

1030 North Larrabee Chicago, IL 60610

Newly Redeveloped Property for LEASE - Available Immediately



PROPERTY FACT SHEET



View of 1030 North Larrabee Street from Across Street



Aerial View of SITE and Surrounding Area

PROPERTY DESCRIPTION

Join 7-Eleven at this recently redeveloped corner convenience center with on-site parking located adjacent to Chicago's Old Town neighborhood. The configuration of the building can accommodate a variety of users. Building improvements include a completely rehabbed facade, roof, store fronts, HVAC, and electrical systems.

PROPERTY HIGHLIGHTS

- 6,580 SF remaining (divisible)
- Great opportunity for a bank, restaurant, retail user, or service provider
- Adjacent to new state-of-the-art 18th District Police Station
- Located directly across from the more than 200 residential units in the Parkside of Old Town development
- Proposed Target store to be built 1 block north of site

2010 DEMOGRAPHIC PROFILE

	.5 MILE	1 MILE	1.5 MILE
Population	14,163	75,550	148,436
Households	5,870	44,711	84,375
Average Household Income	\$80,236	\$126,852	\$127,411
Daytime Employees	12,562	91,651	399,465

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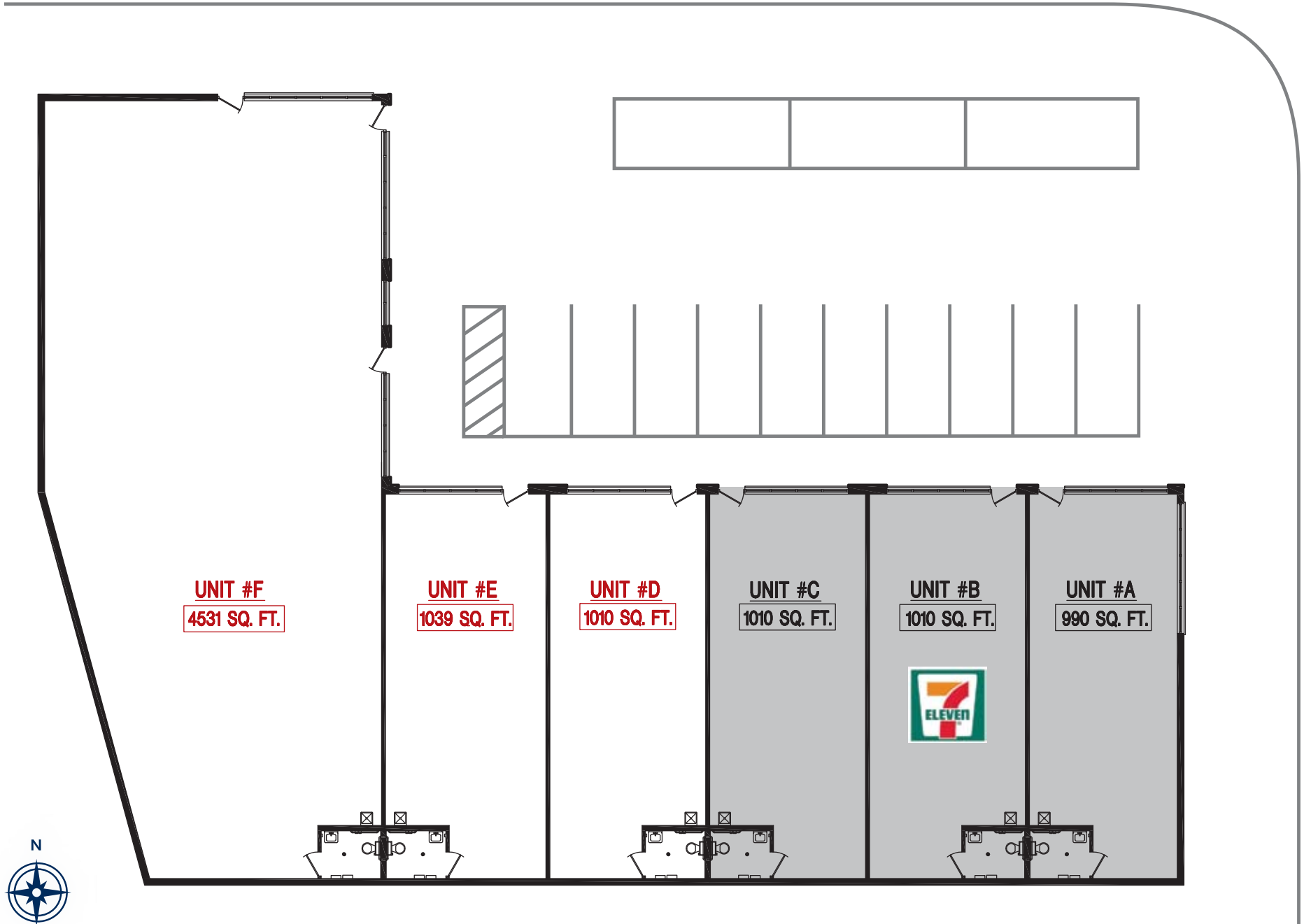
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SITE PLAN

WEST HOBBIE STREET

NORTH LARRABEE STREET



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.90132/-87.64329

1030 N. Larrabee St.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	14,163	75,550	148,436
	2015 Projected Population	17,665	105,923	192,523
	2000 Census Population	11,343	65,523	128,476
	1990 Census Population	11,051	57,346	113,940
	Historical Annual Growth 1990 to 2010	1.4%	1.6%	1.5%
	Projected Annual Growth 2010 to 2015	4.9%	8.0%	5.9%
HOUSEHOLDS	2010 Est. Households	5,870	44,711	84,375
	2015 Proj. Households	7,166	64,704	113,226
	2000 Census Households	4,436	38,729	72,724
	1990 Census Households	3,906	31,903	59,896
	Historical Annual Growth 1990 to 2010	2.5%	2.0%	2.0%
	Projected Annual Growth 2010 to 2015	4.4%	8.9%	6.8%
AGE	2010 Est. Population 0 to 9 Years	17.0%	9.3%	9.1%
	2010 Est. Population 10 to 19 Years	14.2%	7.9%	8.0%
	2010 Est. Population 20 to 29 Years	18.7%	19.1%	19.8%
	2010 Est. Population 30 to 44 Years	23.9%	27.6%	27.3%
	2010 Est. Population 45 to 59 Years	15.7%	21.3%	21.0%
	2010 Est. Population 60 to 74 Years	7.4%	10.6%	10.7%
	2010 Est. Population 75 Years Plus	3.1%	4.2%	4.2%
	2010 Est. Median Age	27.3	35.4	35.5
MARITAL STATUS & SEX	2010 Est. Male Population	45.8%	48.5%	49.9%
	2010 Est. Female Population	54.2%	51.5%	50.1%
	2010 Est. Never Married	53.7%	49.5%	48.1%
	2010 Est. Now Married	24.8%	30.8%	33.1%
	2010 Est. Separated or Divorced	16.4%	15.8%	15.2%
	2010 Est. Widowed	5.2%	3.9%	3.7%
INCOME	2010 Est. HH Income \$200,000 or More	7.8%	15.0%	14.7%
	2010 Est. HH Income \$150,000 to \$199,999	7.3%	10.0%	10.4%
	2010 Est. HH Income \$100,000 to \$149,999	12.0%	15.9%	16.6%
	2010 Est. HH Income \$75,000 to \$99,999	8.3%	10.6%	10.6%
	2010 Est. HH Income \$50,000 to \$74,999	10.5%	13.8%	13.9%
	2010 Est. HH Income \$35,000 to \$49,999	8.7%	10.1%	10.3%
	2010 Est. HH Income \$25,000 to \$34,999	6.1%	5.9%	6.0%
	2010 Est. HH Income \$15,000 to \$24,999	10.9%	6.5%	6.3%
	2010 Est. HH Income \$0 to \$14,999	28.4%	12.3%	11.2%
	2010 Est. Average Household Income	\$80,236	\$126,852	\$127,411
	2010 Est. Median HH Income	\$55,137	\$82,675	\$85,962
2010 Est. Per Capita Income	\$34,077	\$75,863	\$73,281	
	2010 Est. Number of Businesses	912	6,825	22,403
	2010 Est. Total Number of Employees	12,562	91,651	399,465

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FULL PROFILE

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1030 N. Larrabee St.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
RACE	2010 Est. White Population	45.9%	73.7%	76.9%
	2010 Est. Black Population	49.8%	20.3%	15.9%
	2010 Est. Asian & Pacific Islander	3.7%	5.2%	6.0%
	2010 Est. American Indian & Alaska Native	0.2%	0.2%	0.3%
	2010 Est. Other Races Population	0.5%	0.5%	0.8%
HISPANIC	2010 Est. Hispanic Population	1,139	8,083	24,458
	2010 Est. Hispanic Population Percent	8.0%	10.7%	16.5%
	2015 Proj. Hispanic Population Percent	10.9%	13.4%	17.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	8,487	56,674	111,108
	2010 Est. Elementary (0 to 8)	4.5%	3.0%	3.9%
	2010 Est. Some High School (9 to 11)	12.0%	4.0%	4.0%
	2010 Est. High School Graduate (12)	17.1%	10.2%	10.5%
	2010 Est. Some College (13 to 16)	15.5%	12.5%	12.1%
	2010 Est. Associate Degree Only	4.1%	4.1%	4.1%
	2010 Est. Bachelor Degree Only	29.4%	36.7%	35.6%
	2010 Est. Graduate Degree	17.4%	29.6%	29.7%
HOUSING	2010 Est. Total Housing Units	7,388	52,538	100,113
	2010 Est. Owner Occupied Percent	27.4%	39.2%	38.8%
	2010 Est. Renter Occupied Percent	52.0%	46.0%	45.5%
	2010 Est. Vacant Housing Percent	20.6%	14.9%	15.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.5%	3.0%	2.9%
	2000 Homes Built 1995 to 1998	9.5%	6.5%	5.5%
	2000 Homes Built 1990 to 1994	1.7%	4.5%	5.0%
	2000 Homes Built 1980 to 1989	10.6%	13.0%	12.5%
	2000 Homes Built 1970 to 1979	9.9%	18.4%	16.4%
	2000 Homes Built 1960 to 1969	16.2%	16.4%	15.0%
	2000 Homes Built 1950 to 1959	22.8%	9.7%	9.0%
	2000 Homes Built Before 1949	25.8%	28.5%	33.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	2.7%	14.4%	13.9%
	2000 Home Value \$500,000 to \$999,999	46.1%	36.2%	33.5%
	2000 Home Value \$400,000 to \$499,999	19.3%	15.7%	15.0%
	2000 Home Value \$300,000 to \$399,999	12.1%	14.3%	15.1%
	2000 Home Value \$200,000 to \$299,999	10.6%	10.2%	11.0%
	2000 Home Value \$150,000 to \$199,999	5.4%	5.8%	6.0%
	2000 Home Value \$100,000 to \$149,999	0.2%	2.3%	4.3%
	2000 Home Value \$50,000 to \$99,999	3.6%	1.2%	1.1%
	2000 Home Value \$25,000 to \$49,999	-	-	0.1%
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$490,029	\$565,438	\$541,705
	2000 Median Rent	\$477	\$833	\$857

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LABOR FORCE	2010 Est. Labor: Population Age 16+	10,543	65,018	128,204
	2010 Est. Civilian Employed	58.4%	70.5%	70.4%
	2010 Est. Civilian Unemployed	12.2%	5.7%	5.3%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	29.4%	23.8%	24.4%
	2010 Labor Force: Males	44.5%	48.4%	49.8%
	2010 Labor Force: Females	55.5%	51.6%	50.2%
OCCUPATION	2000 Occupation: Population Age 16+	4,197	41,334	81,110
	2000 Mgmt, Business, & Financial Operations	20.5%	30.5%	29.3%
	2000 Professional & Related	21.8%	30.2%	30.8%
	2000 Service	15.8%	8.5%	8.4%
	2000 Sales and Office	31.1%	26.0%	25.1%
	2000 Farming, Fishing, and Forestry	0.2%	-	-
	2000 Construction, Extraction, & Maintenance	2.4%	1.3%	1.9%
	2000 Production, Transport, & Material Moving	8.2%	3.5%	4.5%
	2000 Percent White Collar Workers	73.4%	86.7%	85.1%
2000 Percent Blue Collar Workers	26.6%	13.3%	14.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	30.9%	33.5%	34.3%
	2000 Drive to Work in Carpool	7.4%	6.7%	7.5%
	2000 Travel to Work by Public Transportation	33.8%	35.2%	34.2%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	23.8%	19.1%	18.7%
	2000 Other Means	0.5%	0.7%	0.7%
	2000 Work at Home	3.7%	4.8%	4.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	27.1%	24.1%	23.8%
	2000 Travel to Work in 15 to 29 Minutes	34.2%	40.7%	39.8%
	2000 Travel to Work in 30 to 59 Minutes	28.9%	26.5%	27.5%
	2000 Travel to Work in 60 Minutes or More	9.9%	8.7%	8.9%
	2000 Average Travel Time to Work	26.3	24.7	25.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$345 M	\$3.69 B	\$7.01 B
	2010 Est. Apparel	\$16.8 M	\$180 M	\$341 M
	2010 Est. Contributions & Gifts	\$24.7 M	\$284 M	\$540 M
	2010 Est. Education & Reading	\$11.2 M	\$124 M	\$235 M
	2010 Est. Entertainment	\$19.2 M	\$208 M	\$396 M
	2010 Est. Food, Beverages & Tobacco	\$53.5 M	\$558 M	\$1.06 B
	2010 Est. Furnishings & Equipment	\$15.5 M	\$170 M	\$323 M
	2010 Est. Health Care & Insurance	\$24.0 M	\$253 M	\$480 M
	2010 Est. Household Operations & Shelter & Utilities	\$104 M	\$1.11 B	\$2.11 B
	2010 Est. Miscellaneous Expenses	\$5.65 M	\$59.9 M	\$113 M
	2010 Est. Personal Care	\$5.01 M	\$53.1 M	\$101 M
	2010 Est. Transportation	\$64.8 M	\$688 M	\$1.31 B

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