

# 1123 West Lawrence Avenue

Chicago, IL

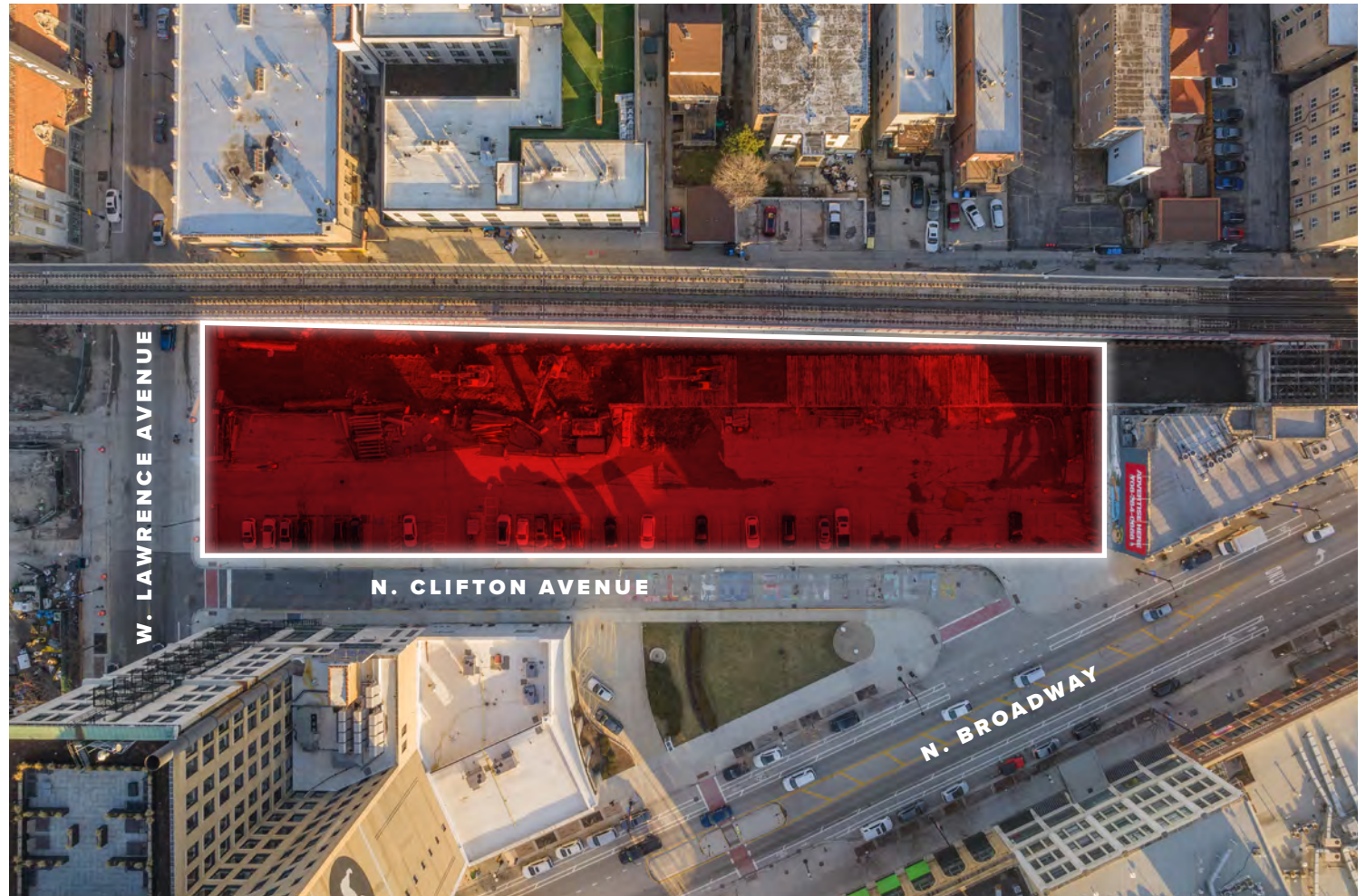
A 26,659 SF Development Opportunity



# EXECUTIVE SUMMARY

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL"), has been exclusively retained to offer for sale to qualified investors the opportunity to acquire fee simple interest in an infill development opportunity located at 1123 West Lawrence Avenue in Chicago, Illinois ("The Property").

Located on the southeast corner of West Lawrence Avenue and North Clifton Avenue, 1123 West Lawrence is positioned in the heart of Chicago's desired Uptown neighborhood. Located 15 minutes north of downtown Chicago, Uptown is a hidden gem offering boutique shopping, nightlife, restaurants, and iconic entertainment venues.



1123 West Lawrence is a 26,659 square foot land site which is currently utilized as a parking lot for the adjacent Lawrence Red Line Station. The site is zoned B3-5 (Community Shopping District) in the Uptown Square Historic District and represents a unique opportunity to develop a 99-unit multi-housing project as-of-right without triggering Chicago's affordable housing requirement.

# INVESTMENT HIGHLIGHTS



**Rare Opportunity for As-of-Right  
Multi-Housing Development**



**Strong Transit Connectivity with  
Lawrence CTA Steps Away**



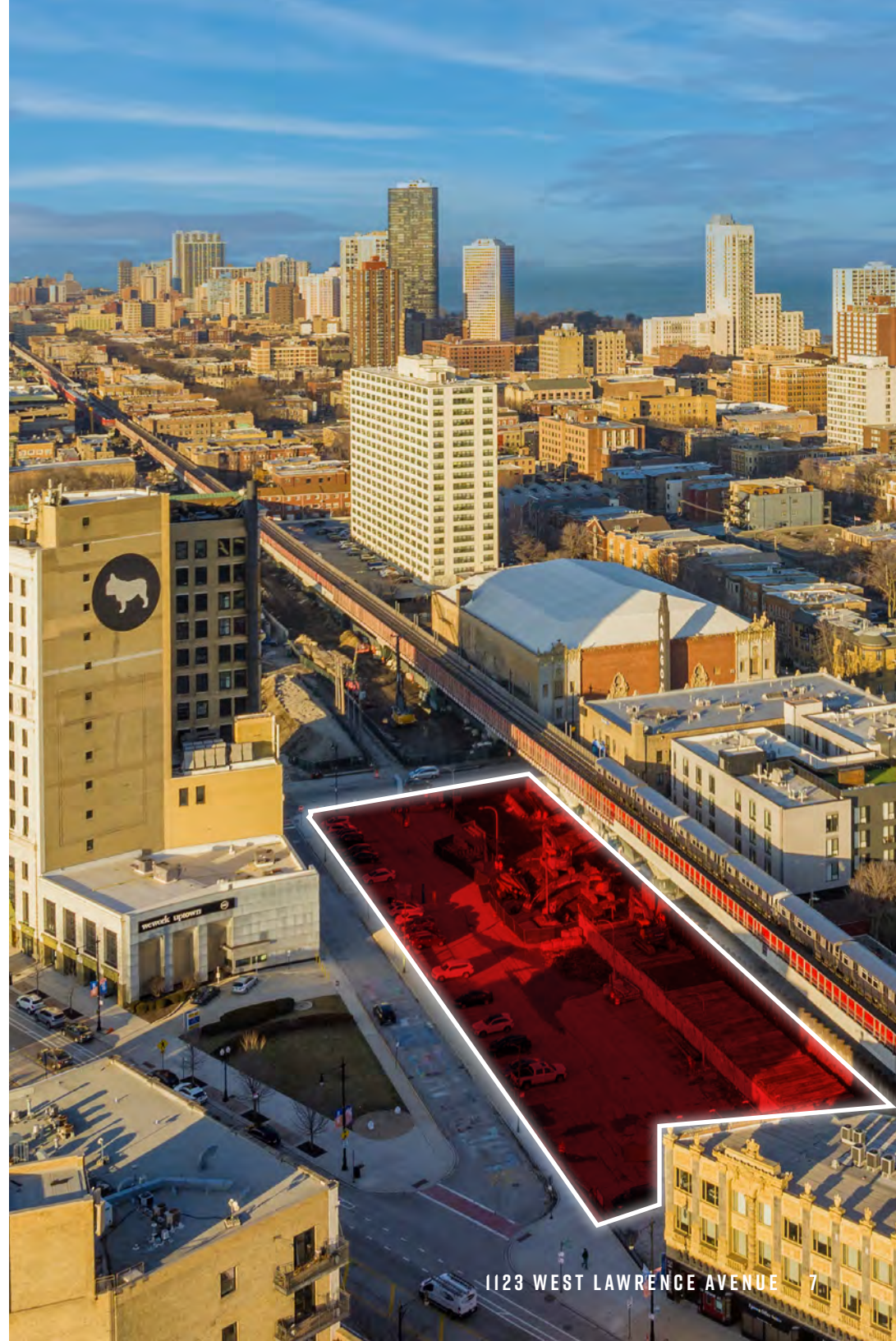
**Proximity to Renowned  
Entertainment Venues & Amenities**



**Chicago Multi-Housing  
Outperforming the National Average**



**Ongoing Infrastructure Improvement  
in Chicago's North Side**

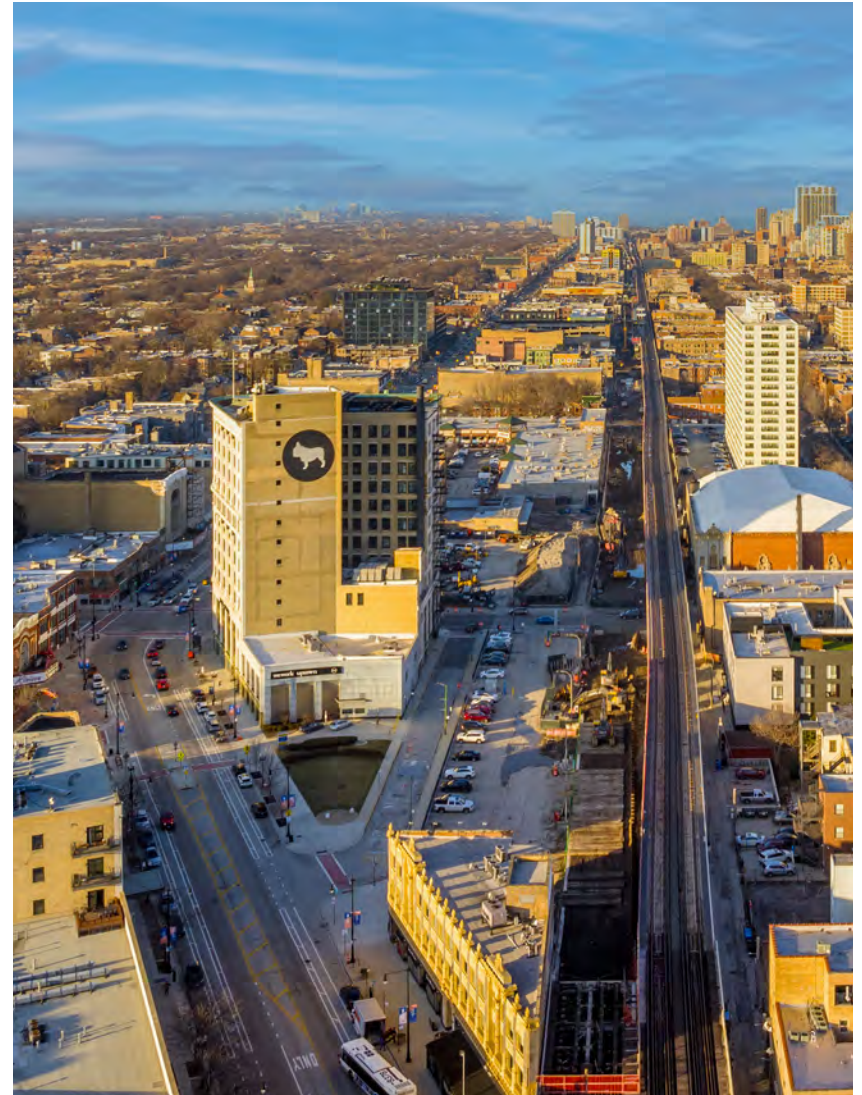


1123 WEST LAWRENCE AVENUE 7

# PROPERTY OVERVIEW

## PROPERTY FUNDAMENTALS

Address	1123 West Lawrence Avenue
Submarket	Uptown
Ward   Alderman	46th Ward   Angela Clay
Tax PINs	14-17-201-022
Existing Use	Parking Lot for Lawrence Red Line Station
Current Zoning	B3-5 (Community Shopping District) in the Uptown Square Historic District
Land Area (square feet)	26,659
Real Estate Taxes ('22 paid '23)	\$28,179
Nearest Transit	Lawrence Station (Red Line): 100 feet
Demographics (3-mile)	<b>Population:</b> 439,537 <b>Median HH Income:</b> \$75,972 <b>Daytime Employees:</b> 131,083

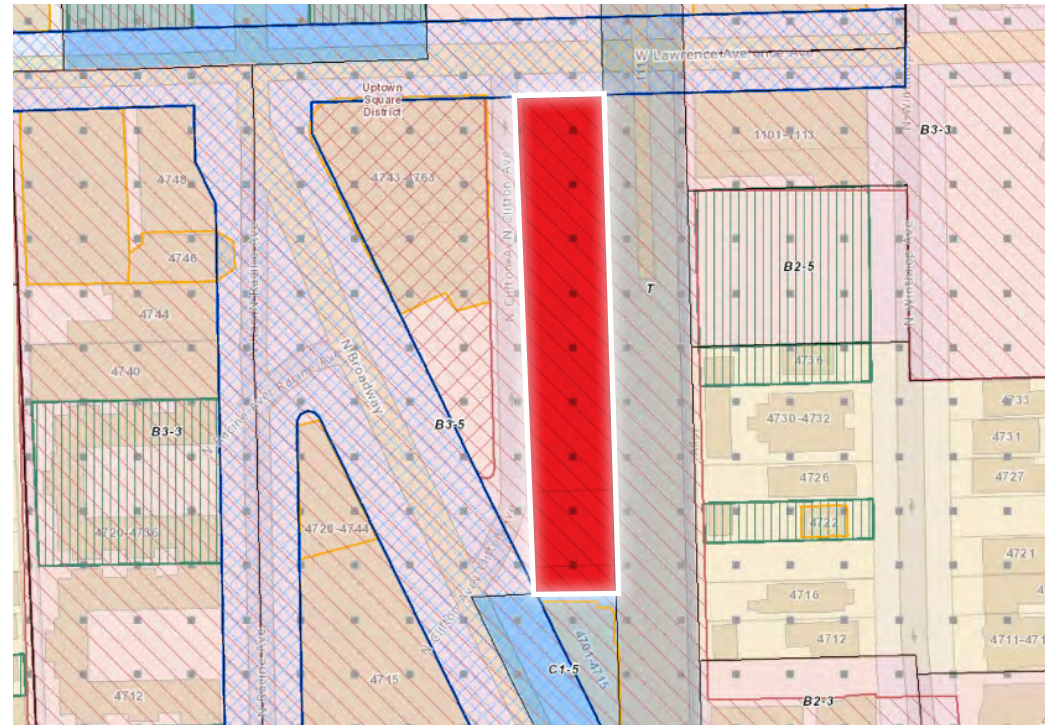


1123 West Lawrence is a 26,659 square foot site on the southeast corner of West Lawrence Avenue and North Clifton Avenue functioning as a parking lot for the neighboring Lawrence Red Line Station. Located in Chicago's Uptown community, the site benefits from access to a plethora of entertainment venues and outdoor amenities ranging from top-notch theaters and jazz clubs to Montrose Beach and picturesque golf courses.

# ZONING OVERVIEW & DEVELOPMENT POTENTIAL

<b>Address</b>	1123 West Lawrence Avenue
<b>Current Zoning</b>	B3-5 (Community Shopping District) in the Uptown Square Historic District
<b>As-of-Right Buildable</b>	5.0 FAR   133,295 SF

- The total land area of the site is 26,659 square feet and lies within the B3-5 zoning district. The Community Shopping District is primarily intended to accommodate a broad range of retail and service uses with residential permitted above the ground floor.
- 1123 West Lawrence Avenue represents a unique opportunity to develop a 99-unit multi-housing project as-of-right without triggering Chicago's affordable housing requirement.



## CONCEPTUAL DEVELOPMENT OVERVIEW

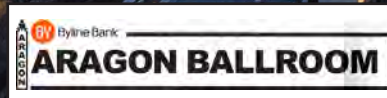
<b>Total Gross SF</b>	111,668 SF
<b>Development FAR</b>	3.61 FAR   94,673 SF
<b>Residential Rentable</b>	75,946 SF
<b>Retail Rentable</b>	5,471 SF
<b>Unit Count</b>	<ul style="list-style-type: none"> <li>• 99 Apartment Units (20 1-Bed, 79 2-Bed)</li> <li>• 0 Affordable Units (100+ Units Triggers PD &amp; ARO)</li> <li>• 2 Retail Units</li> </ul>
<b>Average Unit Size</b>	767 SF
<b>Parking Spots</b>	51



LAKE MICHIGAN /  
MONTROSE BEACH



1123 West  
Lawrence Avenue



# SURROUNDING AMENITIES

**HARRY S TRUMAN COLLEGE**  
CITY COLLEGES OF CHICAGO





1123 West  
Lawrence Avenue

## CONTACTS

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