

OFFERING MEMORANDUM

FOR SALE: MOTOR ROW REDEVELOPMENT OPPORTUNITY

2221 S. MICHIGAN CHICAGO, IL



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TABLE OF CONTENTS

- 04** EXECUTIVE SUMMARY
- 06** INVESTMENT HIGHLIGHTS
- 07** PROPERTY OVERVIEW
- 08** LOCATION OVERVIEW
- 10** INTERIOR PHOTOS
- 12** PROPERTY SURVEY
- 14** ZONING MAP AND ANALYSIS
- 18** AERIAL OVERVIEW
- 20** AREA PHOTOS
- 26** DEMOGRAPHICS

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EXECUTIVE SUMMARY

Transwestern, as the exclusive listing agent, is pleased to announce the opportunity to purchase the brick-and-timber loft warehouse at 2221 S. Michigan Ave. in Chicago's historic Motor Row District in the South Loop. The three-story property contains approximately 33,500 square feet of floor space and sits on a 9,988-square-foot site. The property has been owner-occupied as a furniture warehouse for over 40 years.

The property is located in the center of the Motor Row District and enjoys substantial foot traffic from Wintrust Arena, the CTA Green Line Cermak Station, and McCormick Place, the largest convention center in North America. The pre-pandemic momentum of the area has taken hold again with several new developments in the final planning stages. Prominently, developers of The 78 will transform a 62-acre plot of land in the South Loop into residential and commercial space. The first structure will be the University of Illinois' Discovery Partners Institute headquarters, a 200,000-square-foot research and education hub. The organization has also been pitching the Chicago White Sox—and local politicians—on building a new stadium on the land. In addition, a new \$150 million Chicago Public School is planned for 2450 S. State Street. The recent and upcoming development activity in the neighborhood emphasizes 2221 S. Michigan Ave.'s future potential.



INVESTMENT HIGHLIGHTS



REDEVELOPMENT OPPORTUNITY

Highly viable property with high ceilings and large windows offers endless redevelopment opportunities.



INCENTIVES

Qualified Opportunity Zone, Class L Property Tax Incentive, Landmark District permit fee waiver program, and 24th/Michigan tax increment financing.



ACCESSIBILITY

Immediate access to multiple expressways and major transportation corridors. Public transit options include CTA train, CTA bus, Metra train, and Divvy bike stations.



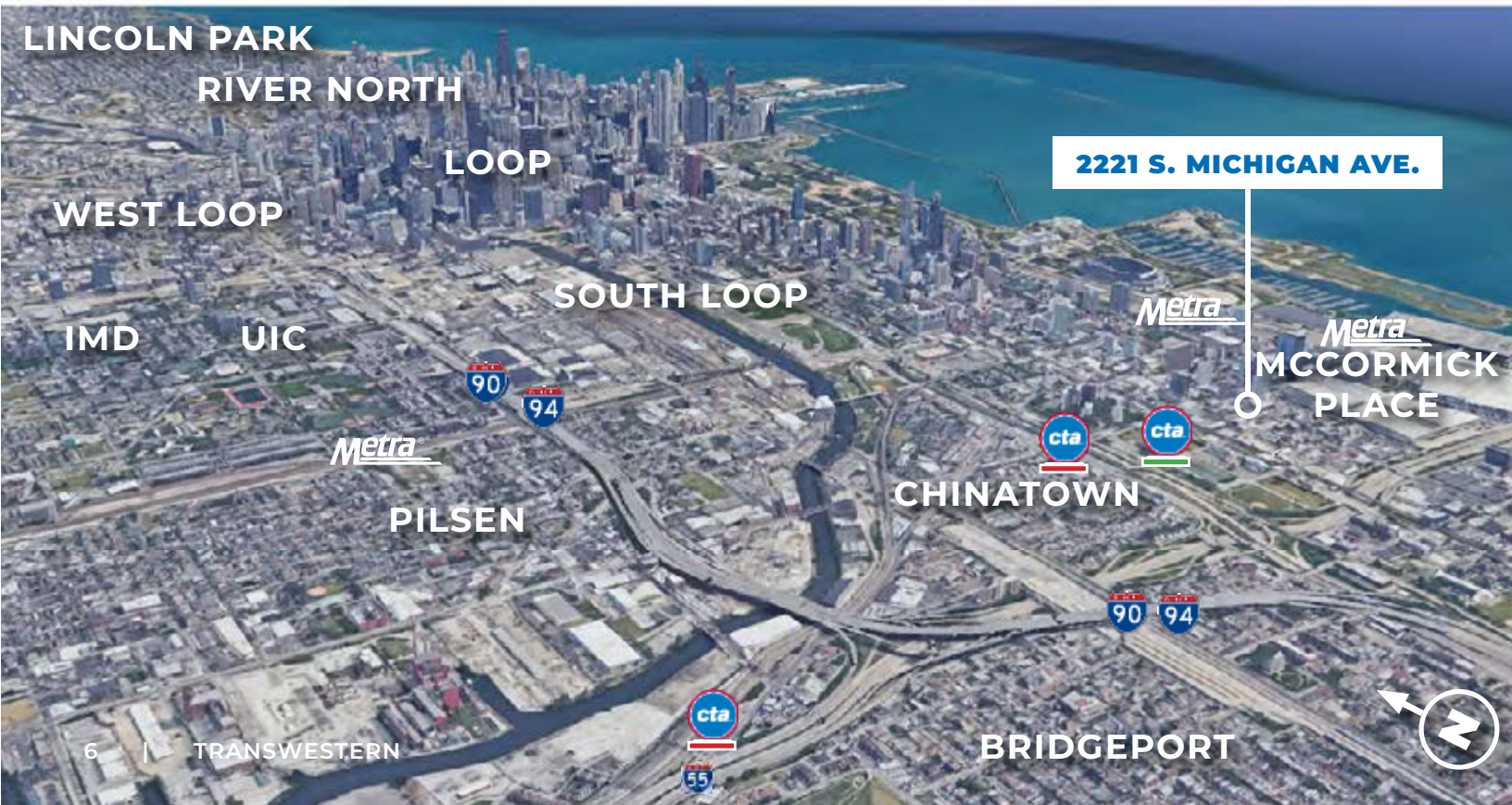
24/7 NEIGHBORHOOD

Across the street from McCormick Place, Wintrust Arena, and several event and entertainment venues. There were over 1,671 new hotel rooms built in the last five years with at least 376 more planned.

PROPERTY OVERVIEW

ADDRESS:	2221 S Michigan Ave, Chicago, IL 60616		
PROPERTY TYPE:	Brick & Timber Loft Warehouse		
PRICE:	Subject to Offer		
BUILDING SIZE:	± 33,500 SF		
FLOORS:		FLOOR SF	CEILING HEIGHTS
	3rd:	9,200 SF	14'11" to 16'0"
	2nd:	9,200 SF	11'7"
	Mezz:	5,400 SF	8'6"
	1st:	9,700 SF	18'11"
	Total: 33,500 SF		
TOTAL LAND AREA:	9,988 SF (0.2293 acres)		
SITE DIMENSIONS:	62.315' x 160.45'		
PARKING:	Street parking and paid public parking behind building.		
DISTANCE TO CTA:	~775 feet to CTA Green Line (Cermak Stop) ~1,967 feet to CTA Red Line (Chinatown-Cermak Stop) ~1,860 feet to Metra (ME) McCormick Place Station		
VACANCY:	Building will be sold 100% vacant		
DRIVE-IN-DOOR:	1 Drive-In-Door (9'6" W x 10'6" H)		
COLUMN SPACING:	30' X 20'		
ELEVATOR:	1 Freight Elevator (10' W x 24' D)		
SKYLIGHTS:	5 Skylights (10' x 21')		
ZONING:	DS-5 Zoning		
WARD:	3rd - Alderman Pat Dowell		
TAX ID PIN:	17-27-102-003-0000		
TAXES:	YEAR	TOTAL	PSF BLDG.
	2023:	\$68,824	\$2.05 psf
	2022:	\$67,082	\$2.00 psf
	2021:	\$65,575	\$1.96 psf
	2020:	\$37,871	\$1.13 psf
	2019:	\$34,155	\$1.02 psf
YEAR BUILT:	1919, as the Bird-Sykes Co. Bldg. #3		
RECENT BLDG. IMPROVEMENTS:	New roof and fire escape, tuckpointing on front of building.		

AERIAL OVERVIEW



LOCATION OVERVIEW

THE 78

SOLDIER FIELD

WINTRUST ARENA

MCCORMICK PLACE

2221 S. MICHIGAN AVE.

CERMAK RD.

WABASH AVE.

STATE ST.

cta

8 | TRANSWESTERN

1100 WEST MONROE ST. CHICAGO IL 60607 | 9

THE 78

SOLDIER FIELD

WINTRUST ARENA

MCCORMICK PLACE

2221 S. MICHIGAN AVE.

CERMAK RD.

WABASH AVE.

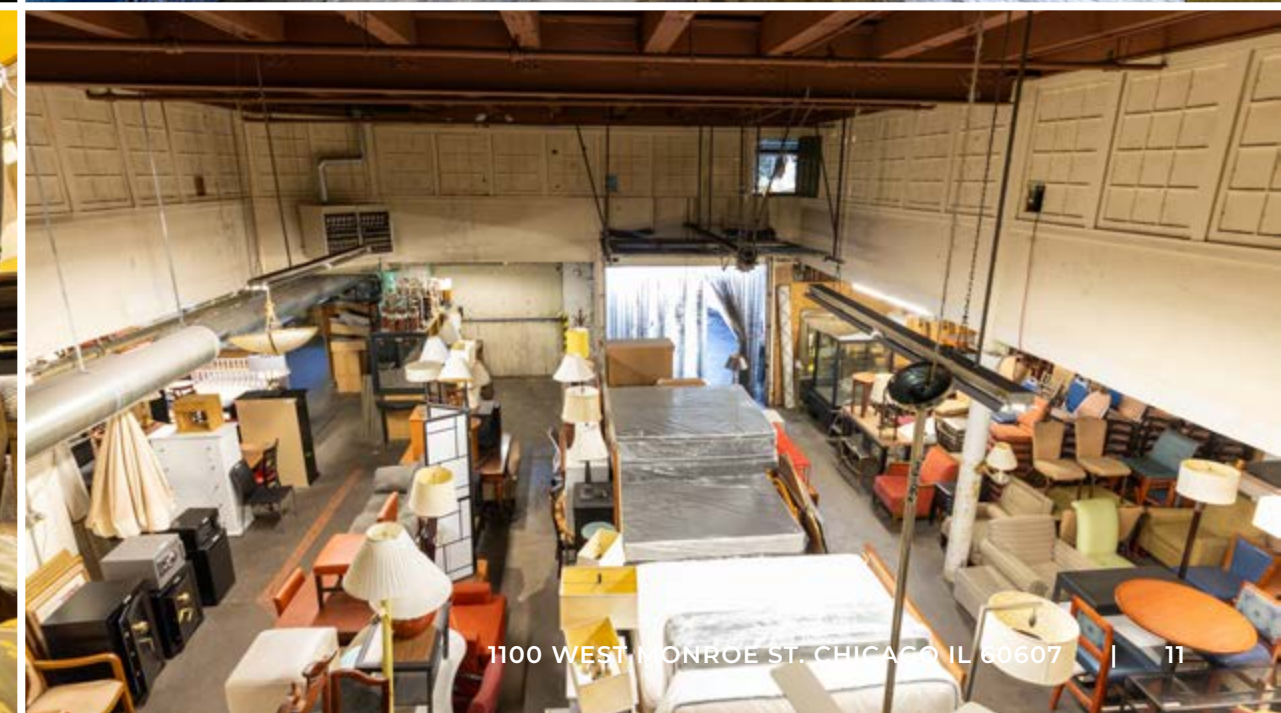
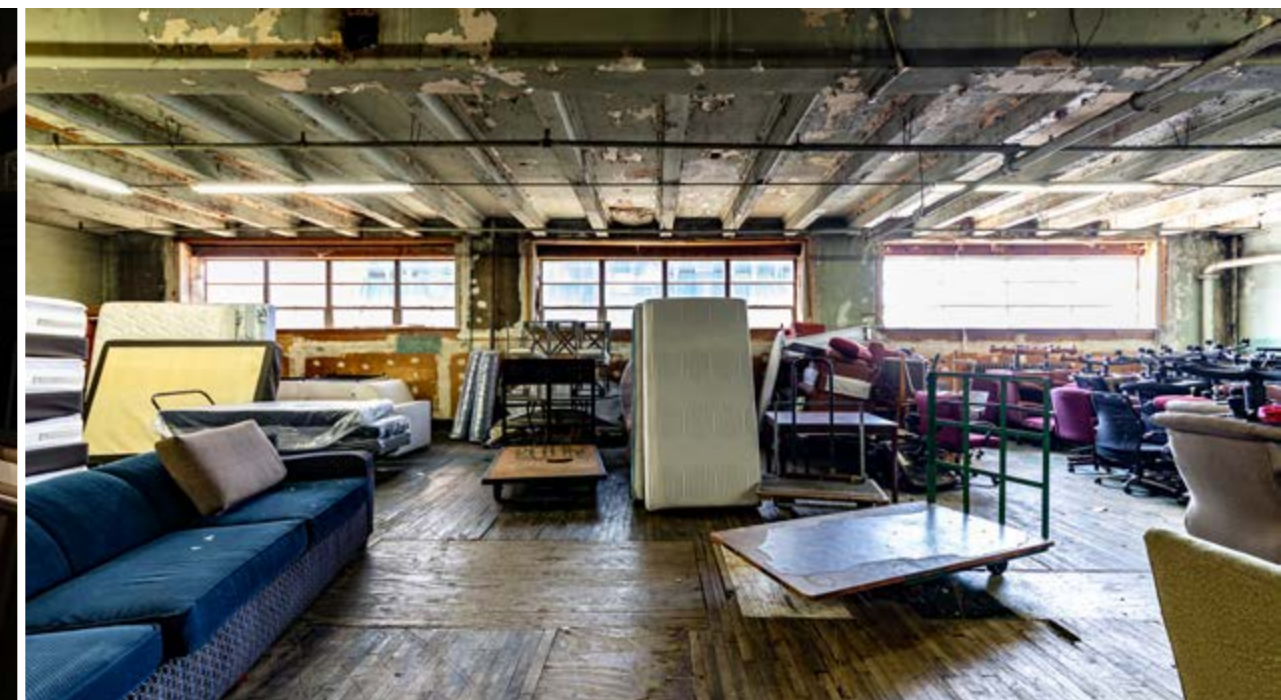
WABASH AVE.

CERMAK RD

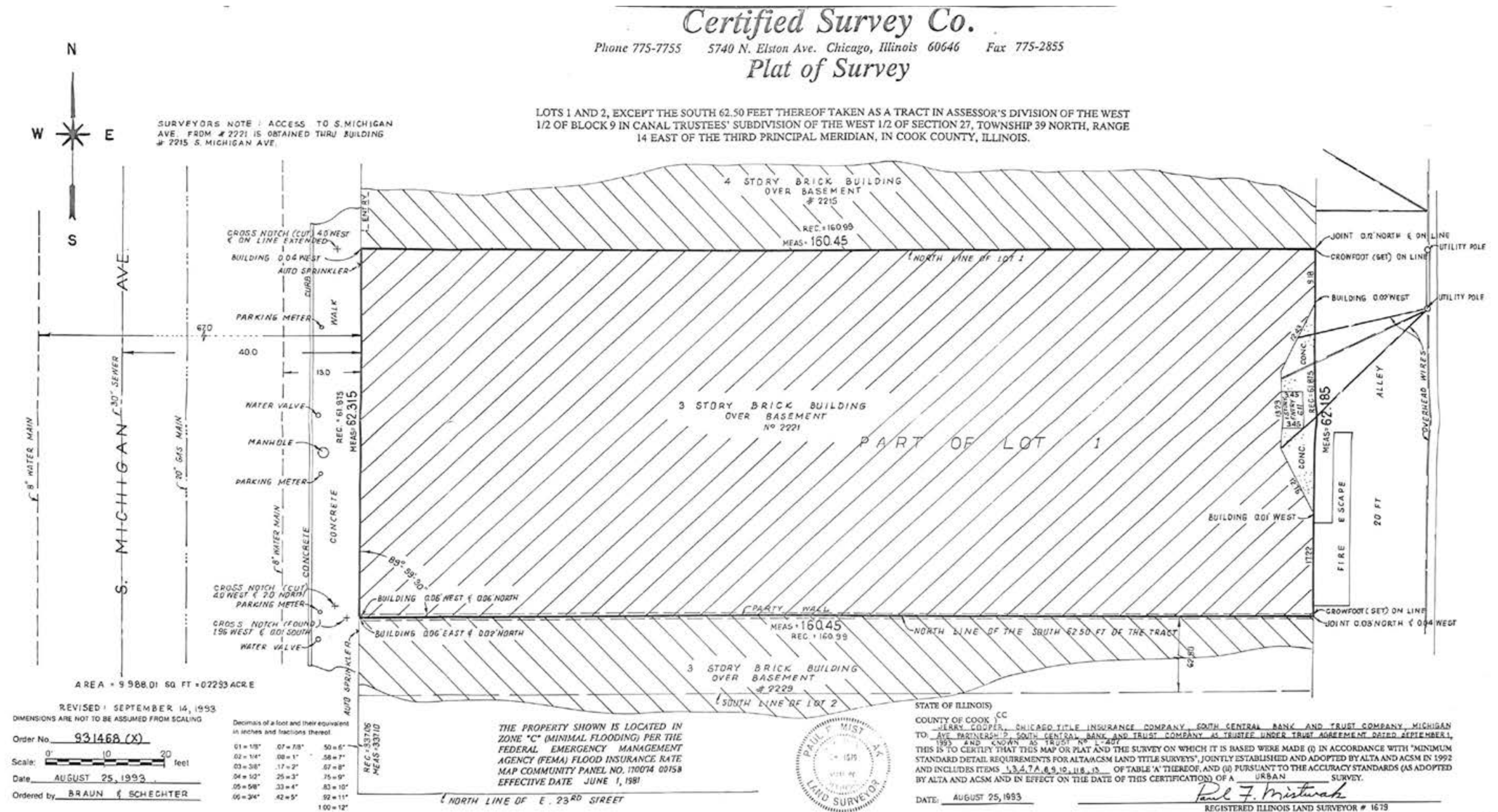
STATE ST



INTERIOR PHOTOS



PROPERTY SURVEY



DS-5, DOWNTOWN SERVICE DISTRICT:

- 14 | TRANSWESTERN

 MEMORANDUM

Attached is a zoning analysis for property generally located at 2221 South Michigan Avenue (the "Property").

The Property comprises a 9,988 square-foot lot on South Michigan Avenue between Cermak Road and East 23rd Street. The Property is improved with a 3-story brick building and is bounded by a 4-story brick building to the north; a 20-foot public alley to the east; a 3-story brick building to the south; and South Michigan Avenue to the west. The Property is currently zoned DS-5 Downtown Service District. A wide range of uses is permitted in the DS District, including commercial, medical service, office, and warehousing. However, residential is not a permitted use in the DS District.

The Department of Planning and Development ("DPD"), the local community, and Alderman have historically resisted zoning changes to allow for residential in this area. There have been limited exceptions, although such exceptions have required careful planning to provide for buffer uses (such as hotel or other commercial) along Michigan Avenue to preserve Michigan Avenue as an entertainment district.

To be developed for residential use, the Property would need to be rezoned to the DX Downtown Mixed-Use District. The DX-5 District would allow residential development and a maximum floor area ratio ("FAR") of 8.1 (5.0 base FAR and 3.1 FAR bonus, discussed below).

If an FAR greater than 8.1 is desired (for residential or nonresidential), the Property's zoning would need to be changed to a higher density zoning district. Given the location and surrounding zoning, we believe that a 7 District is likely the highest zoning district that would currently receive stakeholder support – and would be an aggressive request.

The attached outlines (1) the development allowed pursuant to the existing DS-5 District, including with approval of a planned development (PD), (2) the development allowed pursuant to a rezoning to a DX-5 District for residential use, with the caveat noted above, and (3) the development allowed pursuant to an aggressive DX-7 District. A nonresidential development allowed with an upzoning to a -7 District would be the same as scenario (3) with respect to permitted bulk and other requirements.

The Property is located within the Motor Row Chicago Landmark District (the "District"). Created in 2000, the District includes five individual historic buildings north of the Property as well as a three-block-

door along Michigan Avenue between East Cermak Road and the Stevenson Expressway. The building is also listed on the National Register in 2002. The District designates as historic features all building elevations, including rooflines, visible from public rights-of-way. Development at the site will be required to preserve the historic character of these features. Any exterior change requiring review will be reviewed by DPD historic preservation staff, while new construction and additions will be reviewed by historic preservation staff and consideration by the Commission on Chicago Landmarks.

In addition, the Property is subject to design guidelines applicable throughout the District. Notably, the guidelines encourage building heights of 60-feet or less, but also indicate that somewhat taller buildings are appropriate near Cermak Road. Additionally, the guidelines are not strictly binding. For heights exceeding the guideline's recommendation may be achieved by setting back additional floors to minimize its visibility from the street. The Chicago Plan Commission recently approved such a building within the District at 2328 South Michigan Avenue.

The Downtown Mixed-Use District allows additional FAR approved through the Neighborhoods City Fund Bonus. A -5 District allows a maximum bonus of 3.1 FAR, while the maximum bonus in District is 4.5 FAR. The bonus requires a payment at the time of building permit, which is calculated as

Bonus Cost = [Bonus Floor Area] * [Median Land Cost] * 80%.

based on a total site area of approximately 9,988 square feet, up to an additional 30,962.80 square feet of space could be achieved through the 3.1 FAR bonus; 44,946 additional square feet of floor area could be achieved through the 4.5 FAR bonus. The current median land cost for this area of the city is \$22 per square foot. Therefore, a bonus of 3.1 FAR would cost \$544,945.28 and a bonus of 4.5 FAR would cost \$791,049.60. Use of the Neighborhood Opportunity Bonus requires approval pursuant to development ("PD").

Any residential project proposed at the Property will be subject to the Affordable Requirements Ordinance (ARO). For rental projects, the ARO imposes a 10%-20% affordable housing requirement, of which 10% must be on-site, 25% must be provided on-site or off-site and a payment in lieu may be made for the remaining 50%. The fee in lieu changes annually on January 1.

The following is a brief summary of the options for complying with the ARO for rental projects:

Option 4

-2

	Current D5-6 Downtown Service District	Proposed D5-6 Downtown Mixed-Use	Proposed D5-7 - Aggressive Downtown Mixed-Use
Lot # and Address	Residential Not Permitted in D5 District	200' or per dwelling unit 135' per efficiency unit Max 30% efficiency units Projects that utilize the Neighborhoods Opportunity Bonus are eligible for up to 30% reduction in MLA requirements Maximum number of units: - 49 or no efficiencies or bonus - 52 or 30% efficiencies and no bonus - 71 or max bonus and no efficiencies - 76 or max bonus and 30% efficiencies	145' per dwelling unit 50' per efficiency unit Max 40% efficiencies Projects that utilize the Neighborhoods Opportunity Bonus are eligible for up to 30% reduction in MLA requirements Maximum number of units: - 68 or no efficiencies or bonus - 81 or 30% efficiencies and no bonus - 96 or max bonus and no efficiencies - 116 or max bonus and 30% efficiencies
	None	30' near for residential floors, otherwise, none	
	150' triggers PD	130' (Res) / 150' (Non-res) triggers PD	155' (Res) / 180' (Non-res) triggers PD
7 Percent	- Utilization of Neighborhood Opportunity Bonus 150' or taller	- Utilization of Neighborhood Opportunity Bonus - 130' (Res) / 150' (Non-res) or taller - 150 units or more	- Utilization of Neighborhood Opportunity Bonus 155' (Res) / 180' (Non-res) or taller - 200 units or more

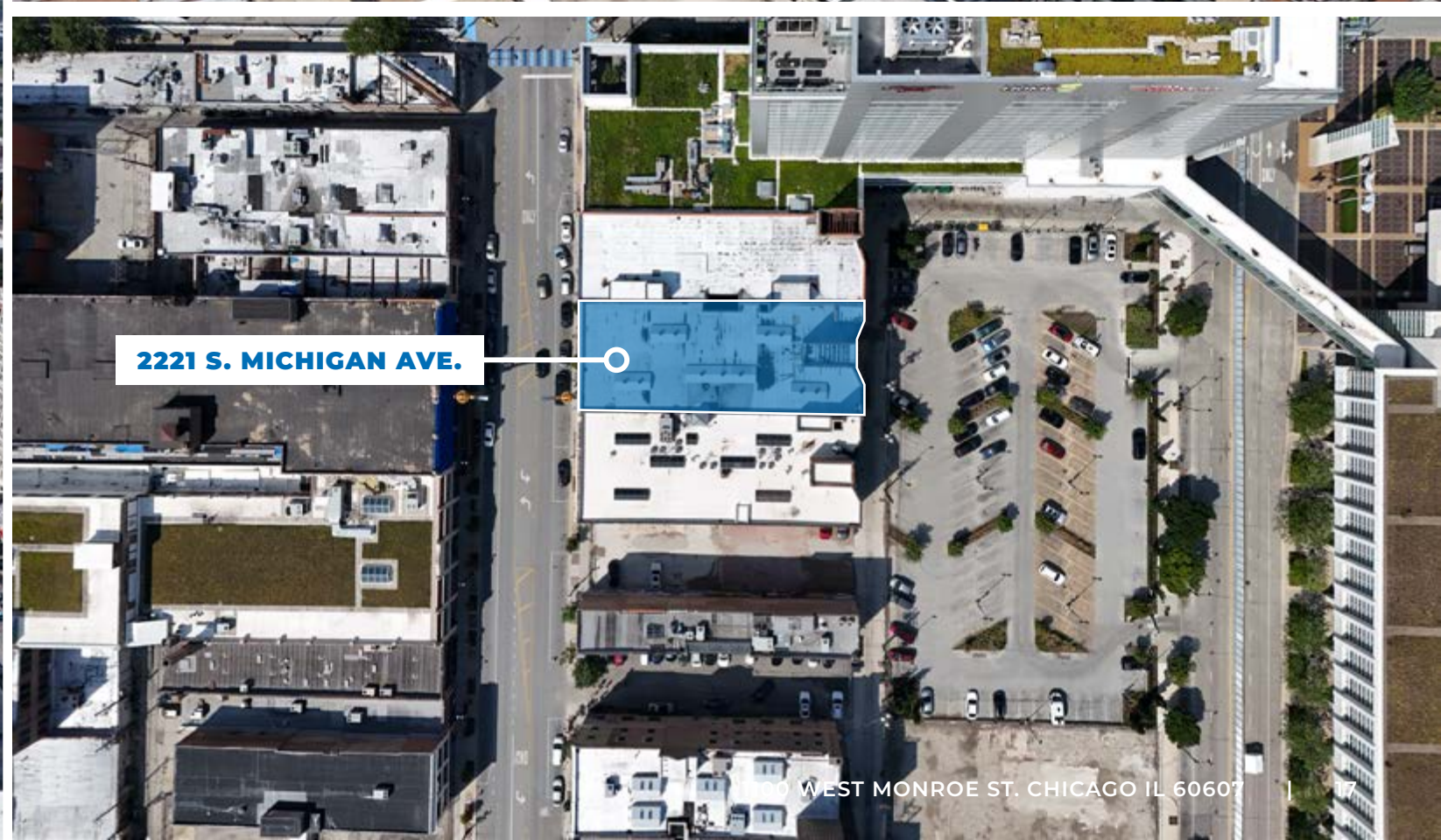
Current DS-6 Downtown Service District	Proposed DX-5 Downtown Mixed-Use District	Proposed DX-7 – Aggressive Downtown Mixed-Use District
- 25,000 to 499,999 sf – 1 berth 10'x25' per 100,000 sf or portion thereof - +500,000sf – 1 berth 10'x25' per 500,000 sf or portion thereof	- 25,000 to 499,999 sf – 1 berth 10'x25' per 100,000 sf or portion thereof - +500,000sf – 1 berth 10'x25' per 500,000 sf or portion thereof	

-2-

4

[CLICK TO VIEW PERMITTED USES](#)

AERIAL OVERVIEW





AREA PHOTOS





THE SOUTH LOOP & HISTORIC MOTOR ROW DISTRICT

2221 S. Michigan Ave. is tucked into the historic Motor Row District in the South Loop neighborhood and Near South Side community area. In the early 20th century, Motor Row was famous for its wide range of car dealers and mechanics. It also has a rich history as the home of the former newspaper The Chicago Defender and lauded rhythm and blues label Chess Records. Modern-day Motor Row is being redeveloped into an exhilarating entertainment district that complements nearby apartments and condos, convention centers, and Chicago's Museum Campus. The growing foot traffic in the area is supported by the Cermak-McCormick Place L stop, numerous city bus routes, and the McCormick Place Metra Station. Just northwest of Motor Row, construction has begun on The 78, a 62-acre plot of land in the South Loop that runs along the Chicago River. It is meant to be Chicago's next great neighborhood and will contain a mix of commercial, life science, residential, and entertainment properties—there is even a significant push to build a new ballpark for the Chicago White Sox on The 78.

Another exciting development is the Burnham Park Project, a planned state-of-the-art Chicago Bears stadium situated just south of Soldier Field and McCormick Place. Similar to McCormick Place, the Burnham Park Project would boost the neighborhood with exciting amenities. The project includes a fixed-roof stadium for year-round use, a three-acre promenade, and a plaza with food and beverage and retail options. It also includes open green space, with 14 acres of athletic fields and recreational park space for public and youth programs. Area improvements would include infrastructure updates to 18th St. ramps and interchanges, better access to DuSable Lake Shore Drive via a new overpass, a new lower level for McFetridge Drive, and a parking deck to replace existing surface parking.

TRADE SHOWS & INDUSTRY EVENTS

McCormick Place, the largest convention center in North America, sits just a block away from 2221 S. Michigan Ave. As such, the area around McCormick benefits from the hustle and bustle resulting from the largest and most attended conventions, meetings, and tradeshow—approximately 3 million visitors attend McCormick Place events each year. The McCormick Place campus contains more than 2.6 million square feet of exhibit space across four buildings, 10,000 seats in Wintrust Arena, and 4,188 seats in the Arie Crown Theater. There is also a network of 2,463 hotel rooms and a selection of on-site dining and retail, with the campus connected by a network of pedestrian skybridges and promenades.

OFFICE AND INDUSTRIAL

To the North of Motor Row, you will find the Chicago Central Business District's largest Class A office towers, which connect to the Motor Row District and the rest of the Chicago Central Business District via robust public transit. The immediate area surrounding 2221 S. Michigan Ave. is host to historic buildings offering boutique office space. Three- and four-story brick-and-timber buildings, often mixed-use with office and retail, typically offer spaces from 2,000 to 9,000 square feet. Similarly, a handful of industrial spaces, primarily warehouses, are inside historical buildings that rose in the early 20th century.

Looking to the future, the site known as The 78—just northwest of 2221 S. Michigan Ave.—holds the key to transformative change in the South Loop. Among the commercial, life science, and retail projects planned for this \$7 billion mixed-use project is the Innovation District. A technology hub, the Innovation District will be anchored by the Discovery Partners Institute, a University of Illinois-led research and innovation center spanning 11 acres. It will include multiple mixed-use properties, riverfront development, and green space. The 200,000-square-foot innovation hub will bolster Chicago's workforce through the training of over 7,000 workers per year and will receive \$200 million in research and development investments annually. Furthermore, 2221 S. Michigan Ave. neighbors the proposed One Central megadevelopment. The ambitious proposal seeks to transform 34 acres of railyards that run along Museum Campus to Soldier Field into a development with mixed-use skyscrapers connected by an advanced transit hub. The future of the South Loop is quite promising.



EMPLOYMENT DEMOGRAPHIC

3 MILE RADIUS

INCOME



\$75,226
Per Capita Income



\$102,060
Median Household
Income



\$108,714
Median Net Worth

EDUCATION



8.0%

No High School Diploma



10.0%

High School Diploma



14.0%

Associate's Degree



65.8%

Bachelor's/Grad/Prof Degree

BUSINESS



31,551
Total Businesses



738,228
Total Employees

KEY FACTS



301,108
Population



34.7
Median Age



155,759
Households



\$80,033
Median Disposable Income

COMMUTERS



19.0%
Spend 7+ hours
commuting to and from
work per week



34.2%
Drive Alone to Work

EMPLOYMENT



82.1%
White Collar



7.7%
Blue Collar



10.2%
Services



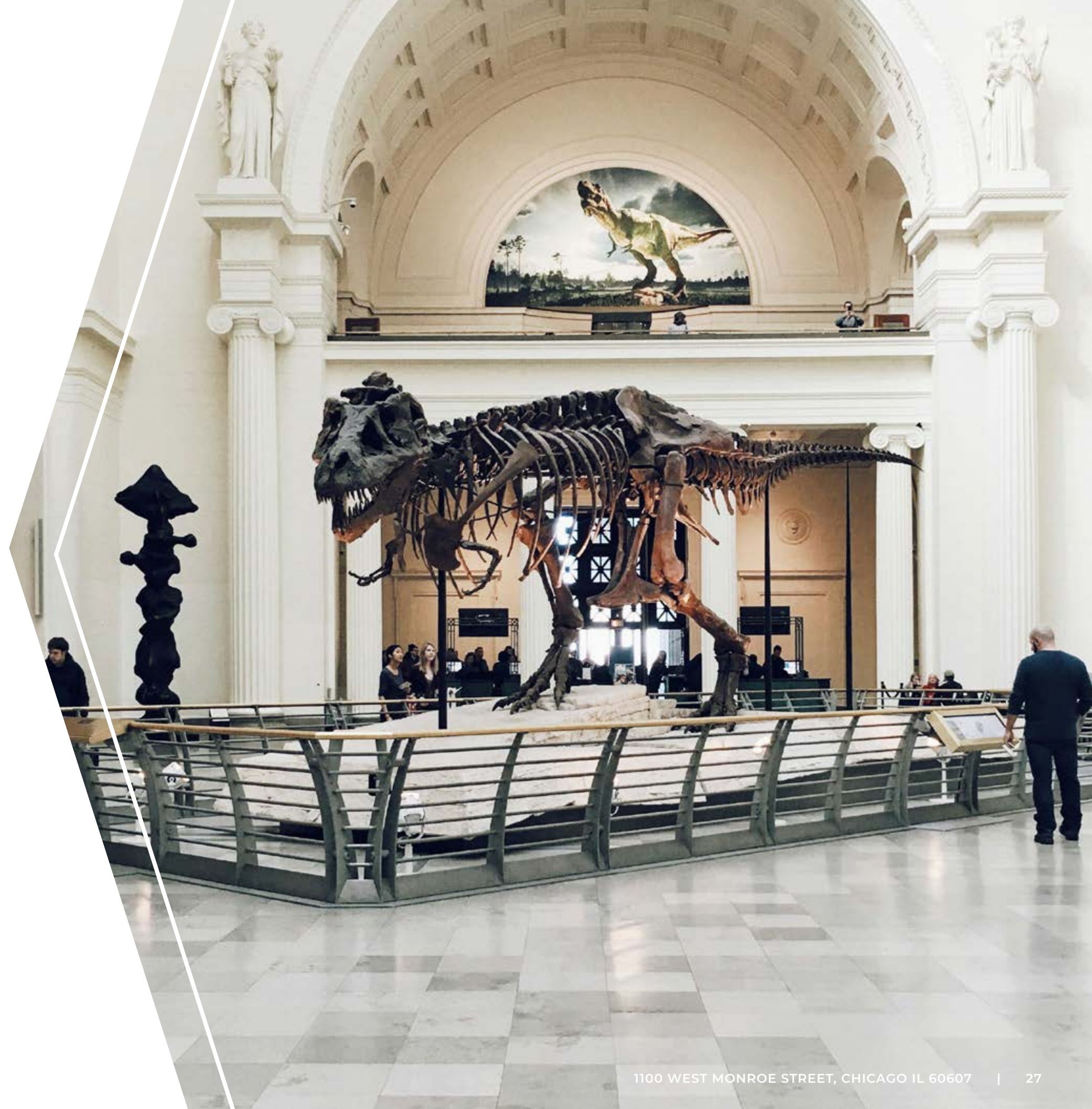
5.0%
Unemployment Rate

MOTOR ROW RETAIL & ENTERTAINMENT

Home to McCormick Place, the Motor Row neighborhood has direct access to many entertainment venues and retail options. High-end hotels, including the Hyatt Regency, Marriott Marquis Chicago, and three Hilton hotels, are all connected to McCormick Place, attracting many tourists to the area. Retail in the area includes fast-casual dining spots, finer dining, and brewpubs.

The area is close to the 57-acre Museum Campus, where the Adler Planetarium, Shedd Aquarium, the Field Museum of Natural History, and Soldier Field are all located. Other nearby attractions include Grant Park, Millennium Park, Northerly Island, and Chinatown. To the south of Motor Row, the Obama Presidential Center is scheduled to open in 2026 and will add a museum, library, and other public gathering places to the area.

In addition to the entertainment and retail options in Motor Row, 2221 S. Michigan Ave. is also a neighbor to all the benefits of Chicago. The property is a short commute by train or bus to the Michigan Ave. shopping district. Guaranteed Rate Field, home to the Chicago White Sox is just one stop away on the CTA Red Line train. The property is adjacent to Wintrust Arena where the WNBA's Chicago Sky plays, and the Arena hosts concerts, comedians, and other large-scale entertainment events throughout the year.



MOTOR ROW RESIDENTIAL

Motor Row and the South Loop have become an increasingly attractive place to live for many Chicago residents. Since 2017, 665 new apartments have been delivered, with another 894 apartments under construction or proposed. The 78, which has broken ground, and One Central, which remains in the proposal stages, will also both bring a significant number of housing units, including apartment towers and affordable housing.

In 2022, the area underwent streetscape improvements, such as widened sidewalks, new crosswalks, new landscaping, and LED smart lighting, to make the area safer for pedestrians. The area's proximity to Chicago's Central Business District makes it ideal for commuting to the Central Loop. It also has direct access to the Green and Red CTA lines, the I-55 Expressway, and Lake Shore Drive.

[Motor Row Streetscape Press Release](#)

 **\$442,227**
Median Home Value

 **80**
Housing Affordability Index

 **27.1%**
Percentage of Income for Mortgage

 **96**
Percentage of Income for Mortgage (Index)

RESIDENTIAL DEMOGRAPHICS

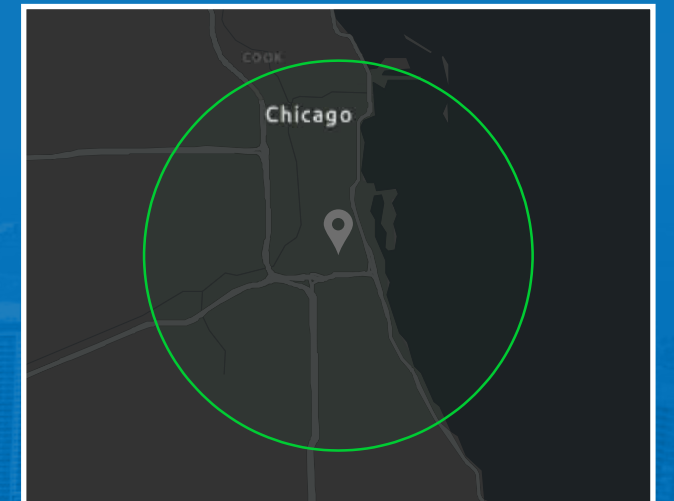
3 MILE RADIUS

INCOME

 **\$102,060**
Median Household Income

 **\$75,226**
Per Capita Income

 **\$108,714**
Median Net Worth



KEY FACTS

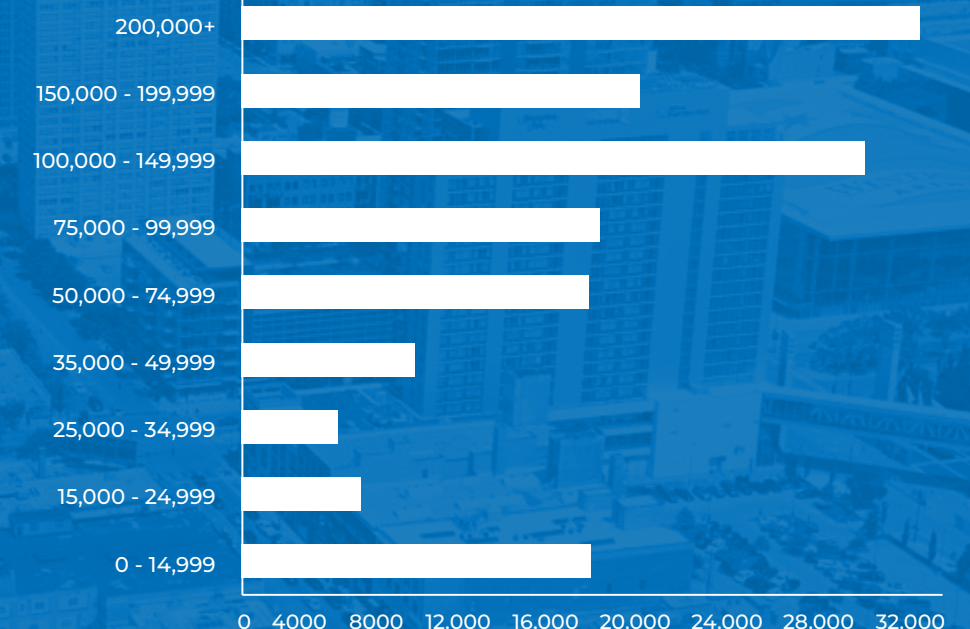
34.7
Median Age

301,108
Population

155,759
Households

\$80,033
Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT

                     **83.5%** White Collar

 **7.7%** Blue Collar

 **10.2%** Services

5.0% Unemployment Rate

EDUCATION

8.0%
No High School Diploma

12.1%
High School Graduate

14.0%
Some College

65.8%
Bachelor's/ Grad/Prof Degree

AREA DEMOGRAPHICS

	0.5 miles	1 mile	3 miles
Population			
2024 Total Population	13,571	45,691	301,108
2029 Projected Total Population	13,437	45,359	307,979
2010 Total Population	10,295	37,071	245,376
2000 Total Population	6,214	25,971	219,386
2023-2028 Projected Annual Growth Rate	-0.2%	-0.1%	0.5%
2010-2020 Annual Growth Rate	2.49%	2.12%	1.94%
2000-2020 Annual Growth Rate	3.83%	2.87%	1.53%
2024 Total Daytime Population	15,619	42,480	796,335
2024 Daytime Population: Workers	72.9%	59.3%	85.0%
2024 Daytime Population: Residents	27.1%	40.7%	14.9%
2024 Male Population	6,451	22,145	149,733
2024 Male Population (%)	47.5%	48.5%	49.7%
2024 Female Population	7,120	23,546	151,375
2024 Female Population (%)	52.5%	51.5%	50.3%
2024 Generation Alpha Population (Born 2017 or Later)	1,076	3,203	19,019
2024 Generation Z Population (Born 1999 to 2016)	2,242	7,297	56,526
2024 Millennial Population (Born 1981 to 1998)	5,177	17,066	126,056
2024 Generation X Population (Born 1965 to 1980)	2,603	8,483	48,982
2024 Baby Boomer Population (Born 1946 to 1964)	2,036	7,842	42,019
2024 Silent Generation Population (Born 1945 or Earlier)	436	1,801	8,506
2024 Child Population: Age <18	2,127	6,448	38,137
2024 Child Population (%)	15.7%	14.1%	12.7%
2024 Working-Age Population: Age 18-64	9,654	32,093	226,287
2024 Working-Age Population (%)	71.1%	70.2%	75.2%
2024 Senior Population: Age 65+	1,790	7,150	36,685
2024 Senior Population (%)	13.2%	15.7%	12.2%
2024 Median Age	37.5	37.8	34.7
2024 Median Female Age	38.0	39.1	34.9
2024 Median Male Age	37.0	36.7	34.4

Source: Esri, Esri-Data Axle, U.S. Census

AREA DEMOGRAPHICS

	0.5 miles	1 mile	3 miles
Income			
2024 Median Household Income	\$109,698	\$95,311	\$102,060
2029 Projected Median Household Income	\$119,071	\$105,298	\$112,656
2024 Average Household Income	\$157,280	\$139,418	\$144,960
2029 Projected Average Household Income	\$172,829	\$155,231	\$162,633
2024 Per Capita Income	\$84,691	\$73,279	\$75,226
2029 Projected Per Capita Income	\$95,316	\$83,844	\$87,299
2024 Households by Income			
2024 Household Income Less Than \$25,000	20.5%	18.9%	16.1%
2024 Household Income \$25,000-\$49,999	4.7%	10.0%	10.4%
2024 Household Income \$50,000-\$74,999	4.5%	10.6%	10.8%
2024 Household Income \$75,000-\$99,999	16.0%	12.3%	11.6%
2024 Household Income \$100,000-\$149,999	16.4%	16.4%	18.1%
2024 Household Income \$150,000-\$199,999	14.8%	12.1%	11.7%
2024 Household Income \$200,000 or greater	23.1%	19.6%	21.4%
2024 Median Disposable Income	\$87,589	\$75,520	\$80,033
2024 Median Net Worth	\$178,946	\$117,444	\$108,714
2024 Average Net Worth	\$1,016,894	\$849,528	\$681,643

Employment

2024 Civilian Population Age 16+ in Labor Force	9,535	29,939	194,652
2024 White Collar Employment	88.4%	84.7%	82.1%
2024 Blue Collar Employment	1.7%	5.0%	7.7%
2024 Service Industry Employment	9.9%	10.2%	10.2%
2024 Employed Population	9,468	28,883	184,945
2024 Unemployment Rate	0.7%	3.5%	5.0%

Source: Esri, Esri-Data Axle, U.S. Census

AREA DEMOGRAPHICS

	0.5 miles	1 mile	3 miles
Education			
2024 Population Age 25+	10,469	36,047	232,531
2024 Educational Attainment of Population Age 25+			
Less than 9th Grade	3.9%	7.2%	4.4%
Some High School/No Diploma	3.4%	3.9%	3.6%
High School Diploma	4.4%	8.1%	10.0%
GED/Alternative Credential	0.8%	1.3%	2.1%
Some College/No Degree	8.4%	9.4%	9.8%
Associate's Degree	2.5%	4.1%	4.2%
Bachelor's Degree	31.8%	28.9%	33.2%
Graduate/Professional Degree	44.8%	37.0%	32.6%
Race and Origin			
2024 Population by Race			
African American/Black	32.7%	24.8%	20.9%
American Indian/Alaska Native	0.3%	0.3%	0.7%
Asian	19.7%	35.5%	21.8%
Pacific Islander	0.1%	0.0%	0.0%
White	36.4%	30.4%	40.1%
Other Race	3.1%	2.6%	7.7%
Two or More Races	7.7%	6.4%	8.7%
2024 Hispanic Population (Any Race)	8.2%	6.8%	16.2%
2029 Projected Hispanic Population (Any Race)	8.9%	7.3%	16.8%
2024 Minority Population			
2029 Projected Minority Population	64.4%	70.6%	56.8%

Source: Esri, Esri-Data Axle, U.S. Census

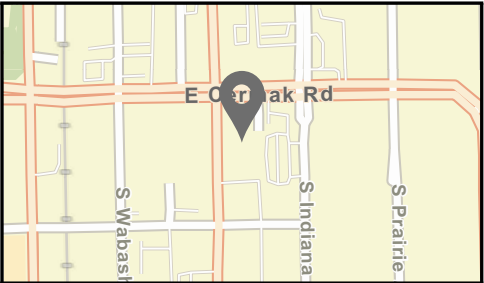
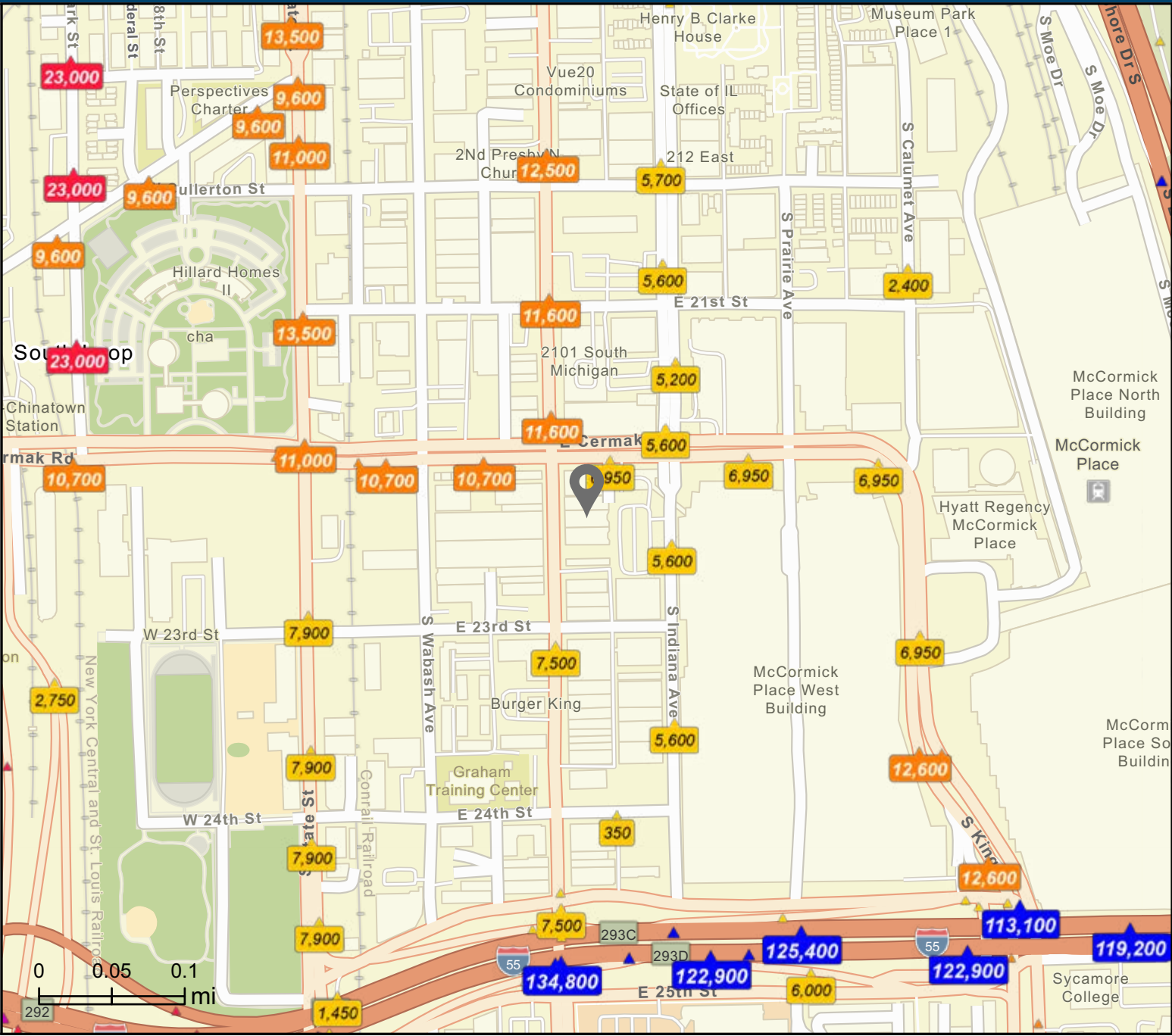
AREA DEMOGRAPHICS

	0.5 miles	1 mile	3 miles
Households			
2024 Total Households	7,289	24,008	155,759
2029 Projected Total Households	7,391	24,493	164,697
2010 Total Households	5,496	18,926	116,287
2000 Total Households	2,630	11,719	90,150
2023-2028 Households: Projected Annual Growth Rate	0.3%	0.4%	1.1%
2010-2020 Households: Annual Growth Rate	2.55%	2.11%	2.07%
2000-2020 Households: Annual Growth Rate	3.85%	2.86%	1.57%
2024 Average Household Size	1.8	1.9	1.9
2024 Total Family Households	2,923	9,967	59,636
2024 Average Family Size	2.7	2.9	2.8
Housing			
2024 Total Housing Units	7,936	26,733	177,874
2024 Occupied Housing Units: Owner	44.1%	39.6%	33.5%
2024 Occupied Housing Units: Renter	55.9%	60.4%	66.5%
2024 Vacant Housing Units	8.2%	10.2%	12.4%
2029 Projected Total Housing Units	7,975	26,965	183,179
2010 Total Housing Units	6,938	22,508	138,373
2024 Homes by Value			
Less than \$100,000	0.8%	1.4%	1.4%
\$100,000-\$249,999	4.0%	7.2%	7.9%
\$250,000-\$499,999	67.9%	53.2%	52.0%
\$500,000-\$1,000,000	25.1%	30.7%	31.4%
\$1,000,000+	2.2%	7.4%	7.4%
2024 Median Home Value	\$427,295	\$445,085	\$442,227
2024 Average Home Value	\$491,690	\$542,673	\$543,970

Source: Esri, Esri-Data Axle, U.S. Census

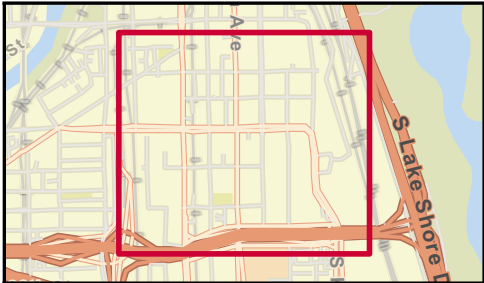
TRAFFIC COUNT

Longitude: -87.62335



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

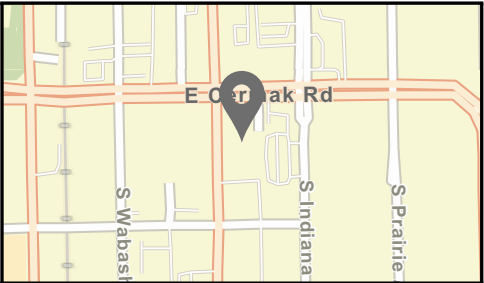
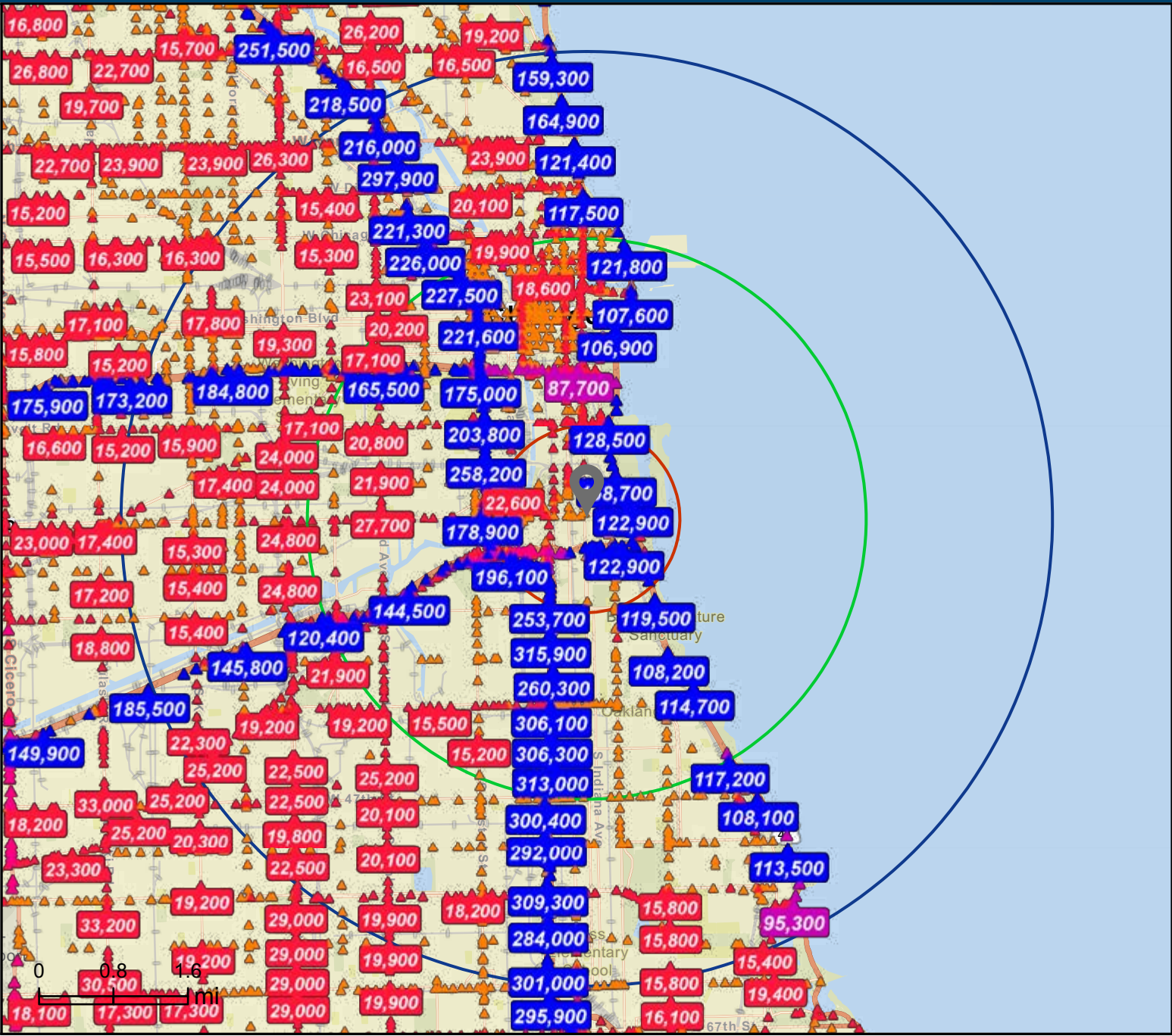
Source: ©2024 Kalibrate Technologies (Q2 2024).



September 23, 2024

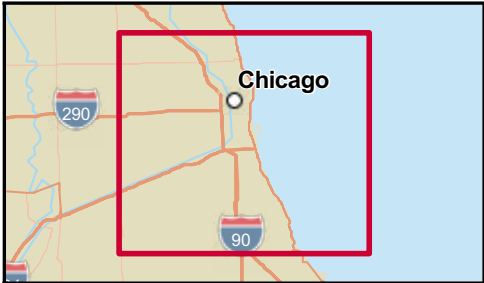
TRAFFIC COUNT

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Source: ©2024 Kalibrate Technologies (Q2 2024).



September 23, 2024



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