



CRE ADVISING
OFFERING MEMORANDUM

1523 NORTH
FREMONT



**EXCLUSIVE
AGENTS**

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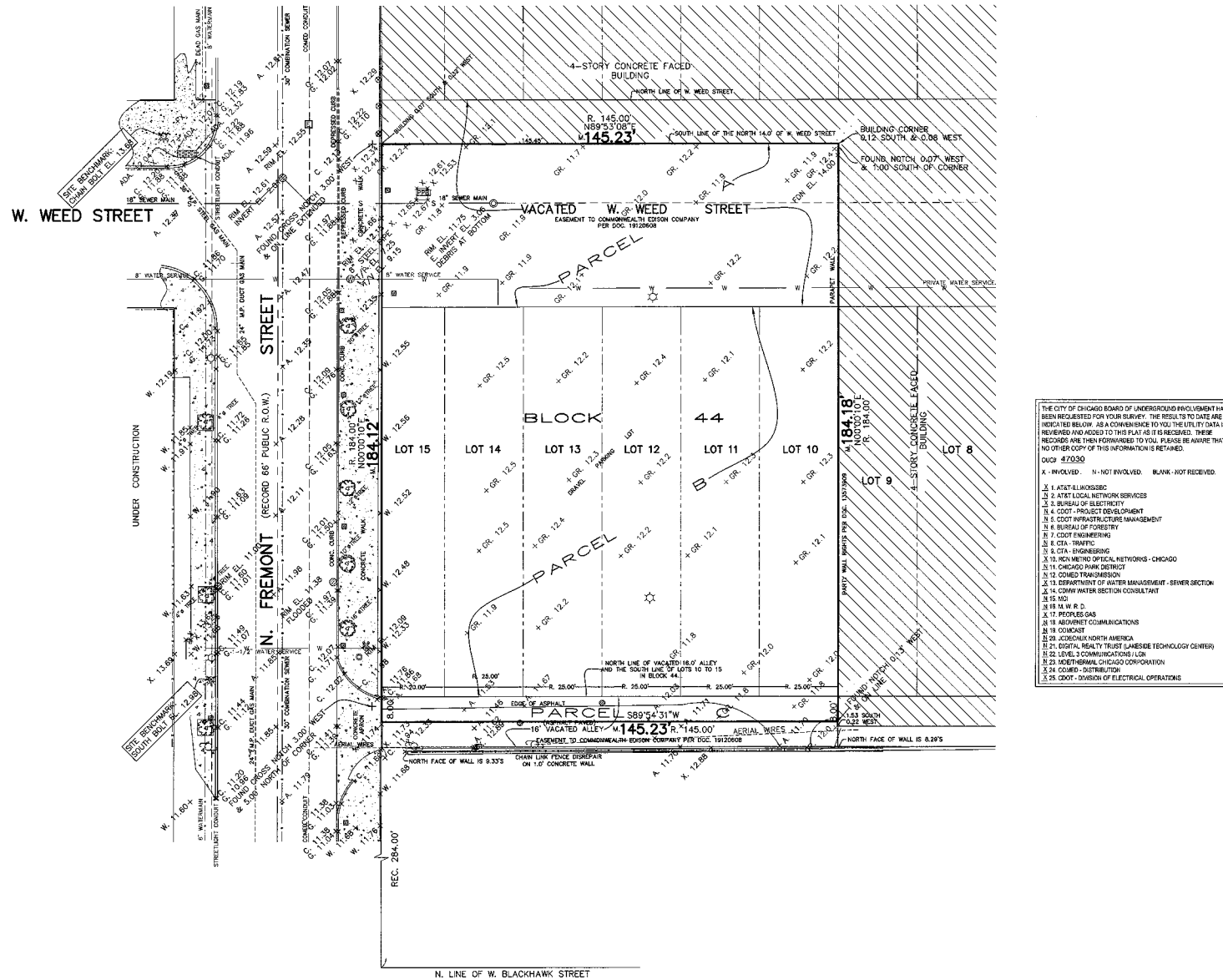
CRE Advising is pleased to offer to qualified investors the opportunity to acquire an income-producing development site in the booming Clybourn Corridor, located between Lincoln Park, Old Town and Goose Island. The property lies just two blocks west of the CTA Red Line North & Clybourn stop as well as a walkable distance from the Brown Line, with the Sedgwick stop to the east and the Armitage Stop to the north, respectively.

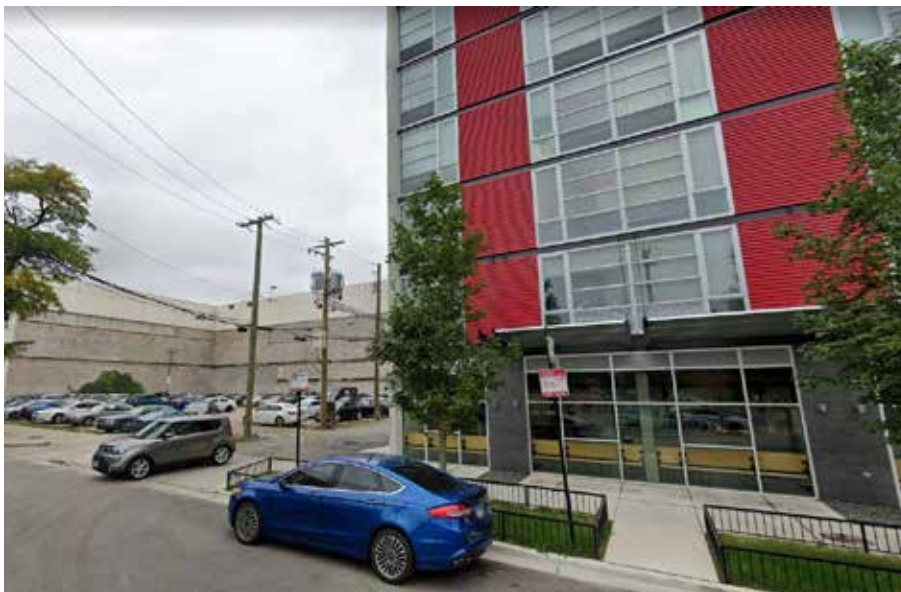
This affluent area boasts a variety of leading retailers as well as a plethora of new residential developments. The C3-5 zoning allowing for retail, restaurants, offices, and food and beverage retail sale paired with its ideal placement steps from the neighborhood's dense concentration of shopping, dining and entertainment makes this coveted site highly sought after.



Address	1523 N Fremont, Chicago, IL 60642
PINs	17-05-214-023-0000; 17-05-214-024-0000
Land Area	26,744 SF
Buildable SF	+/- 133,000
Zoning	C3-5
N Fremont Frontage	184'
2018 Tax	\$144,577
Offering Price	SUBJECT TO OFFER









Clybourn Corridor is the largest neighborhood and shopping district in Lincoln Park (the latter also being true for all of Chicago's Northside) which stretches into the Near North Side. Clybourn corridor is bounded by Wrightwood Ave (2600 N) on the north, North Ave (1600 N) on the south, the Chicago river on the west and Clybourn Ave on the east. The neighborhood is home to numerous retail stores, restaurants, bars, entertainment venues and with its booming luxury residential market, it is quickly becoming one of Chicago's top spots to live, shop and socialize.

Lincoln Park is one of the most affluent neighborhoods in the city of Chicago and its eclectic offerings are one of the city's finest. From its quiet tree-lined residential streets to the busy business corridor along Clybourn where high-end retailers mingle with boutiques, casual cafes, theaters and clubs, the neighborhood does offer something for everyone. But, by far, one of the most desirable traits is its accessibility. The neighborhood is serviced by three separate CTA el lines (Brown, Red and Purple) and numerous major bus lines making it a quick easy 10 minute trip to downtown.

RETAIL

Clybourn Corridor is one of the highest grossing shopping district in Chicago, coming in second only to Michigan Avenue. International retailers such as Apple, Crate & Barrell, J. Crew, Lululemon, Banana Republic, and Bed, Bath & Beyond, among many others, call this area home. The area also boasts impressive big box retail, with Whole Foods just one block west from 1523 Fremont and Mariano's within walking distance to the east. Two high-end retail centers, The Shops at Fremont and NewCity, are both on block away from the offered property site which include retailers such as Anthropologie, DSW Shoes, Dick's Sporting Goods and Williams Sonoma. The NewCity development also houses the Arclight, a 14-screen movie theater.

RESIDENTIAL

In addition to retail, luxury residential developments have also been staking their claim to the Clybourn Corridor. In recent years the neighborhood has seen three major projects completed delivering more than 700 apartments, SoNo, Sonu Digs and New City.

AREA STATS

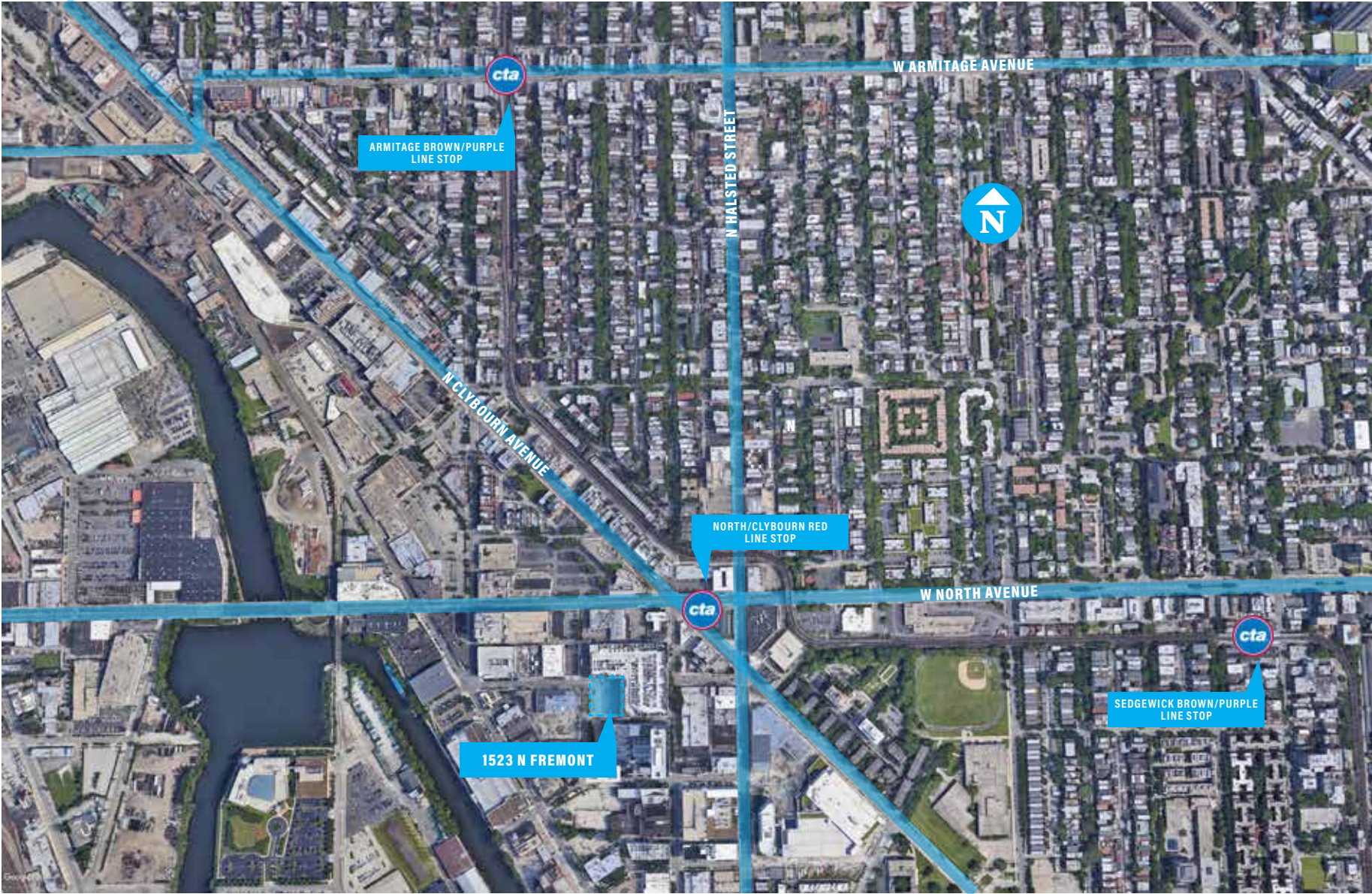
- ▶ 1.95 million annual riders at the CTA North/Clybourn Red Line stop
- ▶ 30.6 thousand traffic volume at the North and Fremont intersection
- ▶ 78.4% of residents have a bachelor's degree or higher
- ▶ 48.9% of households make more than \$100,000/year

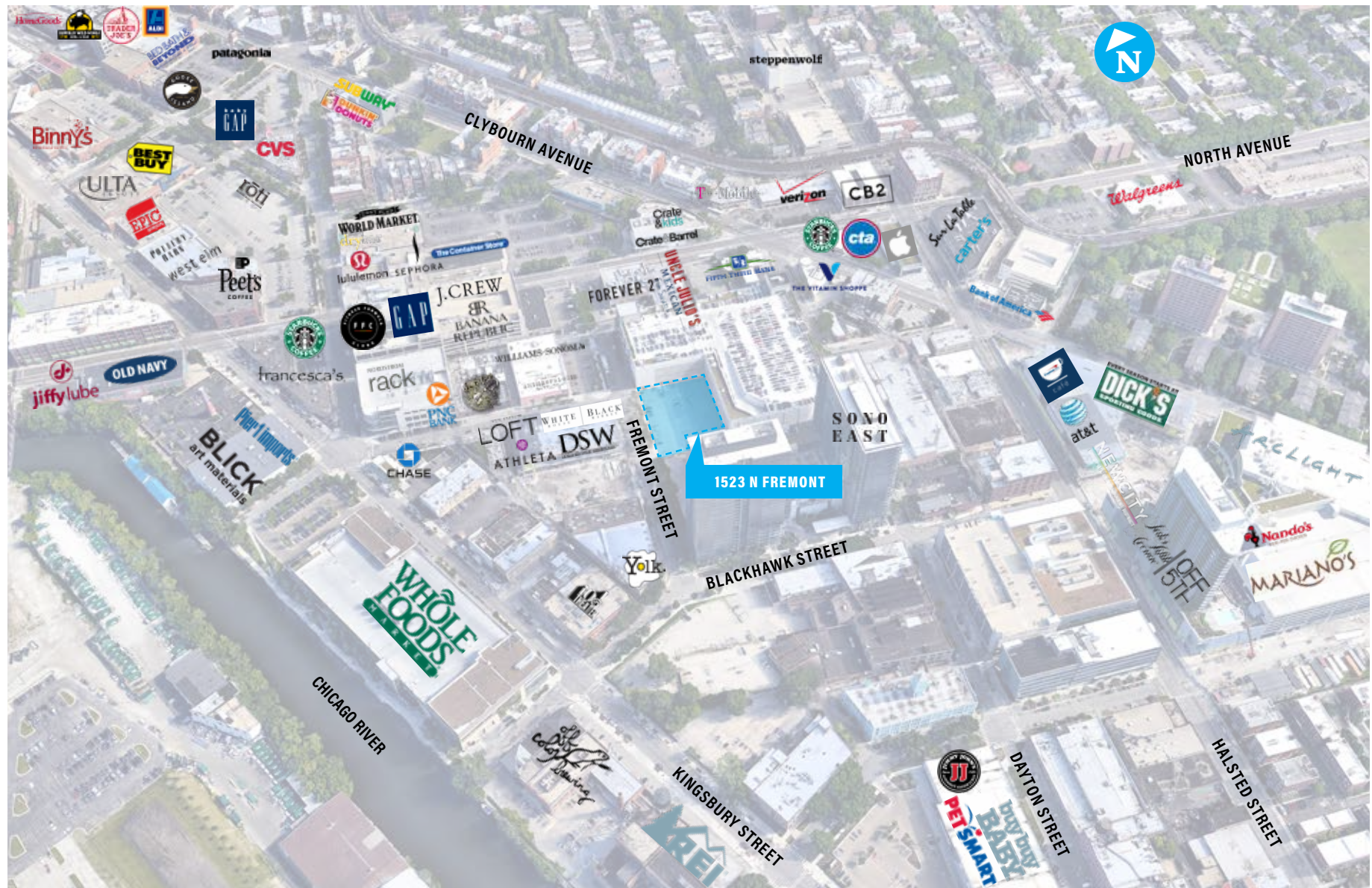
*No representation or warranty is made to the accuracy herein.
All broker opinions are subject to market conditions.*

**57,795***People***29,132***Households***\$105,258***Median Household Income***38,252***Daytime Employees*

» Demographics reflect numbers within one mile radius from subject property







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