

CRE ADVISING

PERSHING

3850 SOUTH WALLACE STREET

REDEVELOPMENT SITE FOR LEASE

BRIDGEPORT

PROPERTY DETAILS

SIZE

- ▶ Land: 6,750 square feet

RENTAL RATE

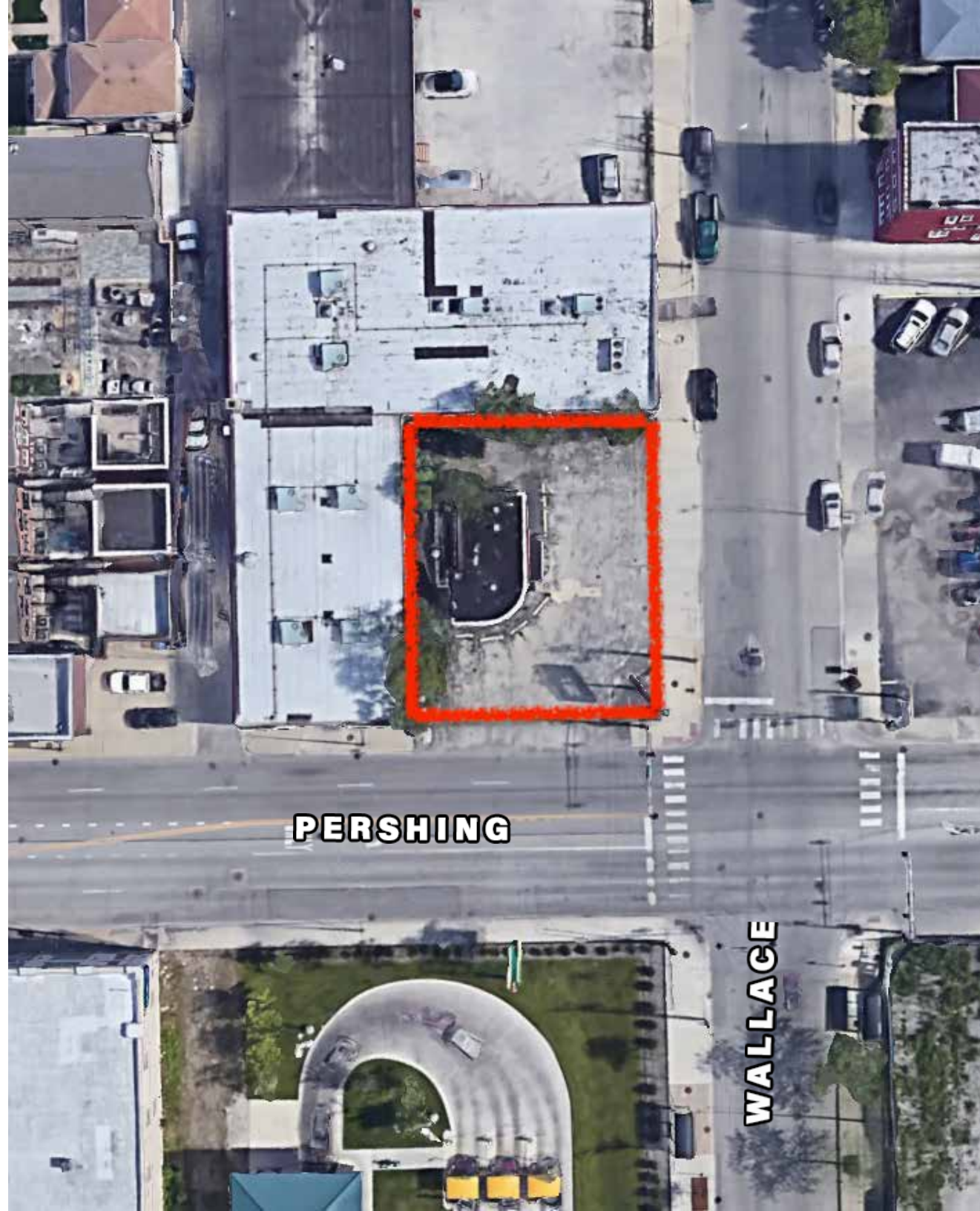
- ▶ \$3,000/month

COMMENTS

- ▶ Approximately 6,750 SF redevelopment site with former restaurant building on the site
- ▶ Street entrances on Wallace and Pershing allows for easy access
- ▶ Site can be redeveloped for parking or other new commercial or residential use
- ▶ Close proximity to Guaranteed Rate Field and just a couple blocks from 90/94

DEMOGRAPHICS

	1 MI	3 MI
POPULATION	23,254	291,363
HOUSEHOLDS	9,114	107,568
MEDIAN HH INCOME	\$51,014	\$45,199
DAYTIME EMPLOYEES	12,519	92,072



*No representation or warranty is made to the accuracy herein.
All broker opinions are subject to market conditions.*

SITE SURVEY

PROFESSIONAL DESIGN FIRM LS/PE/SE REGISTRATION NO. 184-002111

PLAT OF SURVEY

THE EAST 75.00 FEET OF THE SOUTH 90.00 FEET OF LOTS 21 TO 24 INCLUSIVE AS A TRACT IN SUBDIVISION BLOCK 10F BATE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 26 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 8750.90 FT²

COMMONLY KNOWN AS: 800 WEST PERSHING ROAD, CHICAGO, ILLINOIS.



0 10 20 30
SCALE: 1 INCH = 15 FEET



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
I, THE UNDERSIGNED, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN AN INSPECTION OF THE REAL ESTATE DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS THE FACTS FOUND AT SAID TIME. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. SUBJECT PROPERTY HAS NOT BEEN STAKED AND THEREFORE

GUARANTEED RATE FIELD

90/94 EXPRESSWAY

PERSHING



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WALLACE
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EXCLUSIVE AGENTS

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