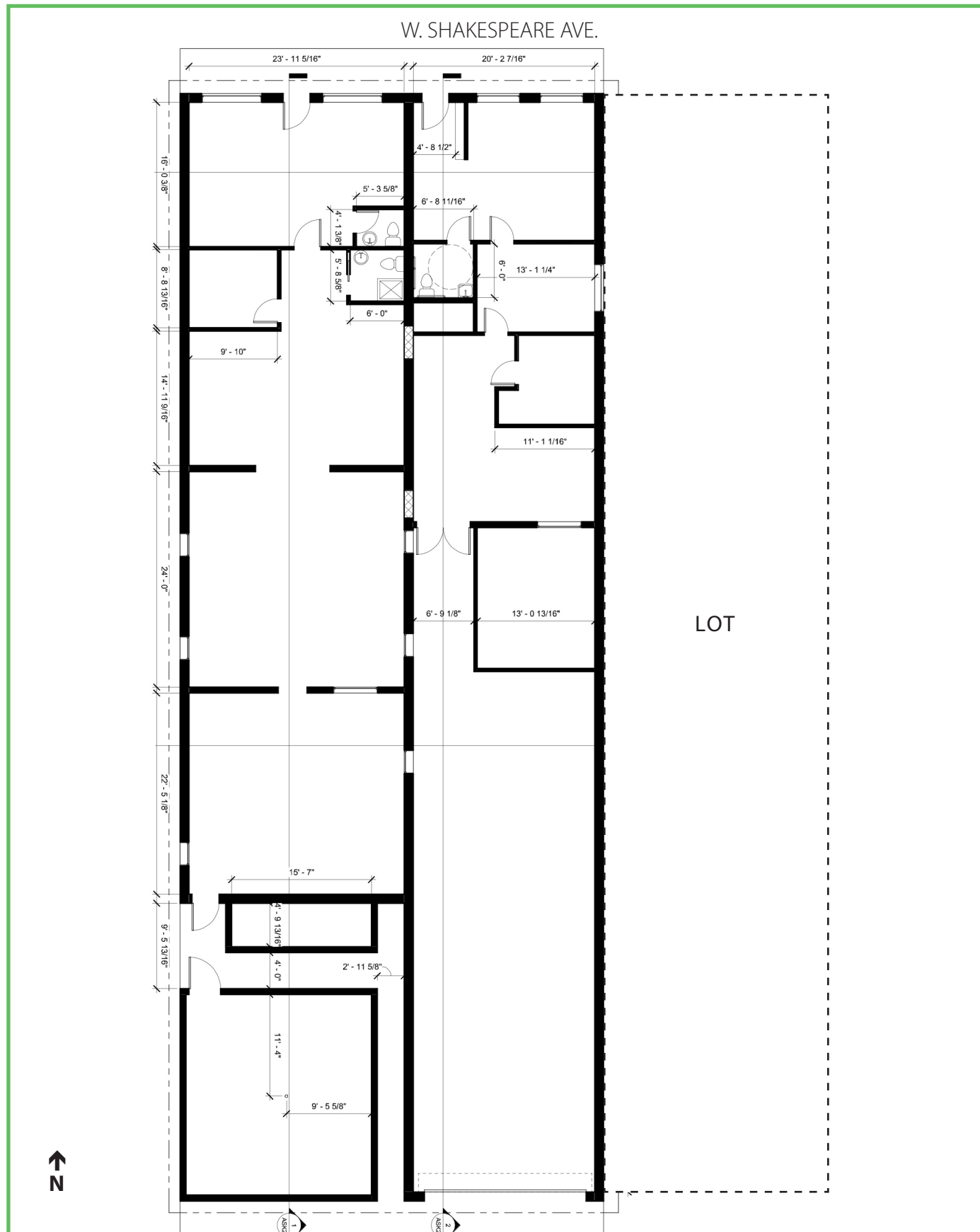
* Vacant lot, adjacent to building, available for purchase as part of sale, providing surface parking or indoor/outdoor space

Property Specs

Property:	3951-3953 W Shakespeare Ave
Building Sale Price:	\$495,900
Lot Sale Price:	\$125,000
Total Property Size:	9,450 SF*
Approx. Building Size:	6,100 SF
Current Zoning:	M1-2
Neighborhood:	Logan Square
Ward:	26th, Ald Robert Maldonado
TIF:	Pulaski Industrial Corridor Redevelopment
Parcel ID:	13.35.116.002-003.0000
Taxes (2017):	\$27,906.97
Lot Dimensions (Approx.):	75' x 125'



Building Floor Plan



Neighborhood & Location Summary

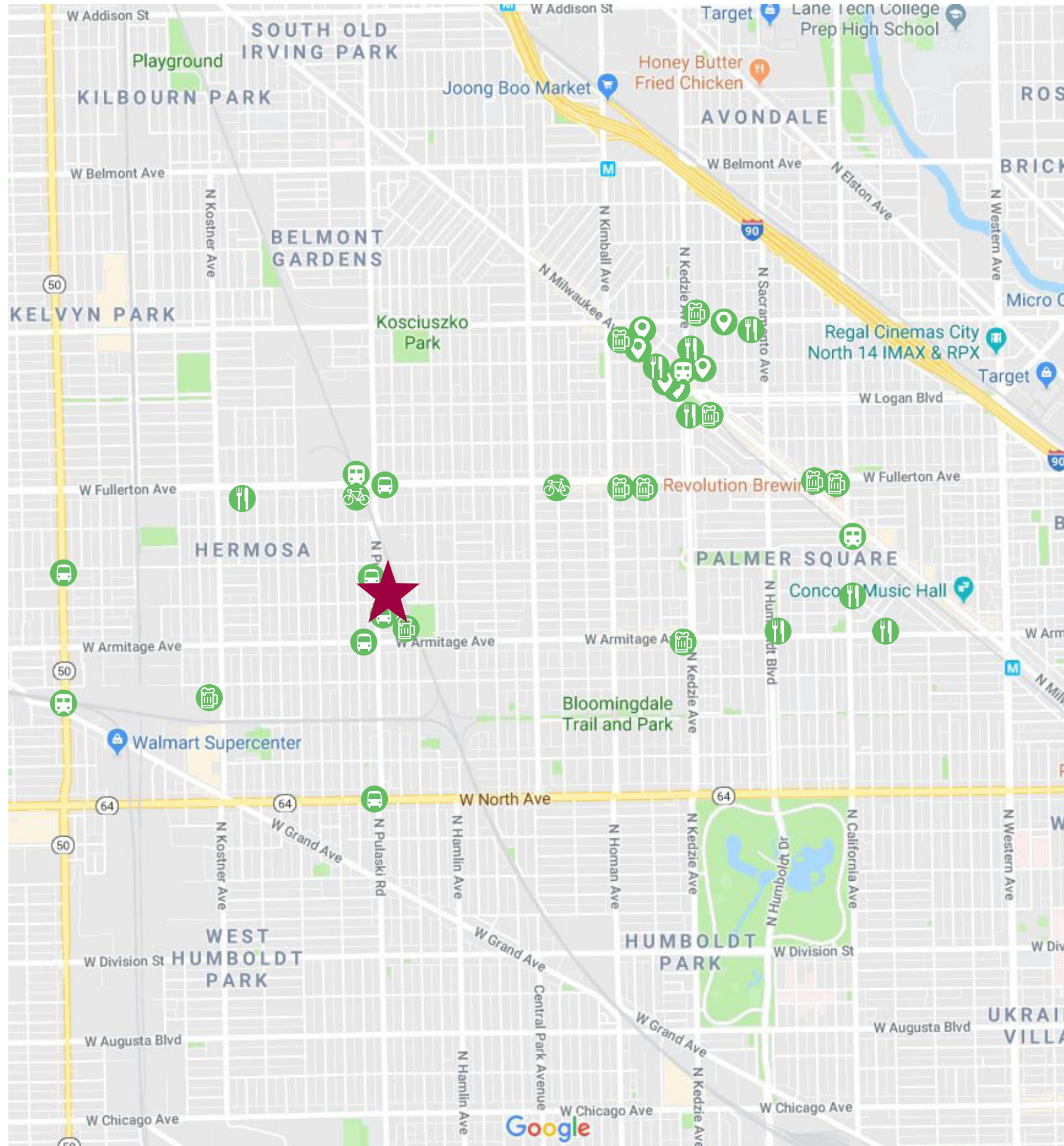
Logan Square/Hermosa

3953 W Shakespeare is nestled on a secluded, tree-lined cul de sac, with ample street parking. As one of only four properties on the block, the location gives the owner a feel like Shakespeare Ave is your own private street. The site rests just off of Pulaski and Armitage, giving direct access and convenience for travel in any direction. Within immediate walking distance to the property are the Healy Station and multiple bus stations. Just minutes further, the Fullerton Ave and Kimball Ave buses are two of the main routes running through the neighborhood. For the bike commuter, the building is 1.5 miles from the most utilized bike route in the city, Milwaukee Ave, providing a direct bike-laned path downtown.

3953 W Shakespeare also provides a significant opportunity for investment into the property as the building is located within the Pulaski Corridor TIF, a 383-acre TIF intended to foster new construction and rehabilitation projects that create jobs and enhance the area's visibility for additional private investments.

All of this, and 3953 W Shakespeare is in the vibrant Logan Square neighborhood. Strong neighborly connection is evident all around, from active preservation groups to community gardens and a locally-run farmers market. "Local" being the key word when describing many aspects of the scene: ingredients are sourced locally at their buzz-worthy restaurants; corner taps tout local, craft brews; galleries showcase local artists; and concerts and street fests promote local, upstart bands. Within a short Divvy or Uber ride, is the heart of the actual Logan Square. Landscaped medians with mature trees line the extra wide streets that meet at the circle interchange, bringing Kedzie, Logan, Milwaukee Ave and visitors from all directions, together. The neighborhood boasts a thriving nightlife with its ever expanding selection of bars and restaurants, and complete array from the local bar to the gastropubs, the fine dining to the food truck. Adding to the neighborhood's character are independent bookstores, shops, cafes and coffee roasters.

With the demand continuing to grow, so have real estate values, and new developments trying to keep pace. Smaller footprint tends to be the focus of new construction projects with studio and one bedrooms being the predominant size of units. Vacant lots are becoming scarce, while demo permits for existing properties underutilizing zoning capabilities are highest in the Logan Square neighborhood. Commercial properties are also moving along the trend. Buildings with adaptive reuse and redevelopment potential quickly acquired by investors, business owners and the creative minded.



TRAIN:
 Healey Metra Station MD-N (0.4 mi)
 Chicago Grand & Cicero Ave Metra Station MD-W (1.4 mi)
 CTA California Blue Line (1.6 mi)
 CTA Logan Square Blue Line (1.7 mi)

BUS
 Pulaski 53
 Armitage 73 (0.2 mi)
 Fullerton 74 (0.4 mi)
 Cicero 54 (1.1 mi)
 North 72 (1.7 mi)

DIVVY
 Keystone & Fullerton (0.4 mi)
 Drake & Fullerton (0.9 mi)

RESTAURANTS
 Parson's Chicken & Fish
 Lula Cafe
 Longman & Eagle
 90 Miles Cuban Cafe
 Ponce
 Bang Bang Pie & Biscuits
 Fat Rice
 Cafe Con Leche

BARS
 Right Bee Cider
 Pipeworks Brewing Company
 Revolution Brewing
 Park & Field
 Scofflaw
 Lost Lake
 Hopewell Brewing Company
 Billy Sunday

LOCAL BUSINESSES
 Antique to Chic Inc
 Unanimous Boxing Gym
 Unchartered Books
 Boulevard Bikes
 Fleur
 Shop 1021

21,310

Population

KEY FACTS



Median Age



Average Household Size

15,753

Daytime Population

DEMOGRAPHIC & STATISTICS SUMMARY

1/2 MILE
3953 W Shakespeare Ave

EMPLOYMENT



White Collar



Blue Collar



Services

7.4%
Unemployment Rate

INCOME



\$38,226

Median Household Income



\$14,951

Per Capita Income



\$13,999

Median Net Worth

BUSINESS



321

Total Businesses



3,772

Total Employees

HOUSING STATS



\$251,282

Median Home Value



\$4,630

Average Spent on Mortgage & Basics



\$5,660

Average Rent

SPENDING ON EATING OUT



\$275

Breakfast



\$715

Lunch

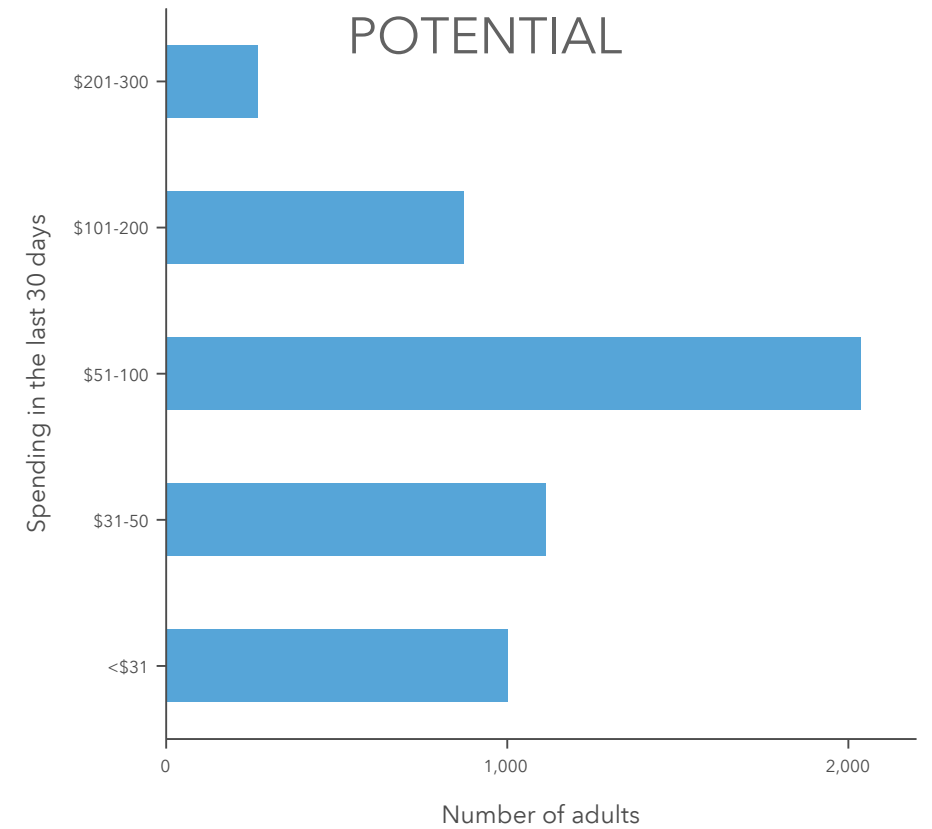


\$1,063

Dinner

(Average spent per household annually)

FAMILY RESTAURANT MARKET POTENTIAL



ANNUAL SPENDING PER HOUSEHOLD



\$2,269

Meals at Restaurants



\$327

Food & Drink on Trips



Presented by:

Zach Pruitt
Principal
312.766.4289
zpruitt@cawleychicago.com

Frank Melchert
Principal
312.766.4281
frank@cawleychicago.com

CHICAGO

770 N Halsted St, Suite 206
Chicago, IL 60642

HEADQUARTERS

One Lincoln Centre, Suite 120
Oakbrook Terrace, IL 60181