

OFFERING MEMORANDUM

3425 N. Lawndale Avenue // Chicago, IL 60618



OFFERED BY:

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BAUM REALTY GROUP, LLC

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Offering Summary

Baum Realty Group, LLC has been exclusively retained to offer for sale 3425 N. Lawndale Avenue, a former school building in Chicago's Avondale neighborhood.

The 3-story building contains $\pm 42,104$ SF of building area located on a $\pm 32,790$ SF land parcel. The building contains classroom conditions on the two upper floors and an auditorium and recreation room on the lower level.

Located in a dense residential area on the city's northwest side, the property is easily accessible and conveniently located just off the I-94 Kennedy expressway less than 1/4 mile from the CTA Blue Line Addison station.

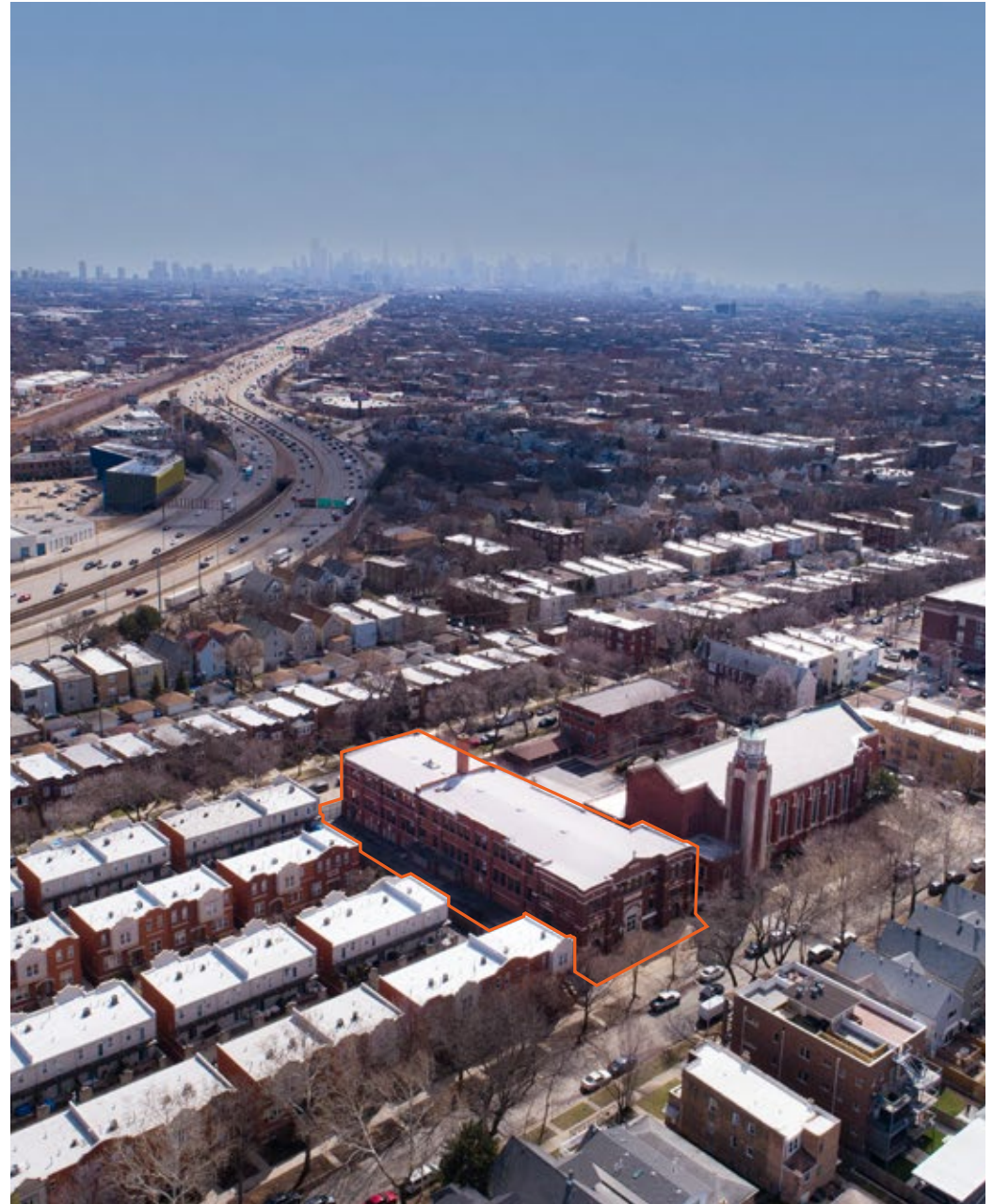
The property represents a unique and rare opportunity for another educational or non-profit owner/user or as a multifamily adaptive reuse redevelopment play given the improving area demographics, high ceilings and efficient layout.

ASKING PRICE:

Contact Broker

PROPERTY HIGHLIGHTS

- ▶ Abundant natural light with windows on all four sides of the building
- ▶ Fully sprinklered building
- ▶ 11.5 – 12 ft ceilings on upper floors, 10.5 ft ceilings in lower level
- ▶ Newer windows, roof and boiler
- ▶ Substantial bathroom fixture count
- ▶ Adjacent land for parking or playground area
- ▶ Zoned RS-3





Property Description

BUILDING SIZE:	±42,104 SF
LAND SIZE:	±32,790 SF (0.75 Acres)
PARKING:	±20 Spots
YEAR BUILT:	1912
ZONING:	RS-3
COUNTY:	Cook
2021 RE TAXES:	TBD (formerly exempt PIN)
WARD:	30th (Ald. Reboyras)

Note: Building square footage is an estimate based on available data and satellite imagery

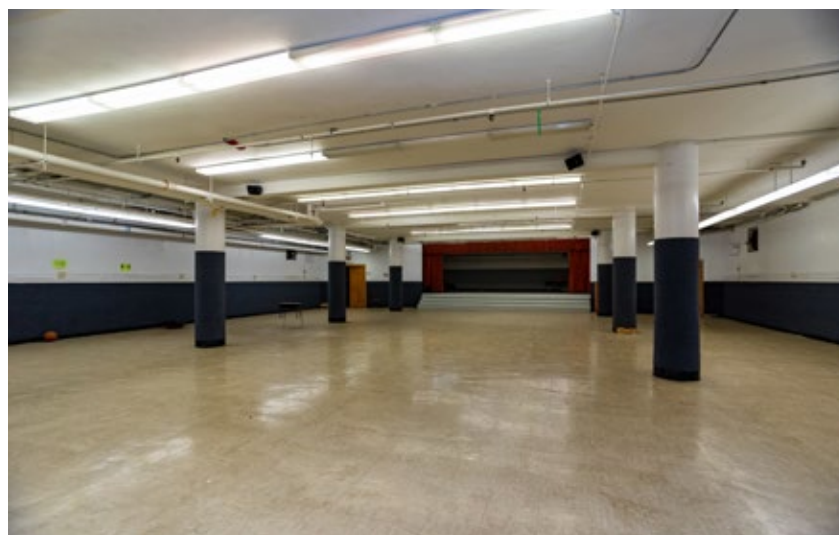
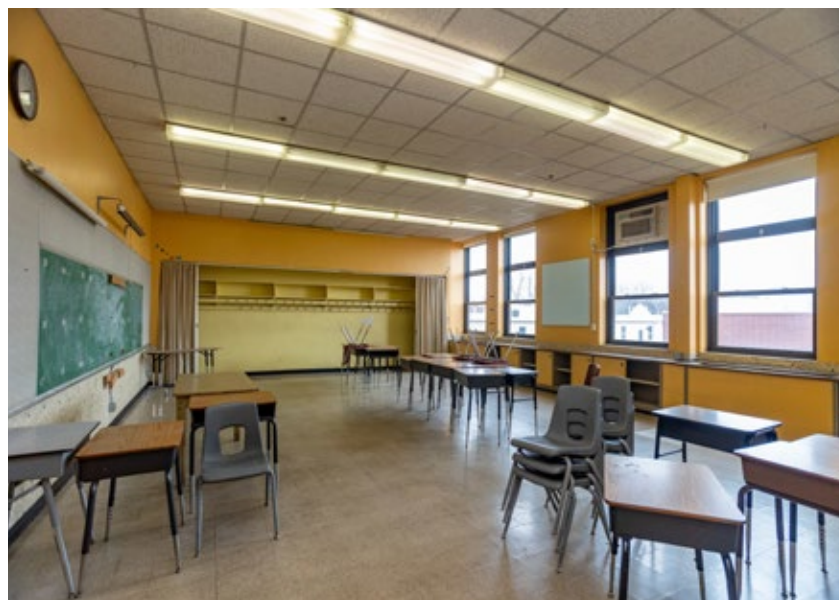
Exterior Photographs



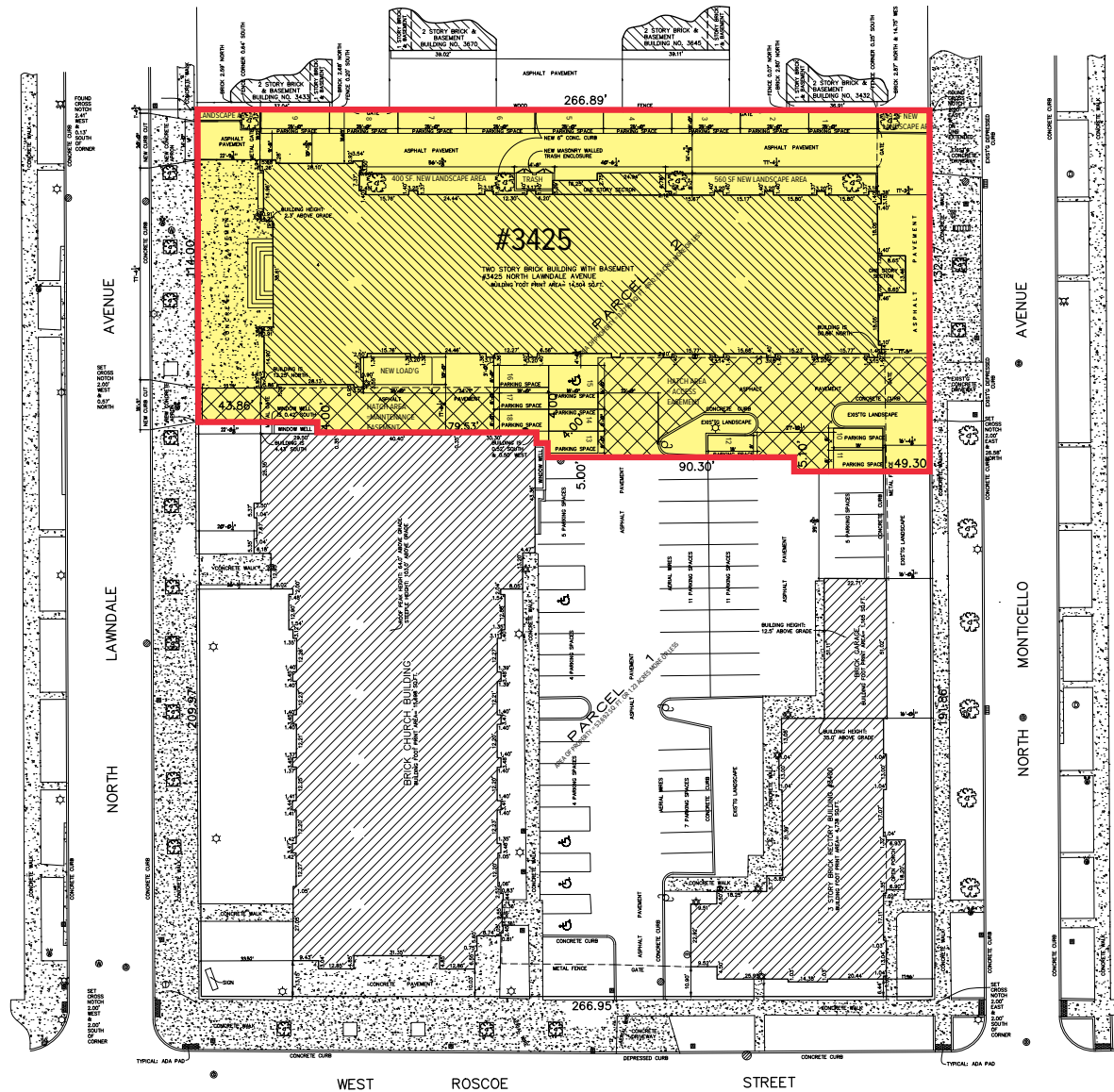
Exterior Photographs



Interior Photographs

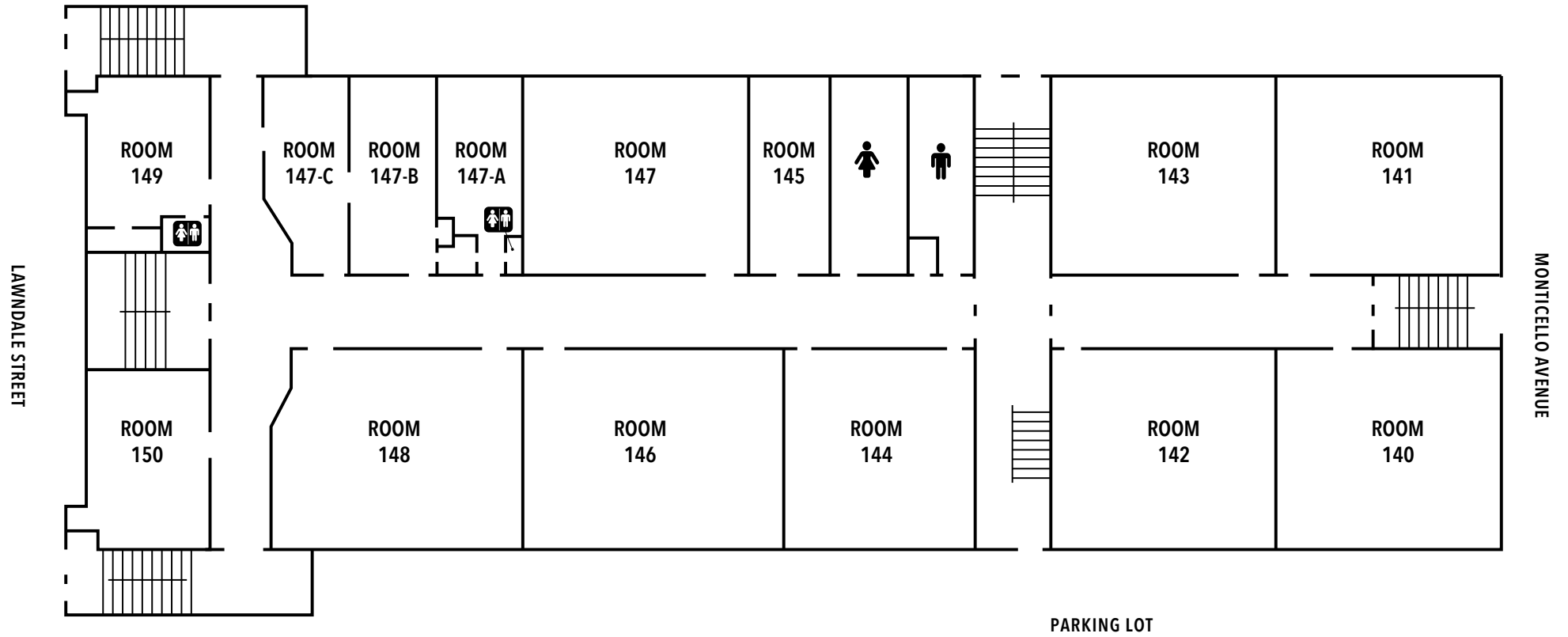


Survey

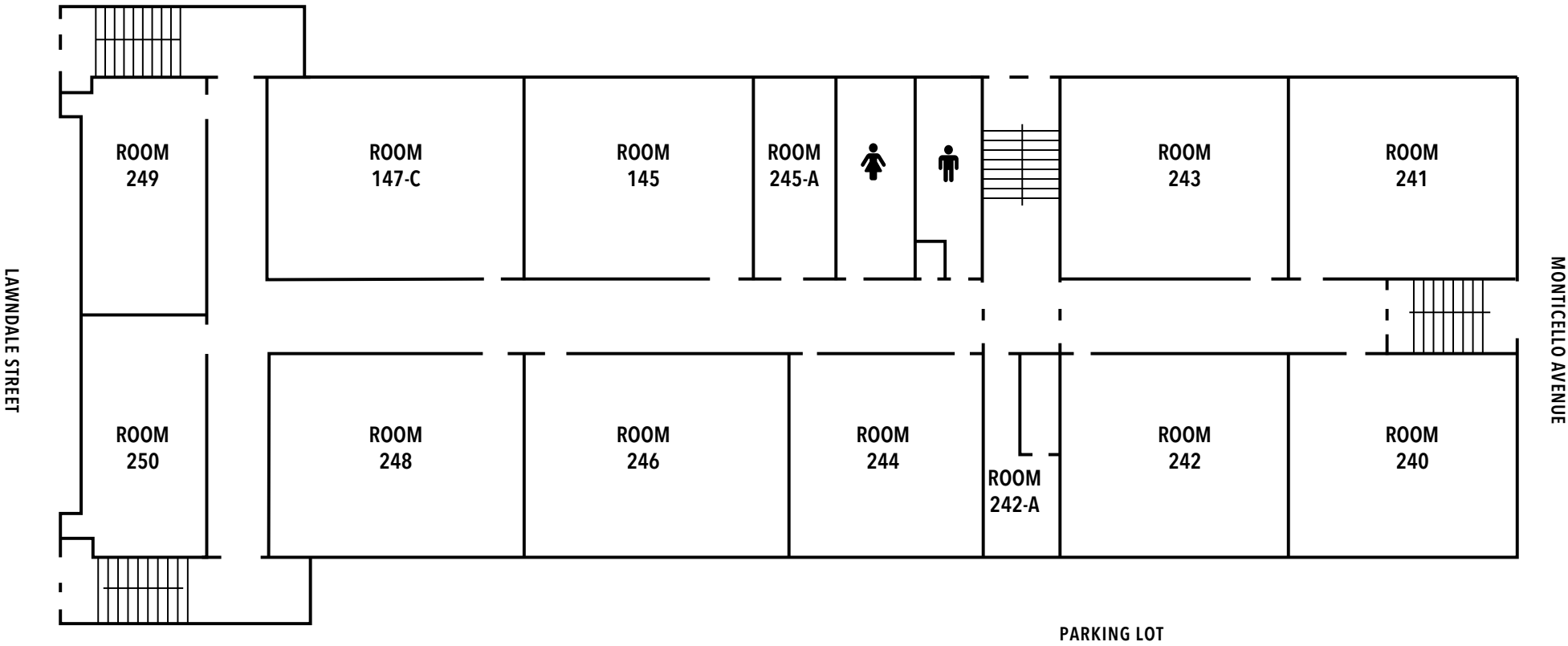




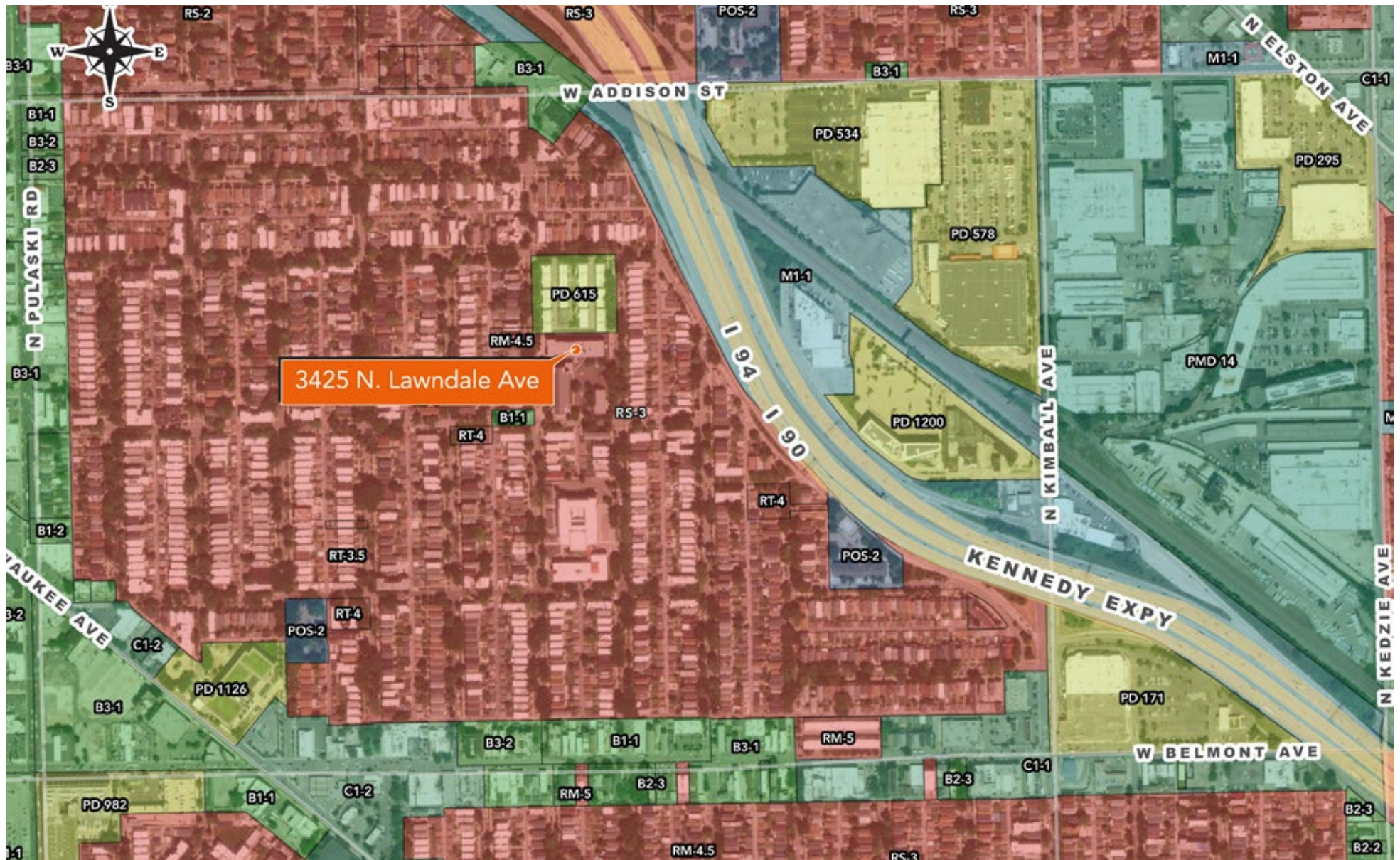
First Floor Plan

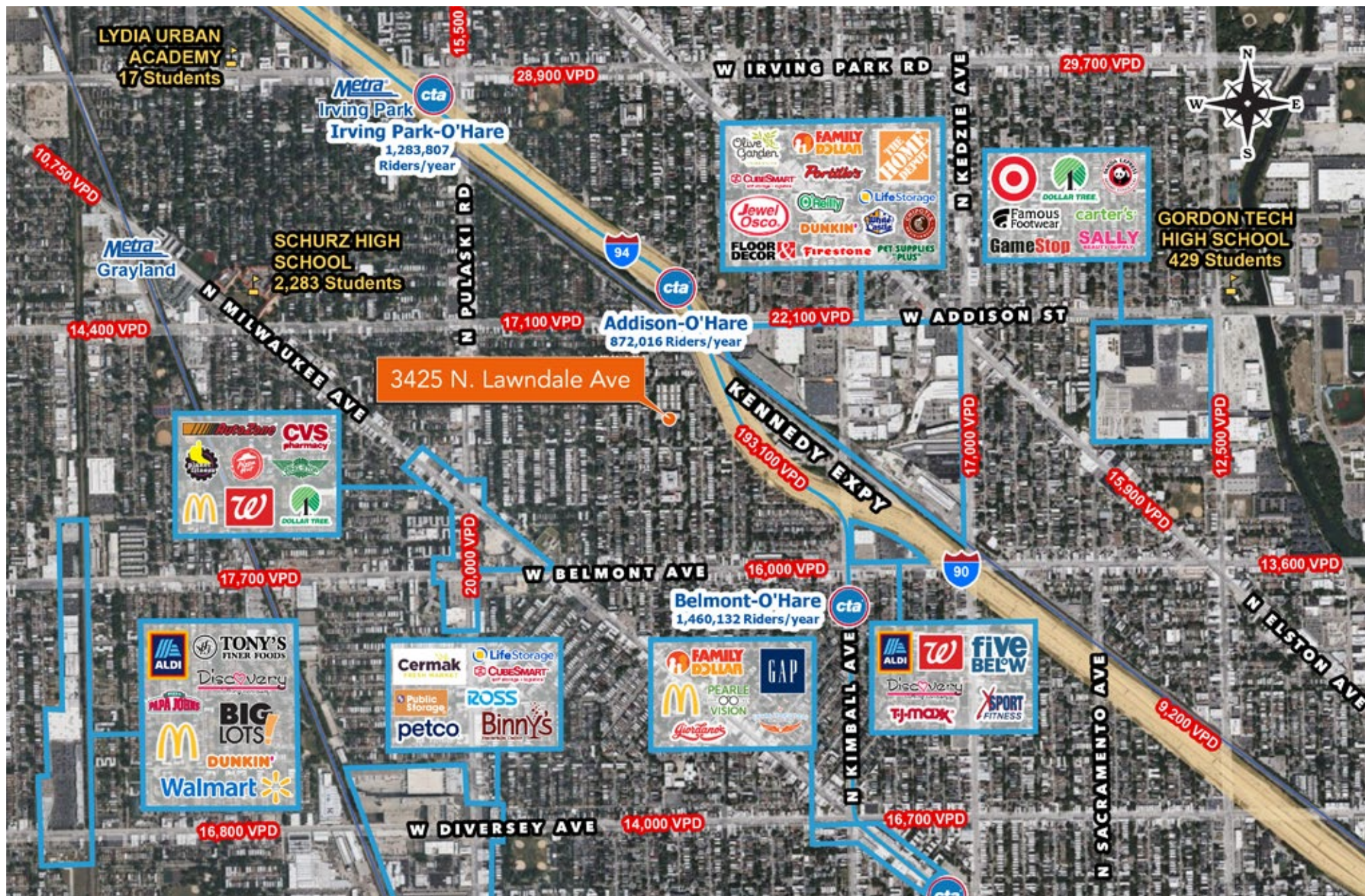


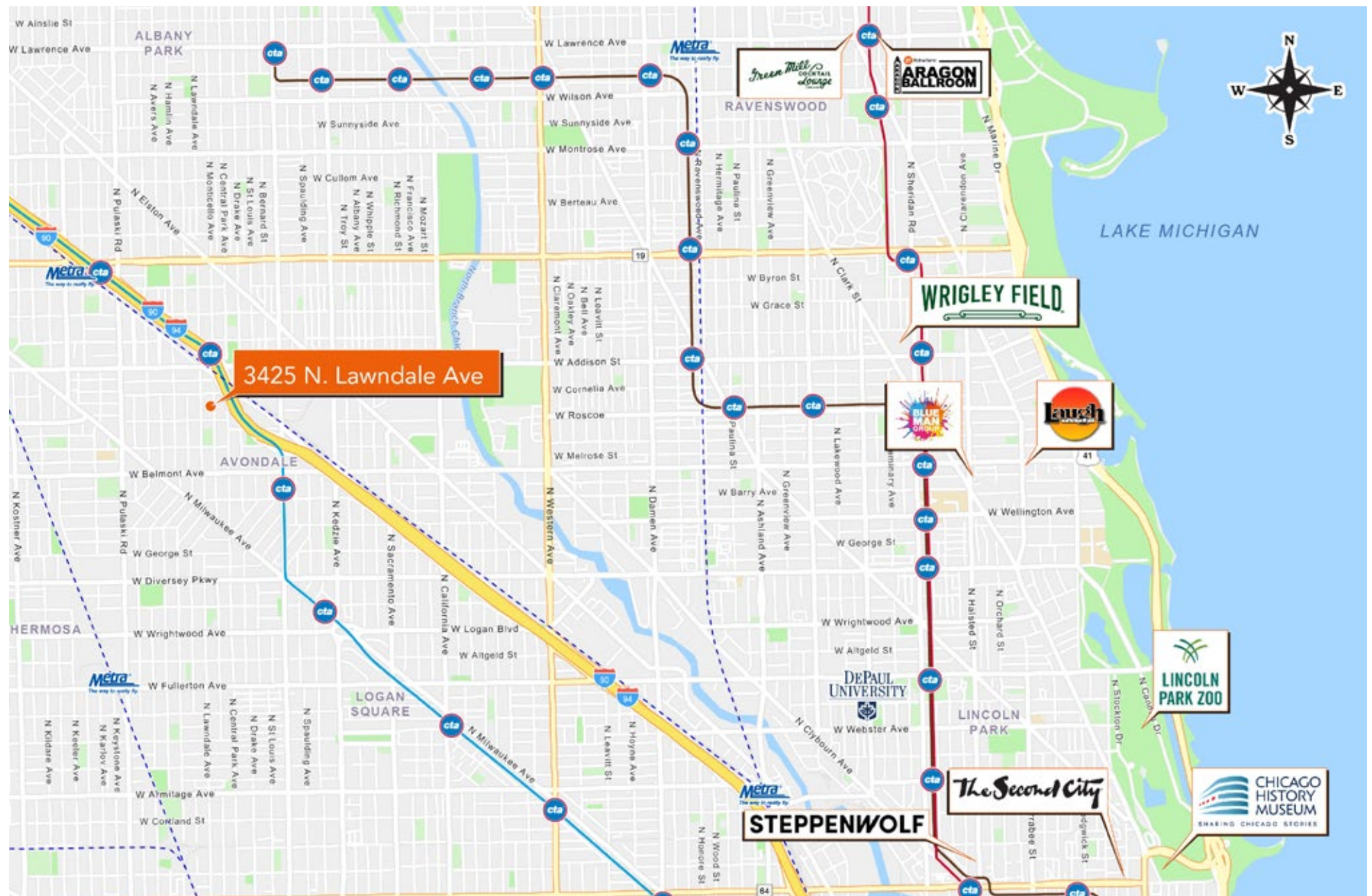
Second Floor Plan



ZONING MAP







Avondale

Avondale was voted one of the TimeOut's "Coolest Neighborhoods in the World" and features everything from pilgrimage-worthy taprooms offering award-winning beers to old-school karaoke bars, cool restaurants, and more. The industrial roots of the neighborhood mix seamlessly with the influx of young residents creating a vibrant and diverse area full of entertainment, art, nightlife options. Avondale offers residents an urban suburban mix feel. Many residents are families and young professionals and most rent their homes.

BEST PLACES IN ILLINOIS

Most Diverse Neighborhoods
#21 of 94

Best Neighborhoods for Young Professionals
#31 of 94

Best Neighborhoods to Raise a Family
#41 of 94

ACCESS & TRANSPORTATION

Avondale has good public transportation and about 9 bus lines passing through it and the CTA Blue Line Belmont station.

I-90/I-94 provide easy access to the Loop in about 20 minutes.

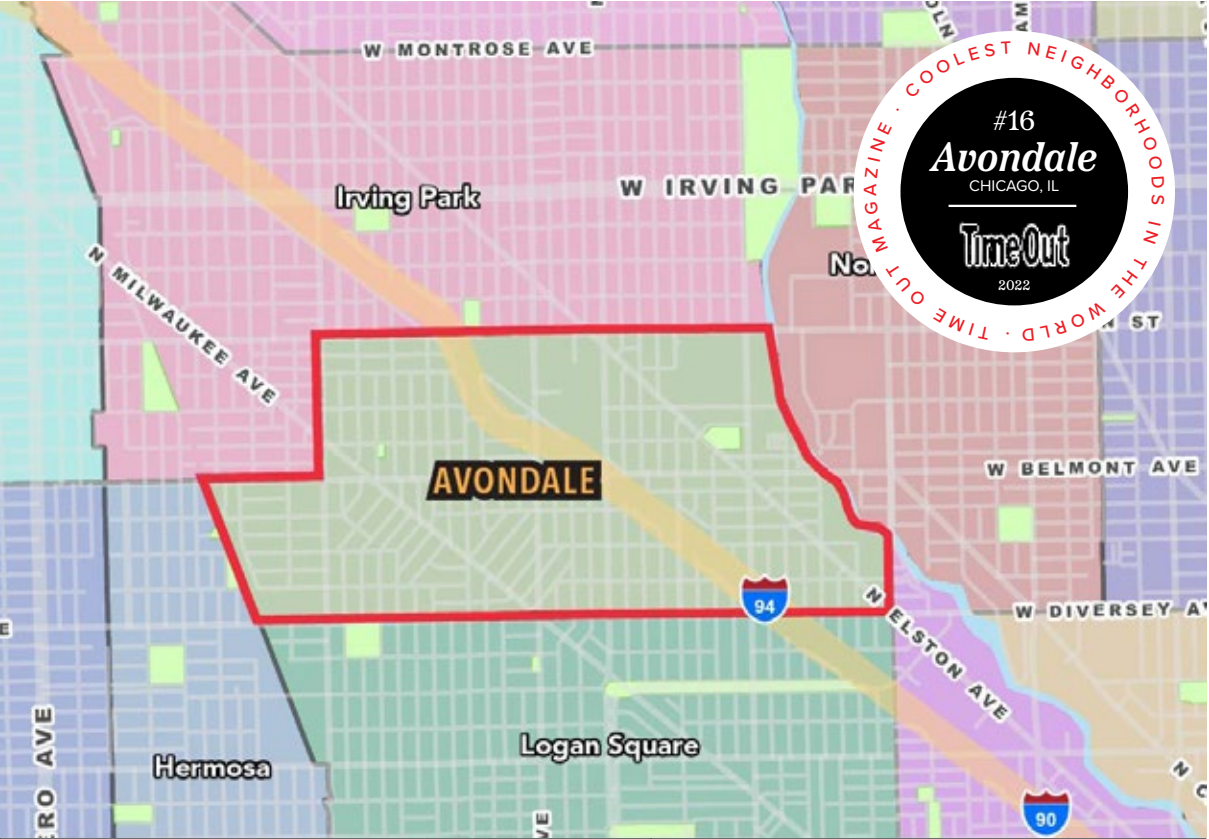
Avondale is the 28th most walkable neighborhood in Chicago with a Walk Score of 87.

O'Hare International Airport
20 min drive

Midway International Airport
30 min drive

AREA FEEL

Urban Suburban Mix

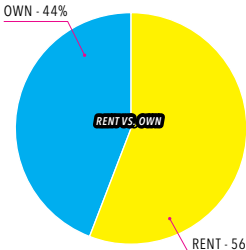


REPORT CARD

B+
OVERALL GRADE

C+	Public Schools	A	Diversity
C	Housing	A+	Nightlife
B	Good for Families	C	Crime & Safety
C+	Jobs	C+	Weather
C-	Cost of Living	A-	Health & Fitness
A-	Outdoor Activities	A-	Commute

INCOME & HOUSING



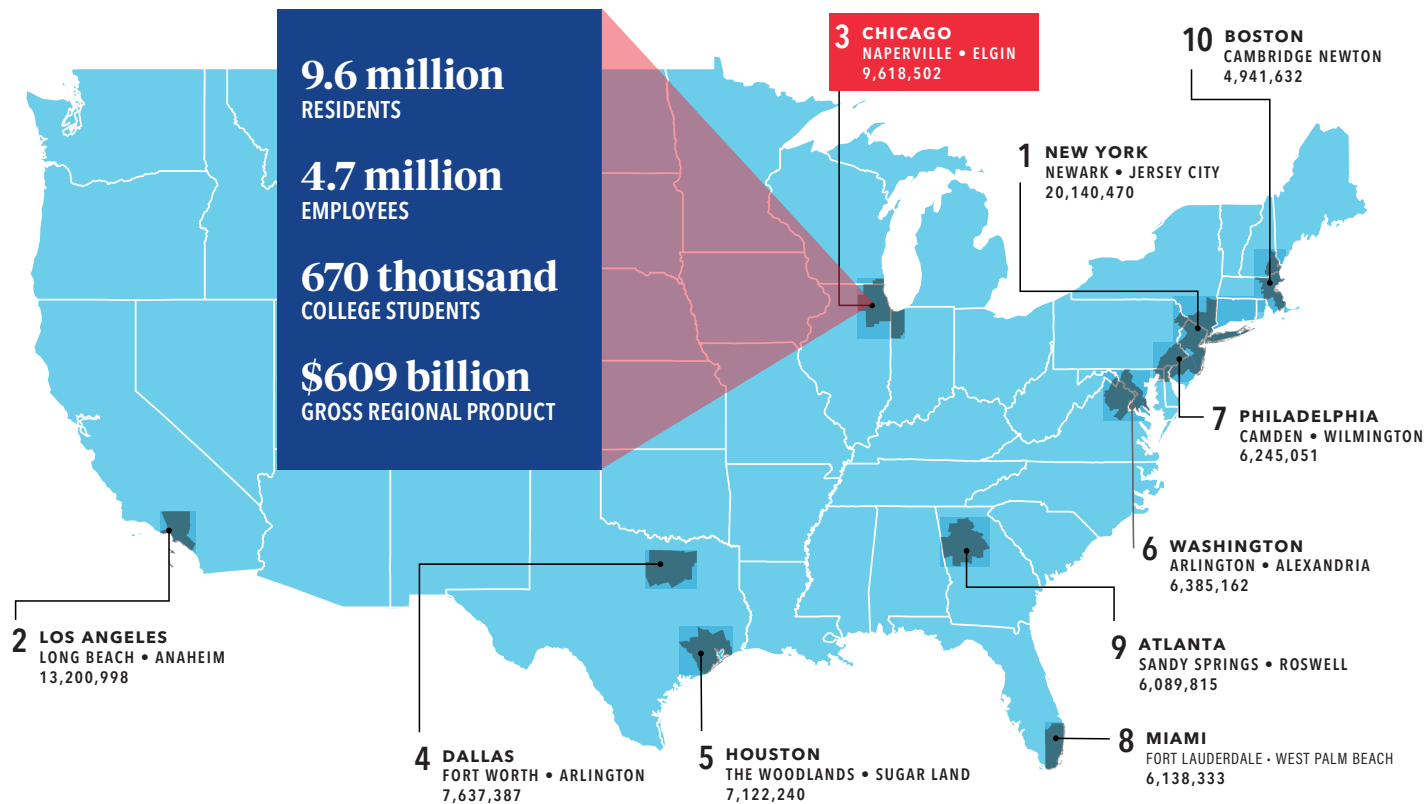
Median Household Income
\$83,370
Median Home Value
\$397,984
Median Rent
\$1,368

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

Chicago Economic Overview

The Chicago MSA is the third most populous region in the US with approximately 9.6 million residents. The city of Chicago is the economic and cultural capital of the Midwest featuring a vibrant downtown district that is filled with world class businesses, upscale restaurants and bars, retail, luxury residences, and endless entertainment.

The strong economic base, skilled labor pool, and diverse background make this 24-hour metropolis one of the most important and influential cities in the world.



The Chicago MSA boast the most diversified economy is the U.S.

with no single industry employing more than 12% of the workforce.

Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation & Warehousing.

Chicago has the 2nd largest Gross Regional Product in the U.S. at \$609 billion

which also ranks 22nd in the world if Chicago were its own country.

Top 10 Fortune 500 Companies with Headquarters in the Chicago MSA

COMPANY	RANK	REVENUES (\$M)
Walgreens Boots Alliance	18	\$ 148,579
Archer Daniels Midland	38	\$ 85,24
Boeing	60	\$ 62,286
AbbVie	63	\$ 56,197
Allstate	66	\$ 53,228
Caterpillar	73	\$ 50,971
Abbott Laboratories	86	\$ 43,075
Exelon	99	\$ 36,347
US Foods Holding	117	\$ 29,487
Mondelez International	121	\$ 28,720

Source: Fortune Magazine, June 2022

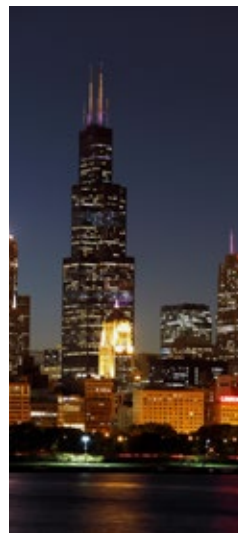
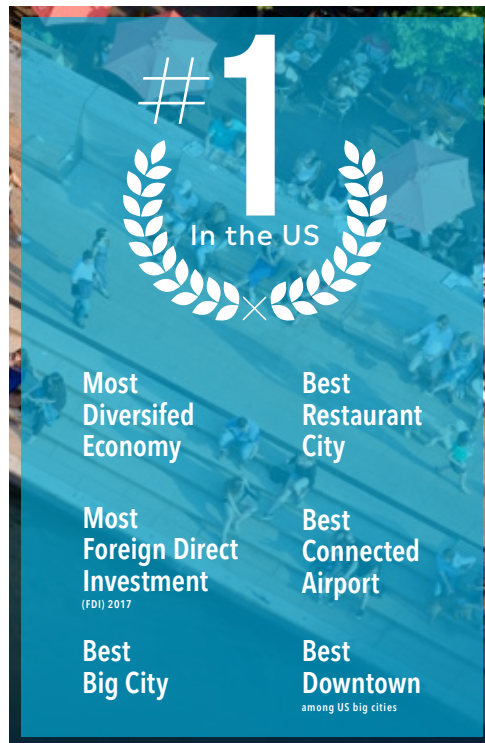


Chicago was named the **No. 2 Best City in the World*** and is among the **top 10 most popular travel destinations** in the U.S.

*According to the 2022 Time Out Index, which polled over 20,000 city-dwellers.



"Dual-hub" airport system of O'Hare International Airport and Midway International Airport, combined for nearly 70 million passengers in 2021.



The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST COLLEGE CAMPUSES



34,000 students



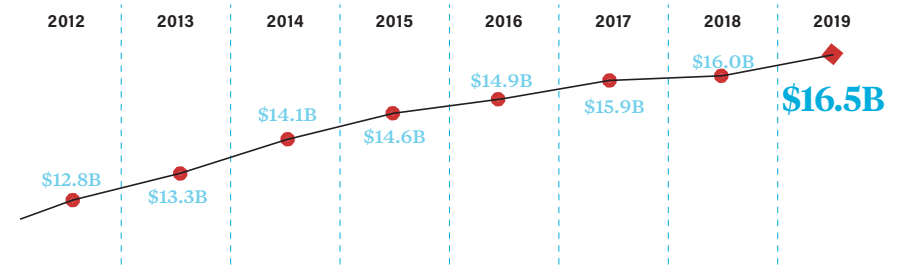
21,000 students



18,900 students



17,150 students



2019 direct tourism spending in Chicago accounted for more than \$16.5 billion, raising more than \$1.1 billion in tax revenue for the city and state.

Prior to the impact of COVID-19, Chicago & the state of Illinois announced their 9th consecutive year of record tourism growth in 2019, visitation to Chicago increased 4.5% over 2018 with over 65.4 MM visitors.

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17 // OFFERING MEMORANDUM

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