

HIGH PROFILE NORTHSIDE CHICAGO  
DEVELOPMENT OPPORTUNITY

3311-3335  
N. WESTERN AVENUE

CHICAGO, IL 60618







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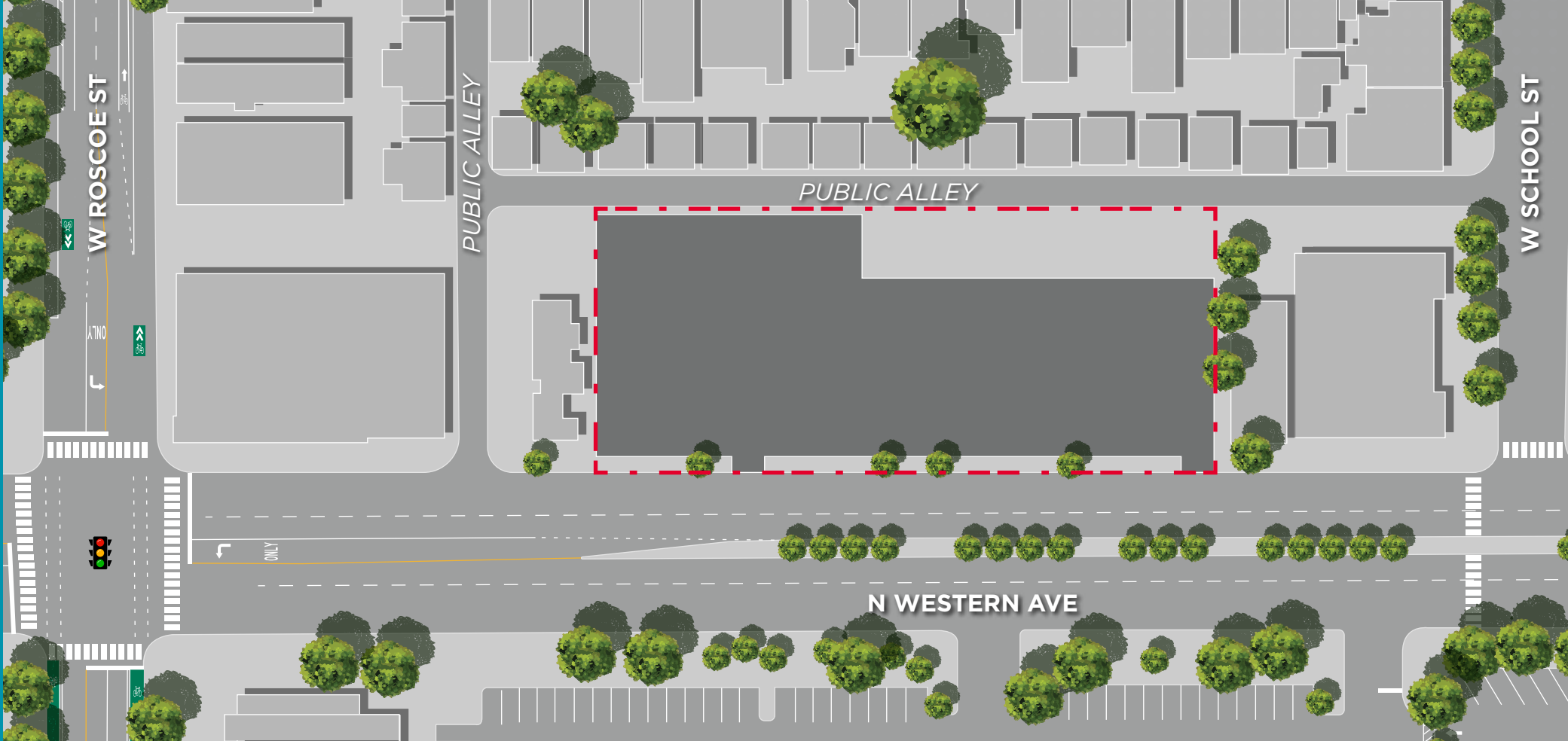
# EXECUTIVE SUMMARY

Cushman & Wakefield of Illinois, Inc. has been retained as the exclusive advisor and agent to offer the 100% fee simple interest in one of the last large development parcels in the Roscoe Village neighborhood of Chicago (“the Property”) located at 3311-3335 N Western Ave., Chicago, IL. The offering includes a development parcel of approximately 32,000 square feet.

The prime development opportunity allows builders and investors incredible upside in one of Chicago’s more desired communities. The Property benefits from a premier location in close proximity to:

- Strong demographic neighborhood that includes multi-family, townhomes, and single-family homes
- Established retail corridor with neighboring premier restaurants and boutique retail
- Excellent area schools including DePaul College Prep and Lane Tech College Prep within 0.5 miles





# PROPERTY OVERVIEW

## PROPERTY SUMMARY

**Address** 3311-3335 N. Western Avenue, Chicago, IL 60618

**Submarket** Roscoe Village

### PIN

14-19-316-022-0000,  
14-19-316-021-0000,  
14-19-316-020-0000,  
14-19-036-019-0000,  
14-19-316-018-0000,  
14-19-316-017-0000,  
14-19-316-016-0000,  
14-19-316-043-0000

**Zoning** C1 - 2

**Alderman** Waguespack

**Square Feet** 32,000 SF

**Comments** Opportunity to increase density

# LOCATION & MARKET OVERVIEW

The Property benefits from superior area demographics and incredible amenities.

## DEMOGRAPHICS

|                               | 1 MILE       | 3 MILES      | 5 MILES      |
|-------------------------------|--------------|--------------|--------------|
| 2025 Total Population         | 47,134       | 583,160      | 1,203,867    |
| 2025 Average Household Income | \$194,264    | \$150,682    | \$141,517    |
| 2025 Average Home Value       | \$732,415.00 | \$632,970.00 | \$567,256.00 |

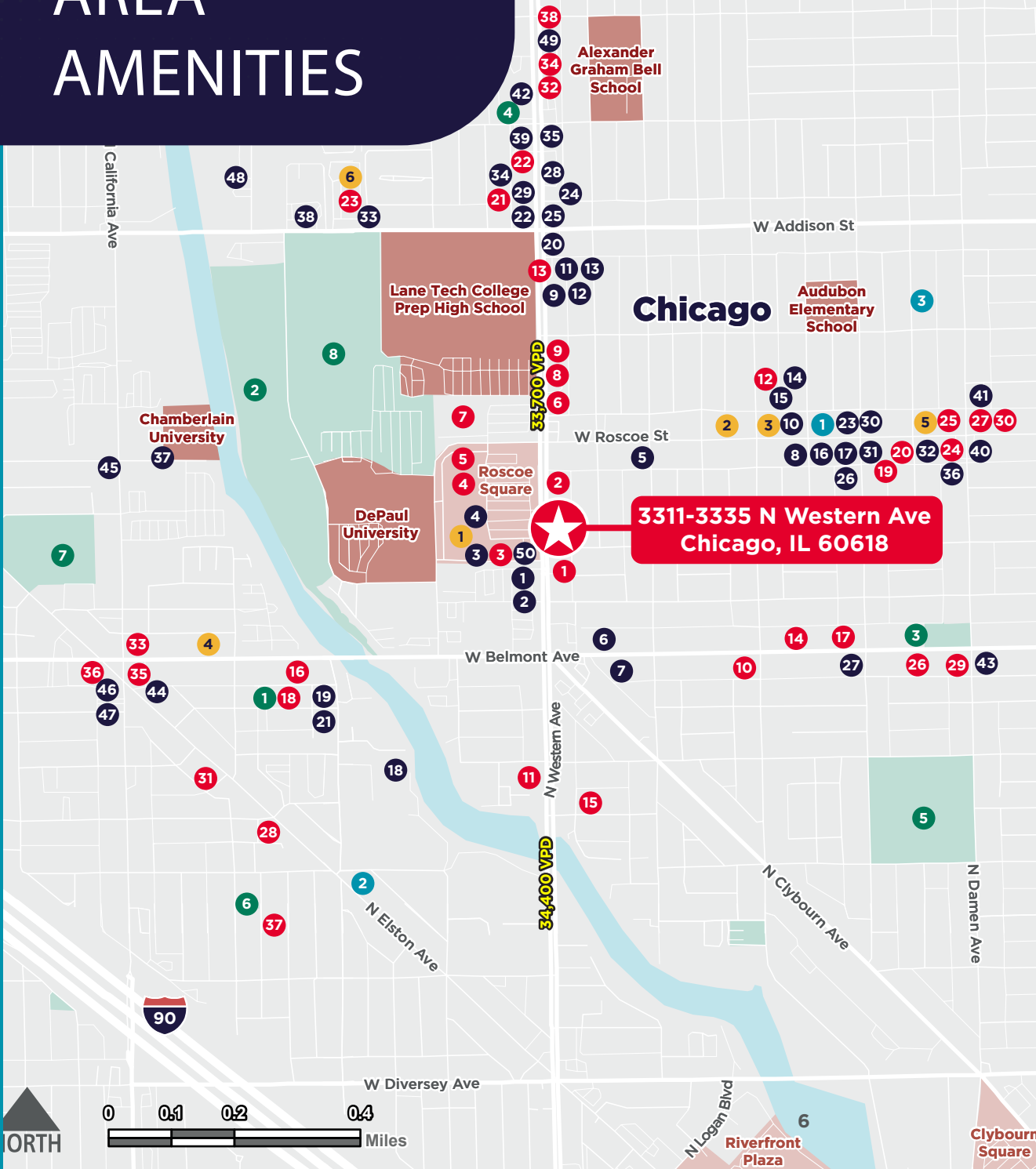
## WESTERN AVENUE TRAFFIC COUNTS

|                |                         |
|----------------|-------------------------|
| Western Avenue | 33,700 VPD - 34,400 VPD |
|----------------|-------------------------|





# AREA AMENITIES



| RESTAURANT                                           |                                                     |
|------------------------------------------------------|-----------------------------------------------------|
| 1. Ten Cafe                                          | 26. The Region - Handcrafted Hamburgers             |
| 2. BIBIBOP Asian Grill                               | 27. Beat Kitchen                                    |
| 3. Wingstop                                          | 28. Saffron & Salsa                                 |
| 4. Joy Yee Noodle Roscoe                             | 29. Wendy's                                         |
| 5. Le Sud Mediterranean Kitchen                      | 30. Strapoli Pizzeria                               |
| 6. Tepalcates                                        | 31. Village Tap                                     |
| 7. Hungry Brain                                      | 32. Starbucks Coffee Company                        |
| 8. Turquoise Cafe & Restaurant                       | 33. #1 Chop Suey - Addison                          |
| 9. New China 2                                       | 34. Starbucks Coffee Company                        |
| 10. John's Place                                     | 35. Reclaimed Bar & Restaurant - Chicago   Southern |
| 11. Big Boy Gyros                                    | 36. Roost Chicken & Biscuits                        |
| 12. Pi-Hi Cafe                                       | 37. Eden                                            |
| 13. Dunkin'                                          | 38. McDonald's                                      |
| 14. Amor y Tequila                                   | 39. Potbelly                                        |
| 15. Dhanteraz Indian Fusion                          | 40. Kitsch'n on Roscoe                              |
| 16. Jimmy John's                                     | 41. Volo Restaurant Wine Bar                        |
| 17. Pizza Amelia                                     | 42. Alley Dogs                                      |
| 18. Soul & Smoke - Avondale at Rockwell on the River | 43. Tonya's Burrito Mex                             |
| 19. The Little Lark                                  | 44. The Beer Temple                                 |
| 20. Popeyes Louisiana Kitchen                        | 45. Cafe Tola #2                                    |
| 21. Thattu                                           | 46. Traspasada Restaurant                           |
| 22. Retro Pizza Addison                              | 47. Carniceria Guanajuato                           |
| 23. Lucy's Cafe                                      | 48. Heineken Pub97                                  |
| 24. Rosati's Pizza                                   | 49. Pete's Pizza                                    |
| 25. Subway                                           | 50. Chipotle Mexican Grill                          |

| RETAIL                              |                                        |
|-------------------------------------|----------------------------------------|
| 1. Flora & Lane                     | 20. The Denim Lounge                   |
| 2. Economy Auto Mart                | 21. Uncharted Books                    |
| 3. Petco                            | 22. Mattress Firm Roscoe Village       |
| 4. Mariano's                        | 23. SalonCentric                       |
| 5. Walgreens                        | 24. The Last Chapter Book Shop Chicago |
| 6. Spirit Halloween                 | 25. Roscoe Village Bikes               |
| 7. Jewel-Osco                       | 26. Aquatic World                      |
| 8. FedEx Office Print & Ship Center | 27. Moondance Chicago                  |
| 9. Soundz Good Chicago              | 28. Xced Design Build                  |
| 10. Praha                           | 29. Twinkle Twinkle Little One         |
| 11. American Heritage Fireplace     | 30. Shangri-La Vintage                 |
| 12. RoscoeBooks                     | 31. AB Hardwood Flooring and Supplies  |
| 13. Boost Mobile                    | 32. AutoZone Auto Parts                |
| 14. Good Old Days                   | 33. Circle K                           |
| 15. Doggieworks                     | 34. VinTech Systems Inc                |
| 16. Electrical Audio                | 35. A Lamp and Fixture Corp.           |
| 17. Father Time Antiques            | 36. Bucket O' Blood Books and Records  |
| 18. The Alley Chicago               | 37. Stone Emporium                     |
| 19. Village Discount Outlet         | 38. H & S Cabinets                     |

| HOTEL                        | ARTS & ENTERTAINMENT                   |
|------------------------------|----------------------------------------|
| 1. Roscoe Village Guesthouse | 1. The Art Colony                      |
| 2. The Avondale Guesthouse   | 2. Clark (Richard) Park                |
| 3. Roscoe Village Inn        | 3. Fellger (Charles) Park              |
|                              | 4. Waveland Bowl                       |
|                              | 5. Hamlin Park                         |
|                              | 6. Algonquin Park                      |
|                              | 7. Brands Park                         |
|                              | 8. High School/College Athletic Fields |

| FITNESS                      |
|------------------------------|
| 1. Orangetheory Fitness      |
| 2. Victory Training          |
| 3. Pilates + Coffee          |
| 4. Catalyst Strength         |
| 5. Reach Pilates Inc         |
| 6. Starting Strength Chicago |

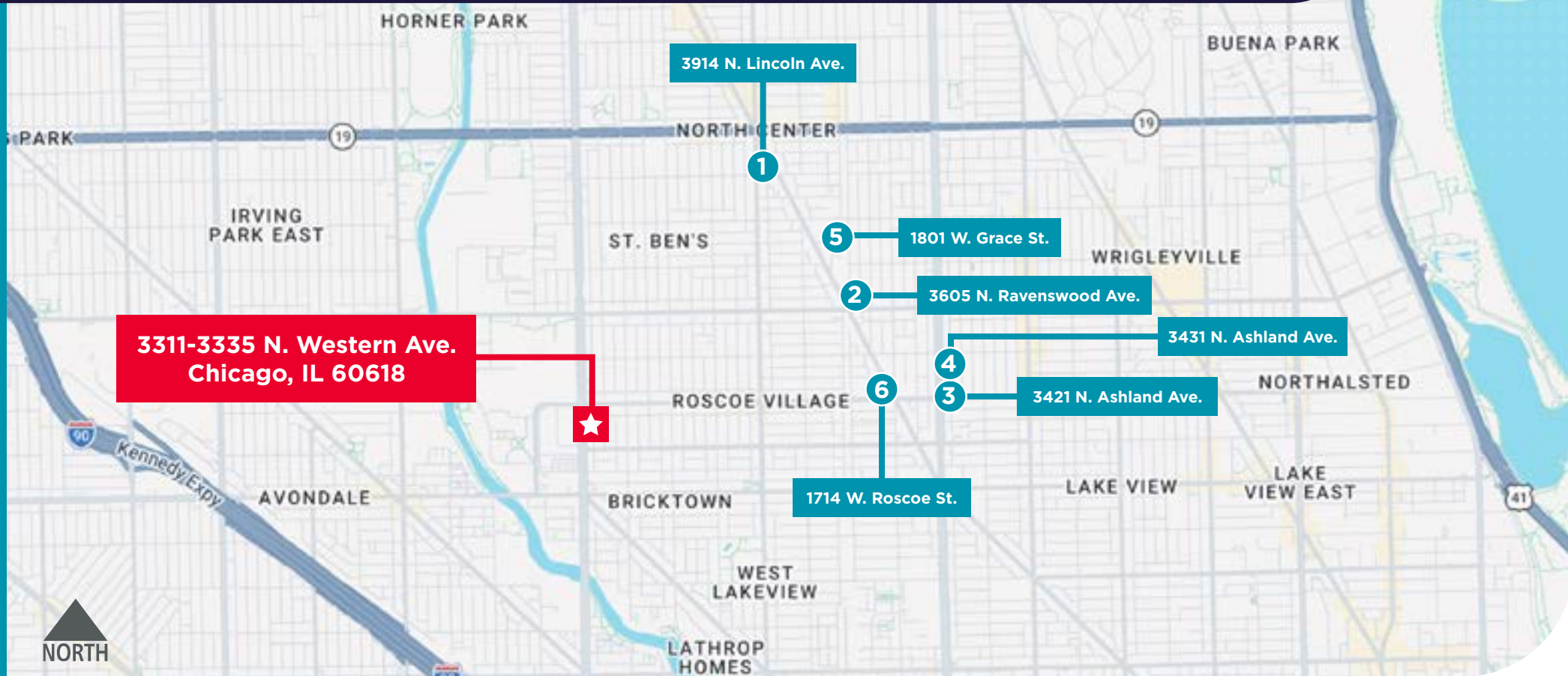


# FINANCIAL INFORMATION

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The following pages highlight some area multi-family developments and area land comparables.

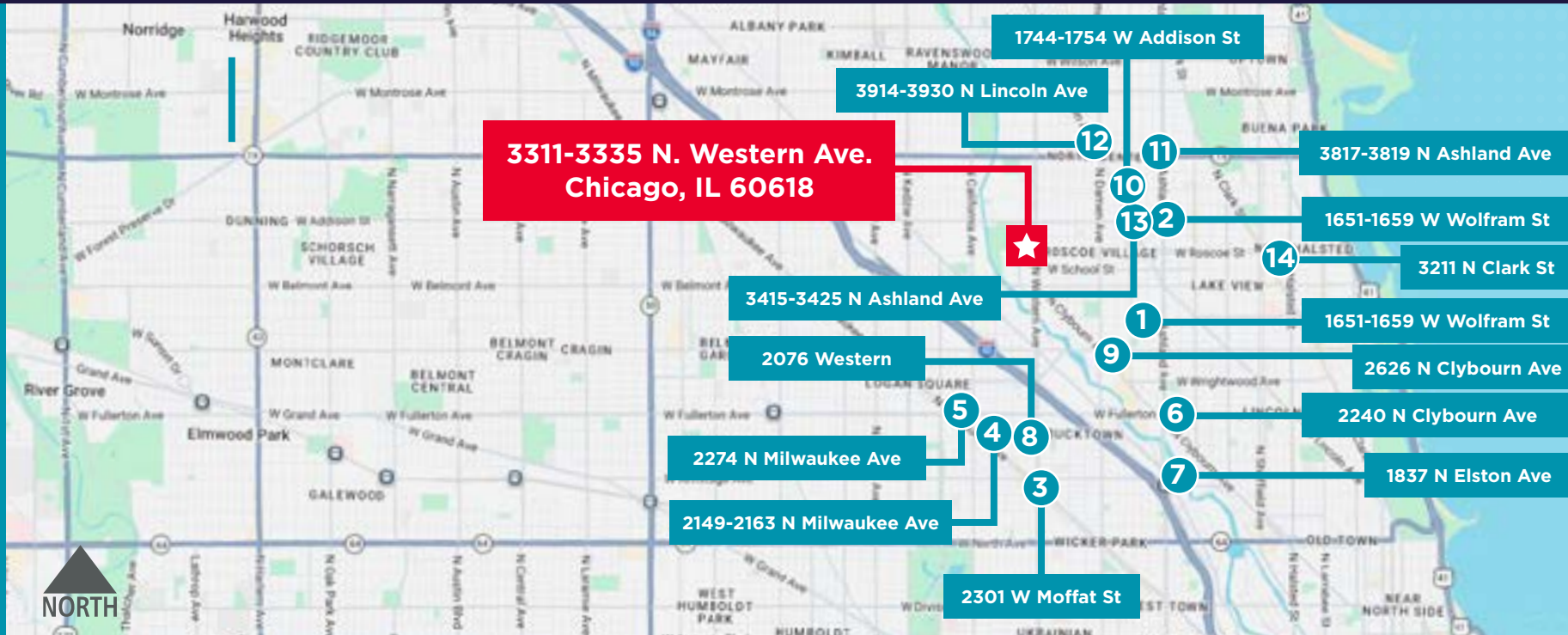
# AREA MULTI-FAMILY DEVELOPMENTS



|   | ADDRESS                 | CITY    | YEAR BUILT                | NUMBER OF UNITS | RENT/ PER SF UNIT |
|---|-------------------------|---------|---------------------------|-----------------|-------------------|
| 1 | 3914 N. Lincoln Ave.    | Chicago | 2025                      | 68.00           | \$3.80            |
| 2 | 3605 N. Ravenswood Ave. | Chicago | 2026                      | 52.00           | \$3.67            |
| 3 | 3421 N. Ashland Ave.    | Chicago | 2024                      | 53.00           | \$4.28            |
| 4 | 3431 N. Ashland Ave.    | Chicago | 2022                      | 95.00           | \$3.80            |
| 5 | 1801 W. Grace St.       | Chicago | Under Construction / 2028 | 62.00           | TBD               |
| 6 | 1714 W. Roscoe St.      | Chicago | 2016                      | 53.00           | \$3.34            |



# REPRESENTATIVE LAND TRANSACTIONS



|    | ADDRESS                    | CITY    | SIZE (ACRES) | SIZE (SF) | DEVELOPER                       | PURCHASE PRICE | \$/LAND SF | DATE     |
|----|----------------------------|---------|--------------|-----------|---------------------------------|----------------|------------|----------|
| 1  | 1651-1659 W. Wolfram St    | Chicago | 0.37         | 16,117    | N/A                             | \$1,780,000    | \$110.13   | May-2026 |
| 2  | 3451 N. Lincoln Ave        | Chicago | 0.23         | 10,019    | N/A                             | \$2,500,000    | \$249.53   | May-2026 |
| 3  | 2301 W. Moffat St          | Chicago | 0.23         | 9,850     | KMW Communities, LLC            | \$1,550,000    | \$157.36   | May-2026 |
| 4  | 2149-2163 N. Milwaukee Ave | Chicago | 0.36         | 15,500    | N/A                             | \$2,790,000    | \$179.84   | Apr-2026 |
| 5  | 2274 N. Milwaukee Ave      | Chicago | 0.60         | 26,136    | Shapack Partners                | \$5,500,000    | \$210.44   | Apr-2026 |
| 6  | 2240 N. Clybourn Ave       | Chicago | 0.30         | 13,068    | Platinum Homes Development Corp | \$1,700,000    | \$130.09   | Oct-2025 |
| 7  | 1837 N. Elston Ave         | Chicago | 14.19        | 617,990   | Foundry Park Properties KP7 LLC | \$83,950,000   | \$61.80    | Sep-2025 |
| 8  | 2076 Western               | Chicago | 0.21         | 9,148     | 2076 N Western LLC              | \$1,430,000    | \$155.77   | Apr-2025 |
| 9  | 2626 N. Clybourn Ave       | Chicago | 0.75         | 32,670    | Costco Wholesale Corp           | \$6,200,000    | \$189.78   | Dec-2024 |
| 10 | 1744-1754 W. Addison St    | Chicago | 0.36         | 15,563    | Macon Construction              | \$3,400,000    | \$218.47   | May-2022 |
| 11 | 3817-3819 N. Ashland Ave   | Chicago | 0.32         | 13,939    | Mavrek Development              | \$2,800,000    | \$200.88   | Oct-2021 |
| 12 | 3914-3930 N. Lincoln Ave   | Chicago | 0.56         | 24,394    | Aktion Partners                 | \$4,000,000    | \$163.97   | Aug-21   |
| 13 | 3415-3425 N. Ashland Ave   | Chicago | 0.38         | 16,553    | Wildwood Investments            | \$2,320,000    | \$140.16   | Apr-21   |
| 14 | 3211 N. Clark St           | Chicago | 0.32         | 13,733    | JAB Real Estate                 | \$3,400,000    | \$247.58   | May-21   |



**N. WESTERN AVE**

## CONTACT

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