



IMPERIAL REALTY CO.

**1.2 million sq.ft.
Redevelopment Opportunity**



1965 W. Pershing Rd., Chicago, IL

Presented by: Imperial Realty Company
4747 W. Peterson Ave. – Suite 200
Chicago, IL 60646
773-736-4100



1965 W. PERSHING ROAD, CHICAGO, IL

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This Confidential Offering Memorandum ("Memorandum") has been prepared by Imperial Realty Company, exclusive representative ("Broker"), to assist you in determining your level of interest in acquiring the property identified as 1965 Pershing Road, Chicago, IL ("Property"). The Memorandum is solely for informational purposes and does not purport to be all-inclusive regarding the information needed to make a purchase decision. No representation or warranty is made by the owner of the Property, Broker or any of their officers, partners, shareholders, employees, advisors or agents, expressed or implied, as to the accuracy or completeness of the contents of this Memorandum.

Although the information contained herein is believed to be correct, prospective purchasers' due diligence should include independent verification of all such information. No legal commitment or obligation shall arise by reason of the Memorandum or its contents.



1965 W. PERSHING ROAD, CHICAGO, IL

EXECUTIVE SUMMARY

Imperial Realty Company is pleased to present a redevelopment opportunity consisting of approximately 1.2 million square feet of historic warehouse space in six contiguous six-story buildings located in Chicago's rapidly gentrifying McKinley Park neighborhood. Constructed circa 1919, these buildings have housed the warehouse or light manufacturing operations of such great American companies as B.F. Goodrich, RCA, Sherwin Williams and Spiegel.

Located on Pershing Road (39th Street) at Damen Avenue, these buildings are surrounded by a changing community evidenced by upgraded housing stock, new construction of townhomes and condominium buildings, the entry of major retailers and conversion of historic manufacturing and warehouse buildings to loft style condominiums.

As a residential conversion, 1965 West Pershing has the potential for tremendous views from private balconies and large windows, ample indoor and outdoor deeded parking, high ceilings (10.5 feet to 14 feet slab to slab, depending on the floor), ample window lines providing natural light on all four sides of each building, and a magnificent entry to the complex set off by an historic clock tower fronting on Pershing Road. An additional development opportunity for limited ground floor retail, with exposure to Pershing Road, exists in the current truck dock structure.

Tax Increment Financing may be available through the City of Chicago's Bridgeport area 35th and Halsted TIF District, which includes the subject property. Much of the property is currently leased out to warehouse and light manufacturing users, which can help to defray the carrying costs in a phased development. All tenants are either on short-term leases or are subject to relocation.



1965 W. PERSHING ROAD, CHICAGO, IL

PROPERTY DESCRIPTION

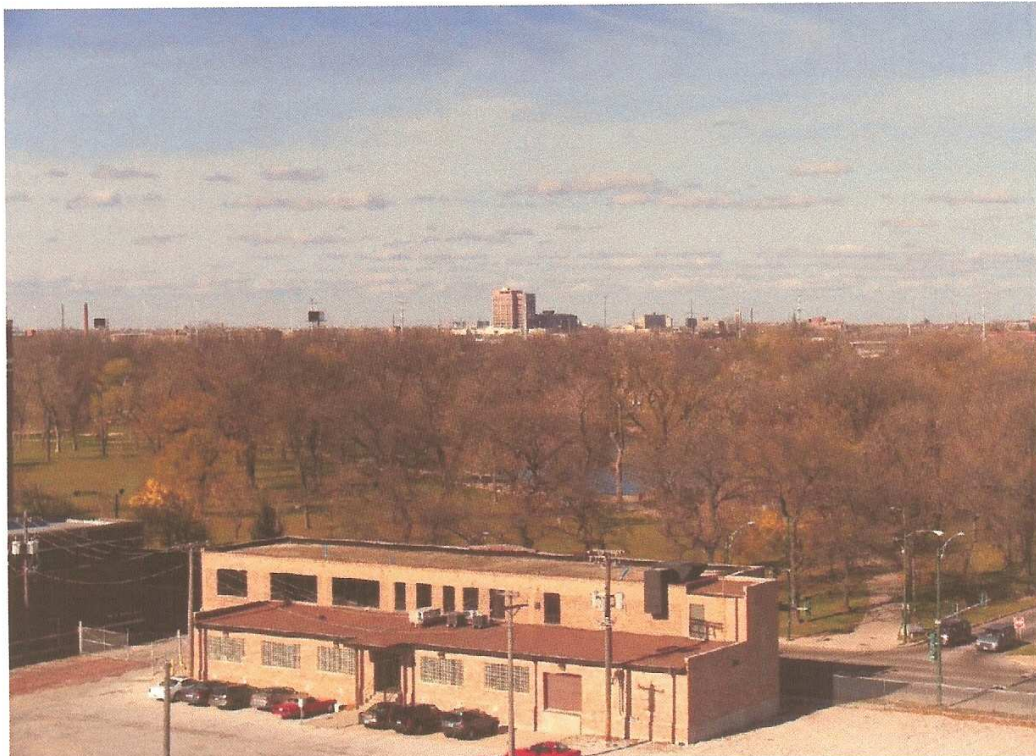
1965 West Pershing Road consists of six adjoining six-story buildings. The footprint of each building is approximately 125' by 240'. Spacing between the buildings is approximately 30'. The floors are reinforced concrete, supported by concrete columns spaced 17' (Buildings A through D) or 18.5' (Buildings E and F) apart. Due to the original designed use of the buildings, manufacturing and warehouse, the load bearing capacity for these floors ranges from 200 to 350 lbs. / sq. ft.

The exterior of the buildings is masonry, with existing windows approximately equal in width to the column span. The height of the window openings can easily be expanded to provide for walk out balconies and / or nearly full height slab to slab windows.

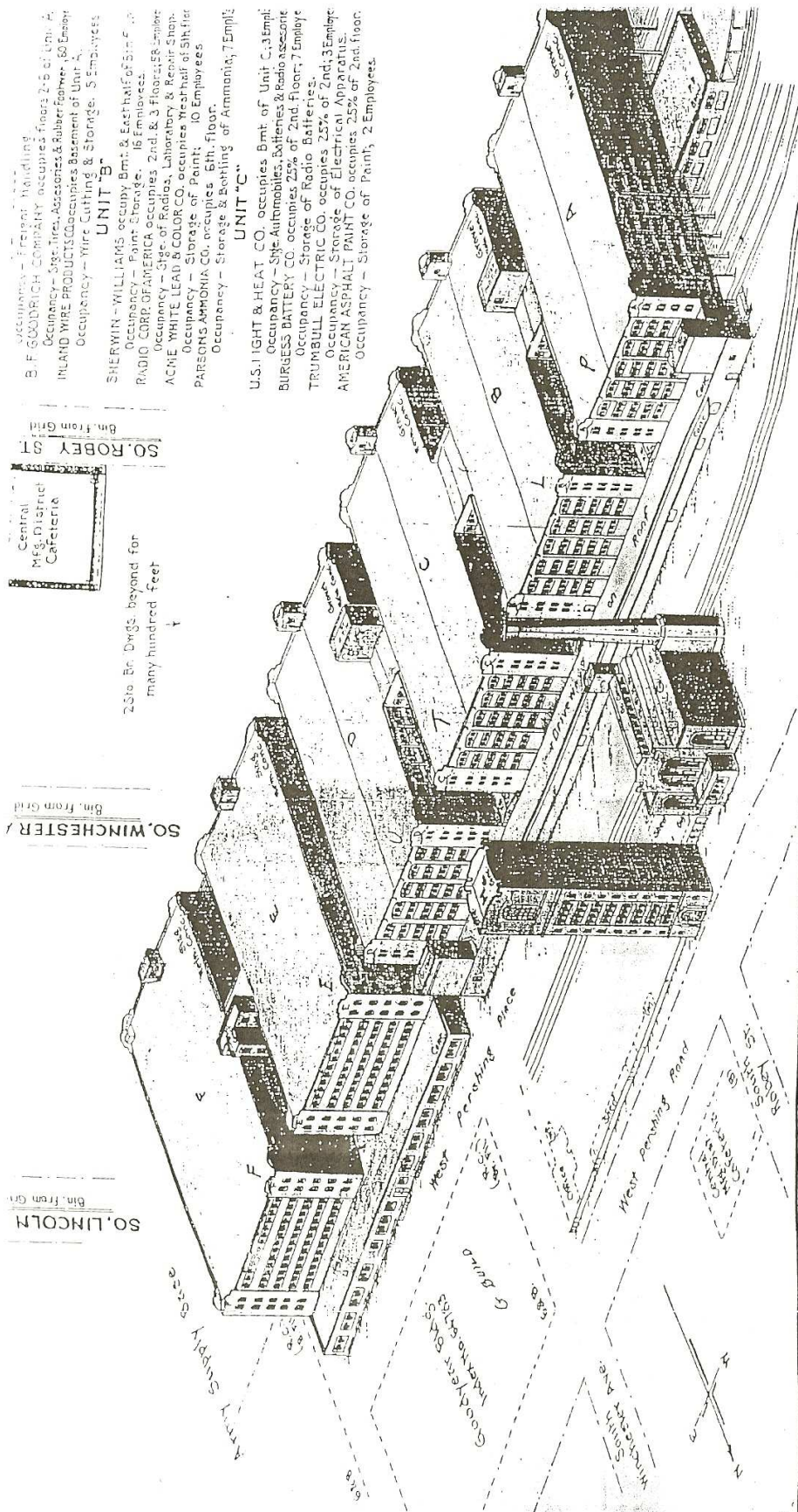
All of the buildings are currently linked together. Each is served by 2.5 freight elevators and has two exit stairways. The buildings are fully sprinklered with a wet pipe system. Loading docks, in addition to the building footprints described above, run the length of the north and south exposures of all of the buildings.

The front (northern) exposure of the complex is defined by the historic clock tower. This grand structure, no longer in use, nonetheless serves as the signature of the six building complex on Pershing. Cosmetic restoration of the tower, combined with creative landscaping and architecture at the main entry to the property will make a statement and draw attention to the entire historic complex. Through a series of transfers, the clock tower portion of the property is partially owned by the City of Chicago and partially owned by the Seller. The Seller will provide a quit claim deed to the Purchaser covering the Seller's interest in the clock tower property.

The following pages detail the layout of the site and the building structure.



View of McKinley Park looking northwest from the property.



SO. LINCOLN
Bm. from Grid

SO. WINCHESTER
Bm. from Grid

SO. ROBBY ST
Bm. from Grid

Central
Mfg. District
Caretaria

250 Br. Dvgs. beyond for
many hundred feet

UNIT "A"
SHERWIN-WILLIAMS occupies Bmt. & East half of 5th floor
OCCUPANCY - Paint Storage, 16 Employees.
RADIO CORP OF AMERICA occupies 2nd & 3rd floor, 158 Employees
OCCUPANCY - City of Radios, Laboratory & Repair Shop.
ACME WHITE LEAD CO. occupies West half of 5th floor
OCCUPANCY - Storage of Paint, 10 Employees.
PARSONS AMMONIA CO. occupies 6th floor.
OCCUPANCY - Storage & Bottling of Ammonia, 7 Employees.

UNIT "C"
U.S. LIGHT & HEAT CO. occupies Bmt. of Unit C, 3 Employees
OCCUPANCY - Sine Automobiles, Batteries & Radio Accessories
BURRESS BATTERY CO. occupies 25% of 2nd floor, 7 Employees
OCCUPANCY - Storage of Radio Batteries.
TRUMBULL ELECTRIC CO. occupies 25% of 2nd, 3rd floor
OCCUPANCY - Storage of Electrical Apparatus.
AMERICAN ASPHALT PAINT CO. occupies 25% of 2nd floor.
OCCUPANCY - Storage of Paint, 2 Employees.

Fire Walls (see plan) complete through 4
Chimneys (see plan) complete through 4
Interior Walls or Partitions not complete
Refrigerating Walls
Property line or street line without track
Boundary Line (State, County, City, etc.)
In metal frame, complete in all 4
Fire Shutters, complete in all 4
For some cases, complete in all 4 walls, or 4
Fire Doors, complete in all 4 walls, or 4
Fire Doors, complete in all 4 walls, or 4
Fire Doors, complete in all 4 walls, or 4

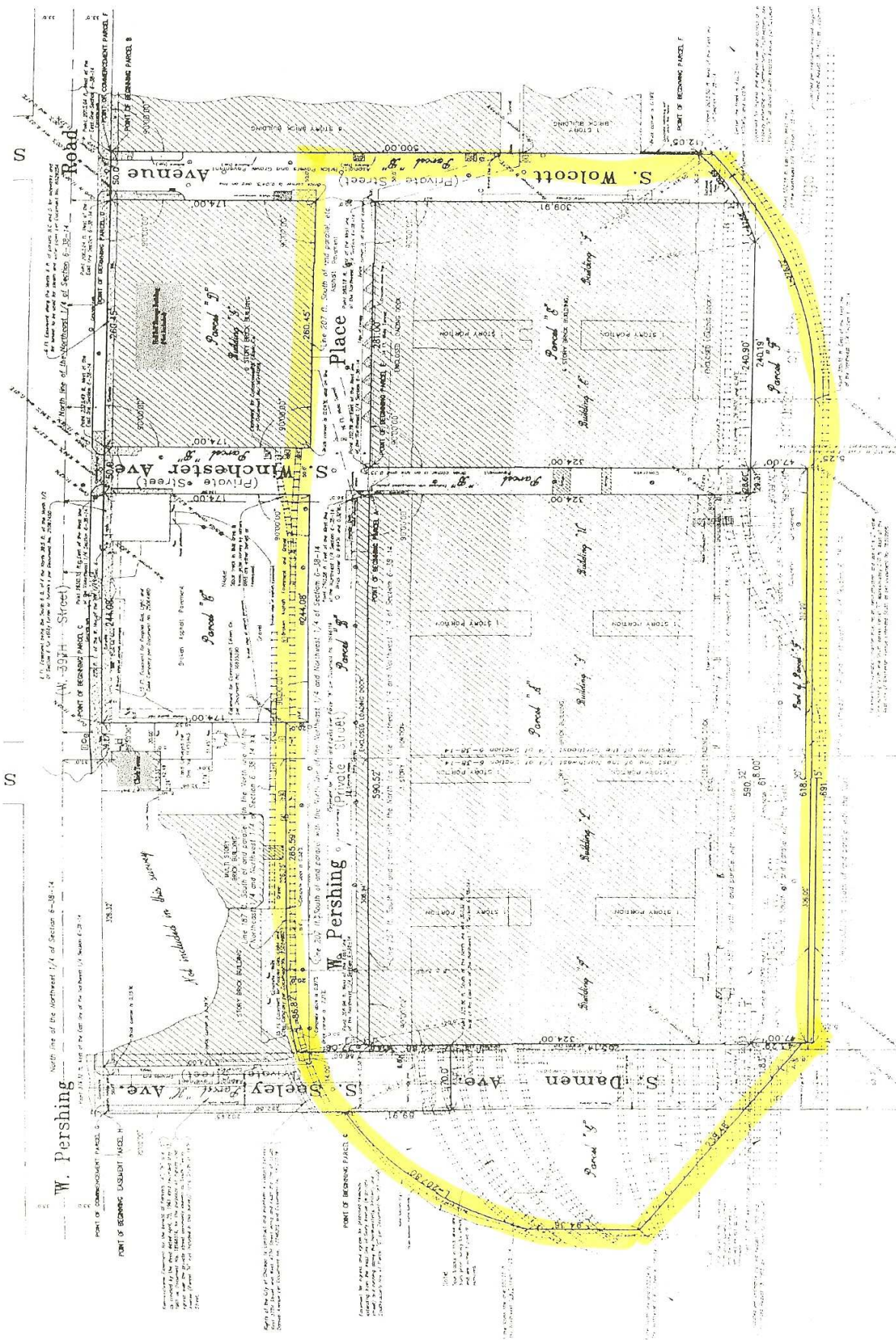
TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT, CHICAGO
and/or G. M. McCONNELL and L. M. NICHOLSON (Bldgs)
(TENANTED)
Chicago, Ill.

Scale 1 in = 80 ft

Surveyed May 7, 1928.

Map of the Central Manufacturing District, Chicago, Ill. showing the location of the buildings and the streets. The map is a detailed architectural drawing of the district, showing the layout of the buildings and the streets. The buildings are labeled with letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) and names. The streets are labeled with names such as Lincoln, Winchester, and Supply. The map also shows various features such as parking lots, loading docks, and fire walls. A scale bar at the bottom right indicates distances in feet.

Map of the Central Manufacturing District, Chicago, Ill. showing the location of the buildings and the streets. The map is a detailed architectural drawing of the district, showing the layout of the buildings and the streets. The buildings are labeled with letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) and names. The streets are labeled with names such as Lincoln, Winchester, and Supply. The map also shows various features such as parking lots, loading docks, and fire walls. A scale bar at the bottom right indicates distances in feet.



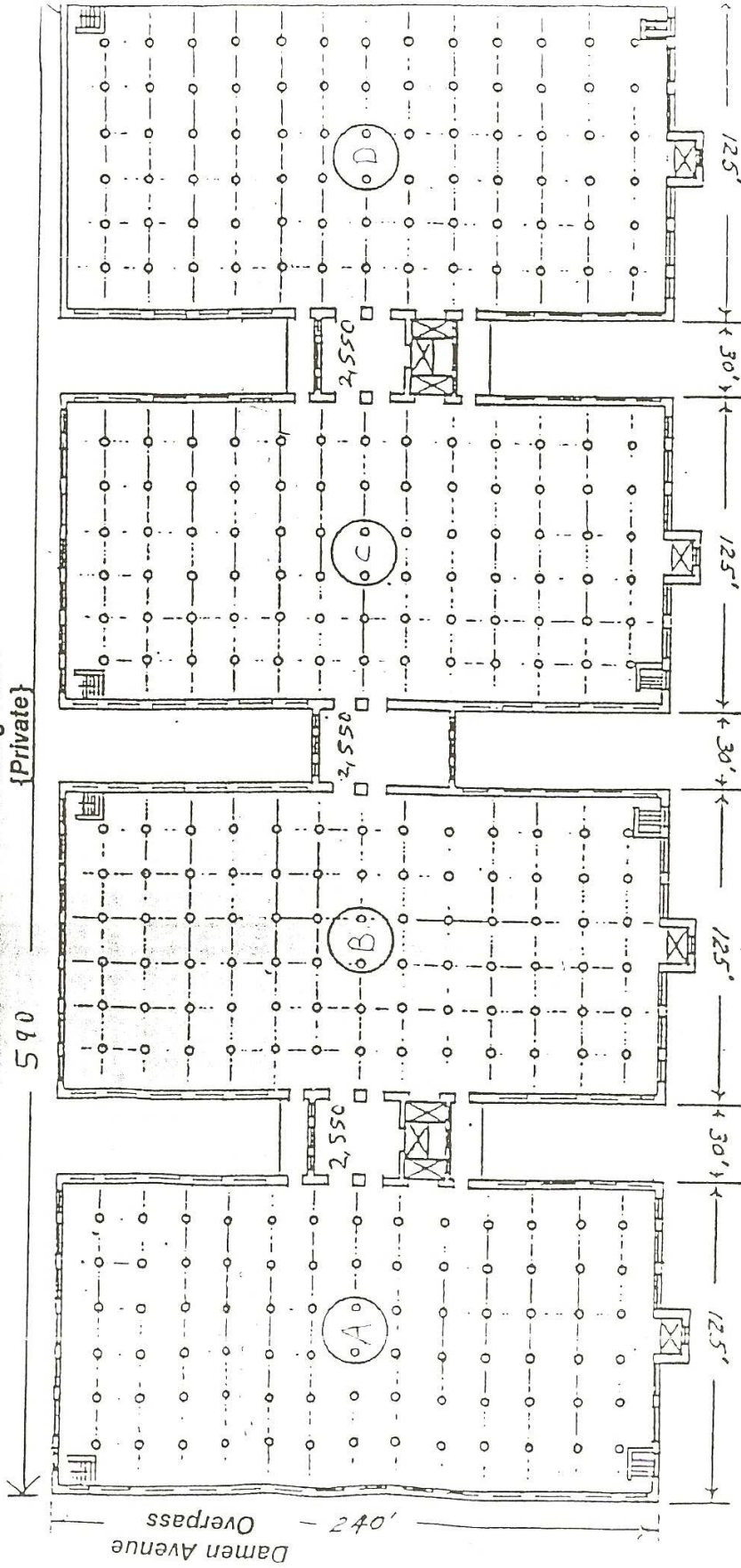
BUILDINGS F-2-1-0
1965 WL PERSHING PLACE
CHICAGO, ILLINOIS

FLOORS:
GR. FLOOR AREA:
FLOOR LOAD:
CONSTRUCTION:

- SIX AND BASEMEN
- 803,250 SQ. FT. (
- 250# - 350# SQ. F
- CONC.

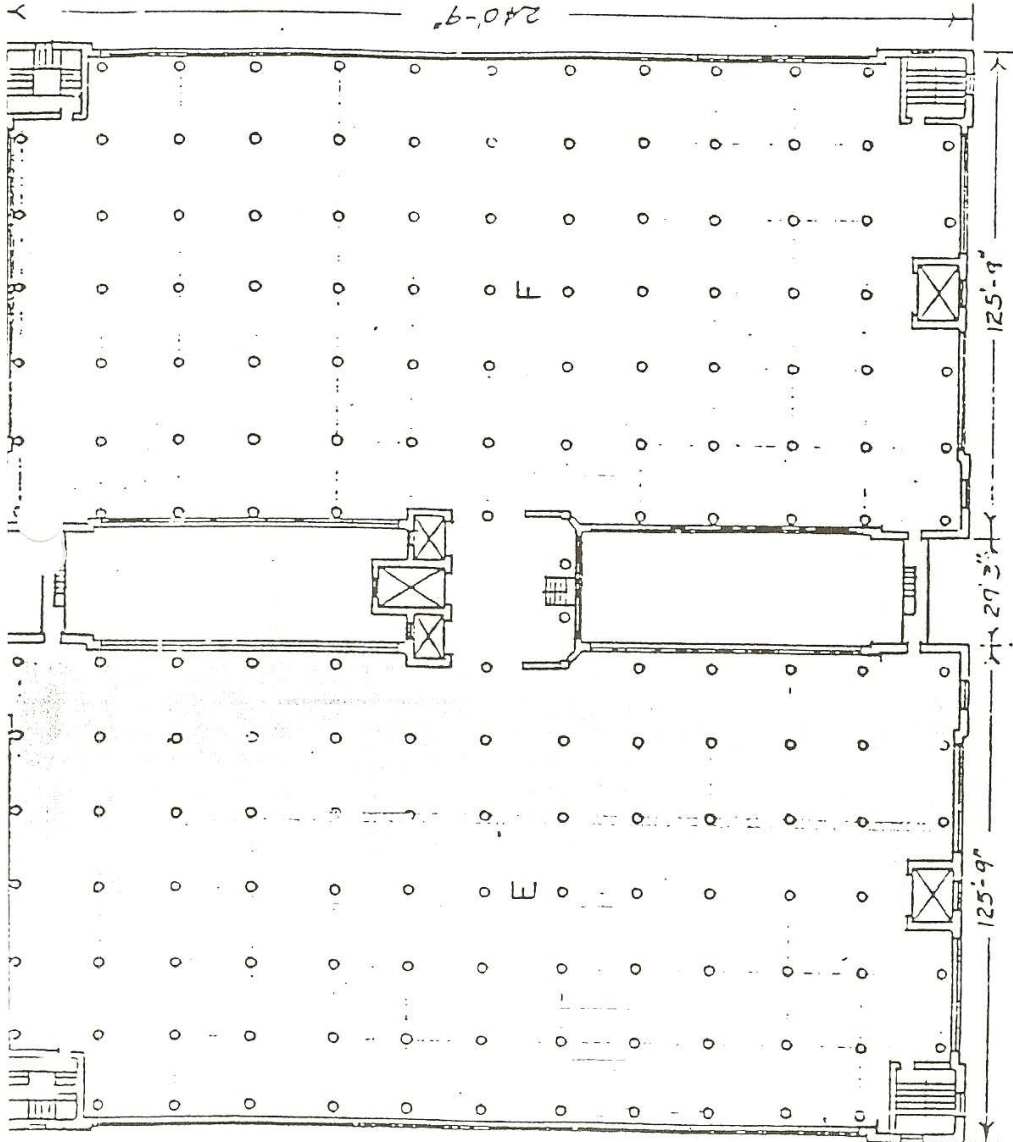
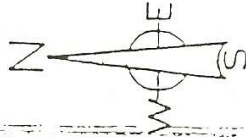
Pershing Place
{Private}

590



Railroad Yard

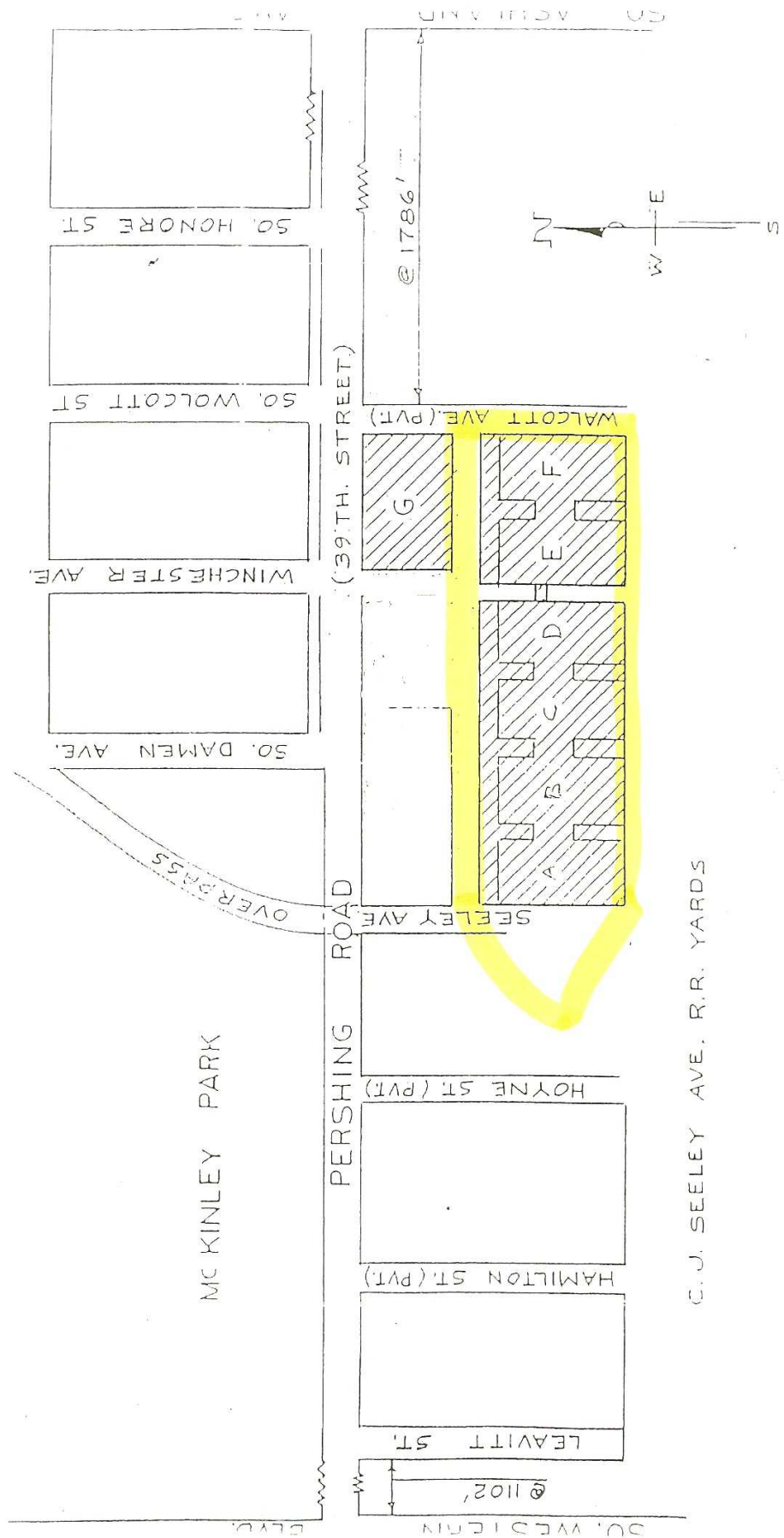
CHICAGO
BOARD
ED.



SPIEGEL, INC.,
BUILDING "E & F"
3932 S. WALCOTT
CHICAGO 9, ILLINOIS

FLOORS
GR. FLOOR AREA
FLOOR LOAD
CONSTRUCTION

- SIX AND BASEMENT
- 445,411 SQ. FT.
- 2007 SQ. FT.
- CONC. - 1910



 = SPIEGEL BLDG'S.
 (ALL ARE 6 FLOORS PLUS BASEMENT)

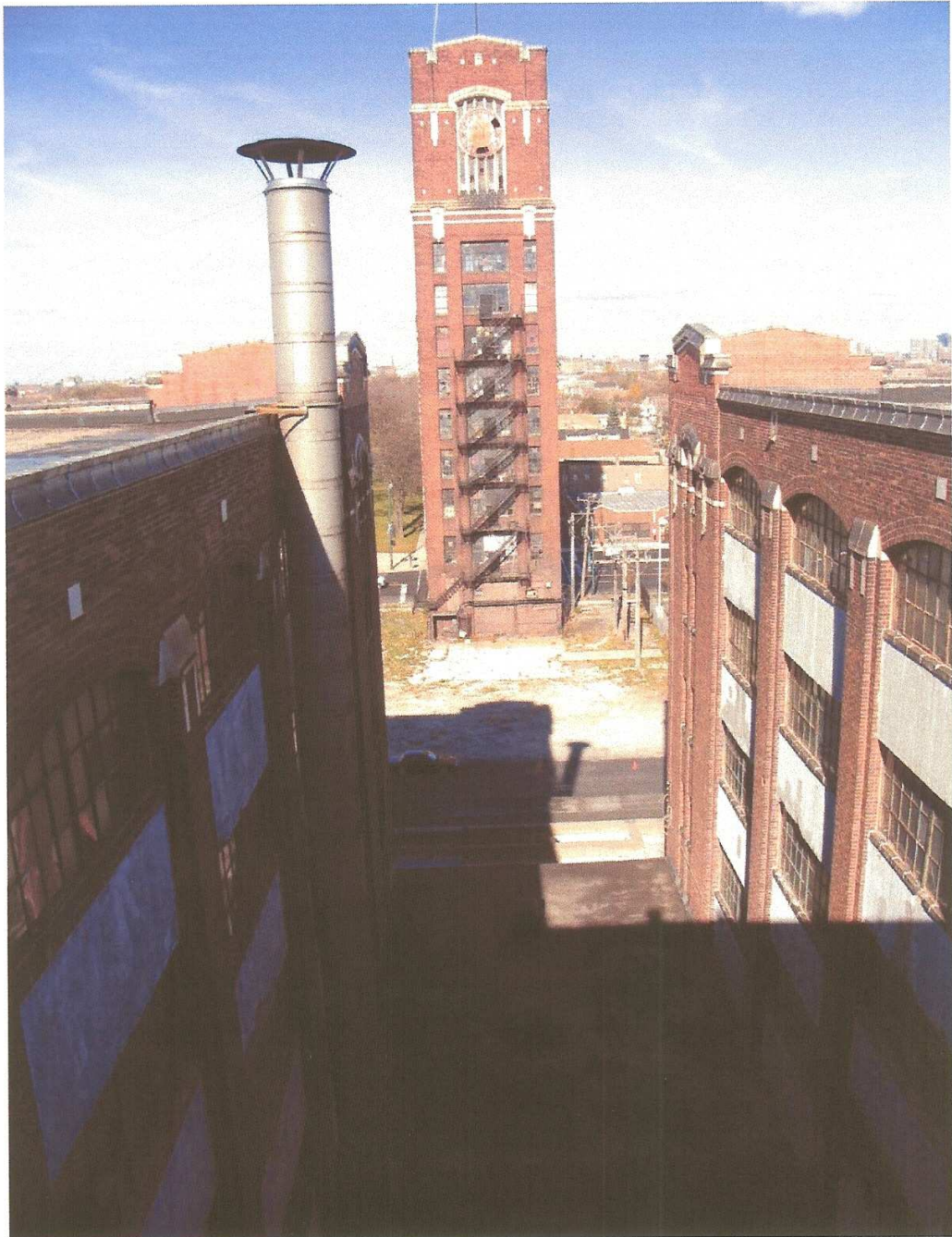
SPIEGEL BLDG'S - 39TH ST
 NOT TO SCALE
 B-29-69
 M.S.L.



Street view looking west on Pershing



Buildings A, B and C north side from parking area.



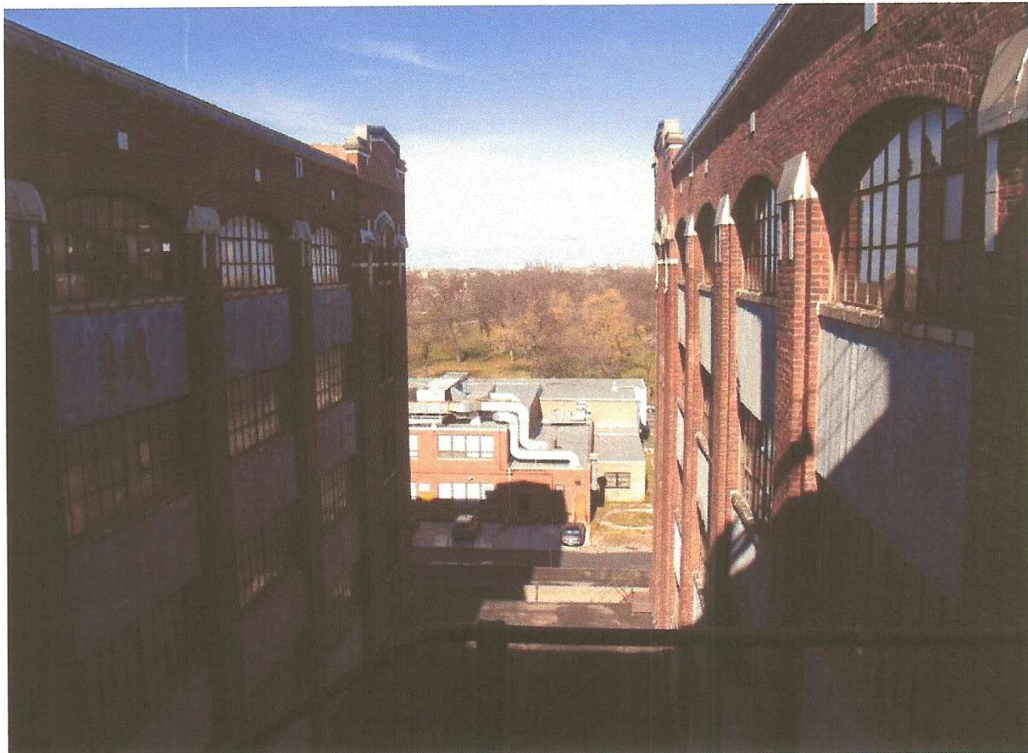
Looking north between Buildings B and C.



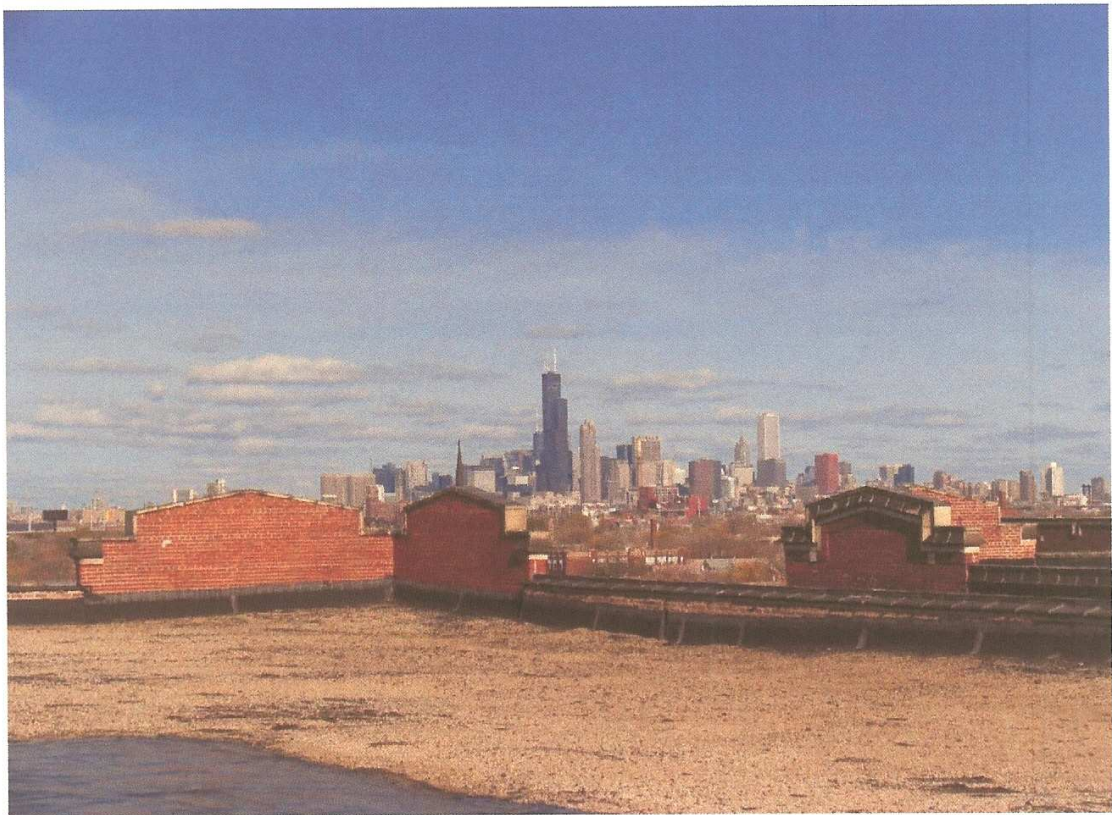
Buildings E and F north side.



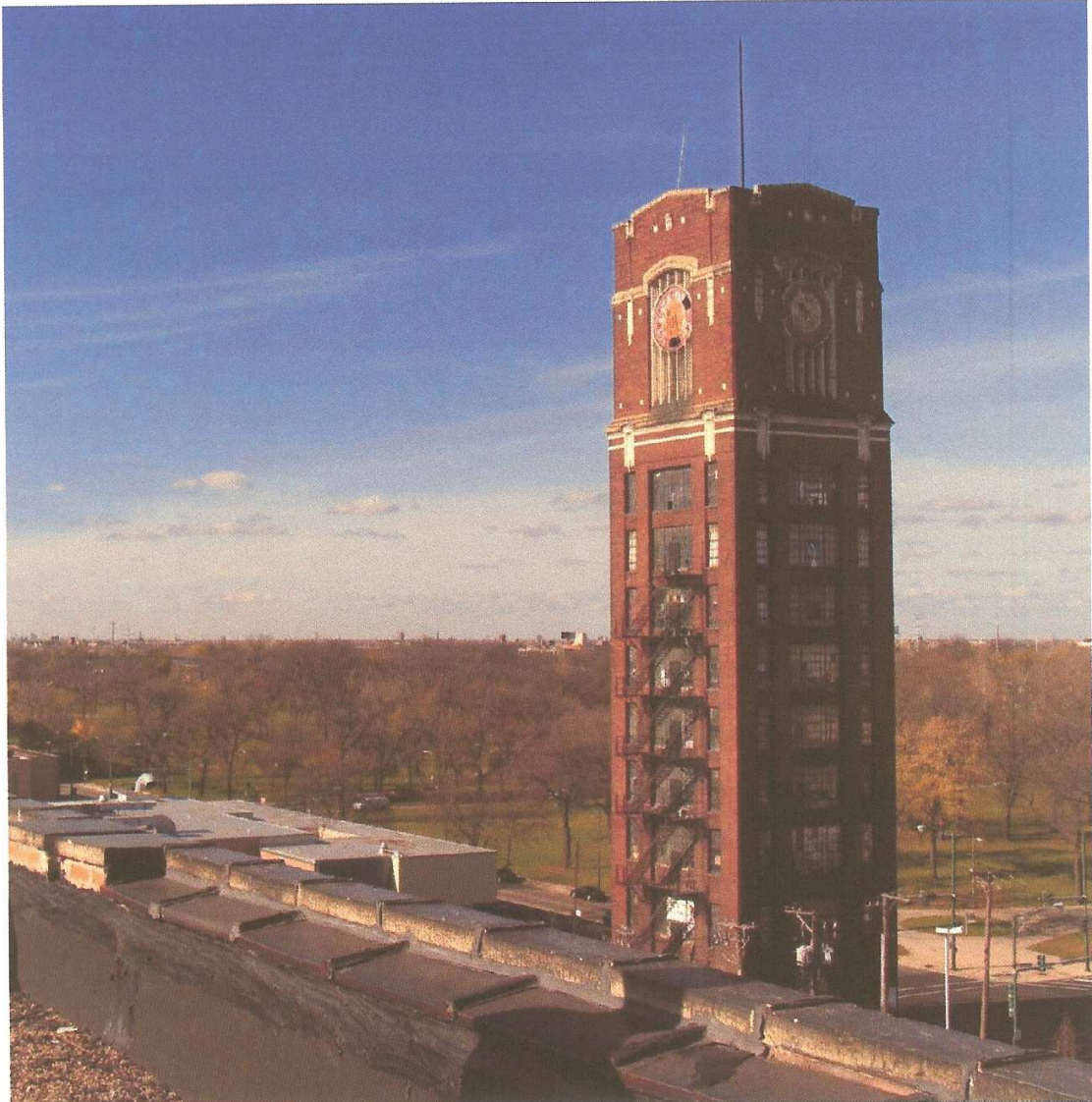
Interior – typical floor.



Looking north between Buildings A and B.



View of downtown Chicago from roof.



Overlooking McKinley Park from Building D.



Rear (south) side of Buildings A, B and C.



Rear (south) side of Buildings D, E and F.



1965 W. PERSHING ROAD, CHICAGO, IL

AREA: BRIDGEPORT / McKINLEY PARK

The adjoining Chicago communities of Bridgeport and McKinley Park had a combined population according to the 2000 census of nearly 50,000. However, given the rapid residential and retail growth in these areas in recent years, 2007 population is clearly significantly higher. This 3.5 square mile area has historically been a significant contributor to Chicago's strong manufacturing and industrial base, with a population largely consisting of descendants of European immigrants, notably Irish, Czech, Polish and Lithuanian, and first and second generation Hispanic immigrants.

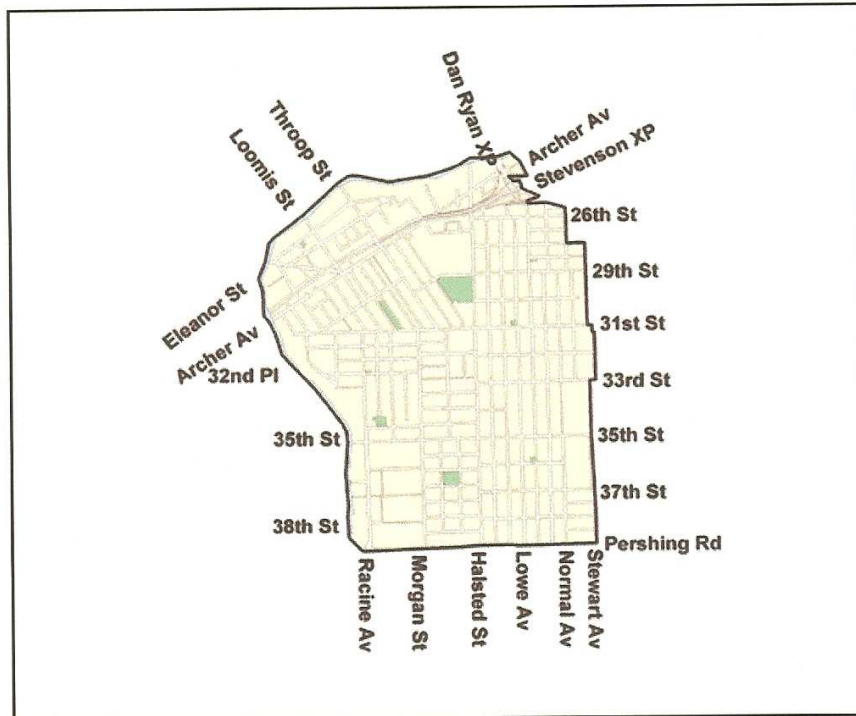
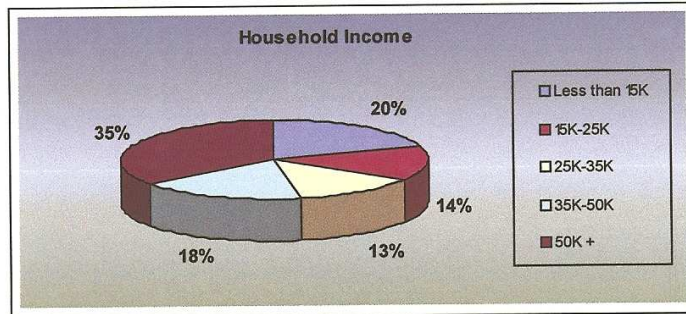
The area has thrived in recent years, as evidenced by the conversion of numerous historic buildings to condominiums, construction of new housing stock from the ground up, and the movement into the area of numerous national and regional retailers. Population in the area grew from 1990 to 2000 by approximately 15% (this coming after three decades of population declines), and estimates put the growth rate even higher since 2000.

The McKinley Park neighborhood, named for the park that is its centerpiece on Pershing between Damen and Western Avenues, is seeing a transformation from its historic manufacturing roots into a desirable residential area. The CTA's Orange line has a stop near the park itself, and the area is well served by the bus routes along Archer Avenue.

Bridgeport, home to several of Chicago's mayors, including the current Mayor Richard M. Daley and his father, the late Richard J. Daley, has seen substantial conversion and ground up residential construction for many years. Directly west of US Cellular Field, it has fed off the success of the Chicago White Sox immediate vicinity as gentrification has continued to move west and south.

The following pages detail some of the community demographic and historic information for both Bridgeview and McKinley Park.

Market Profile -- Bridgeport [60]



CITY OF CHICAGO
RICHARD M. DALEY
MAYOR



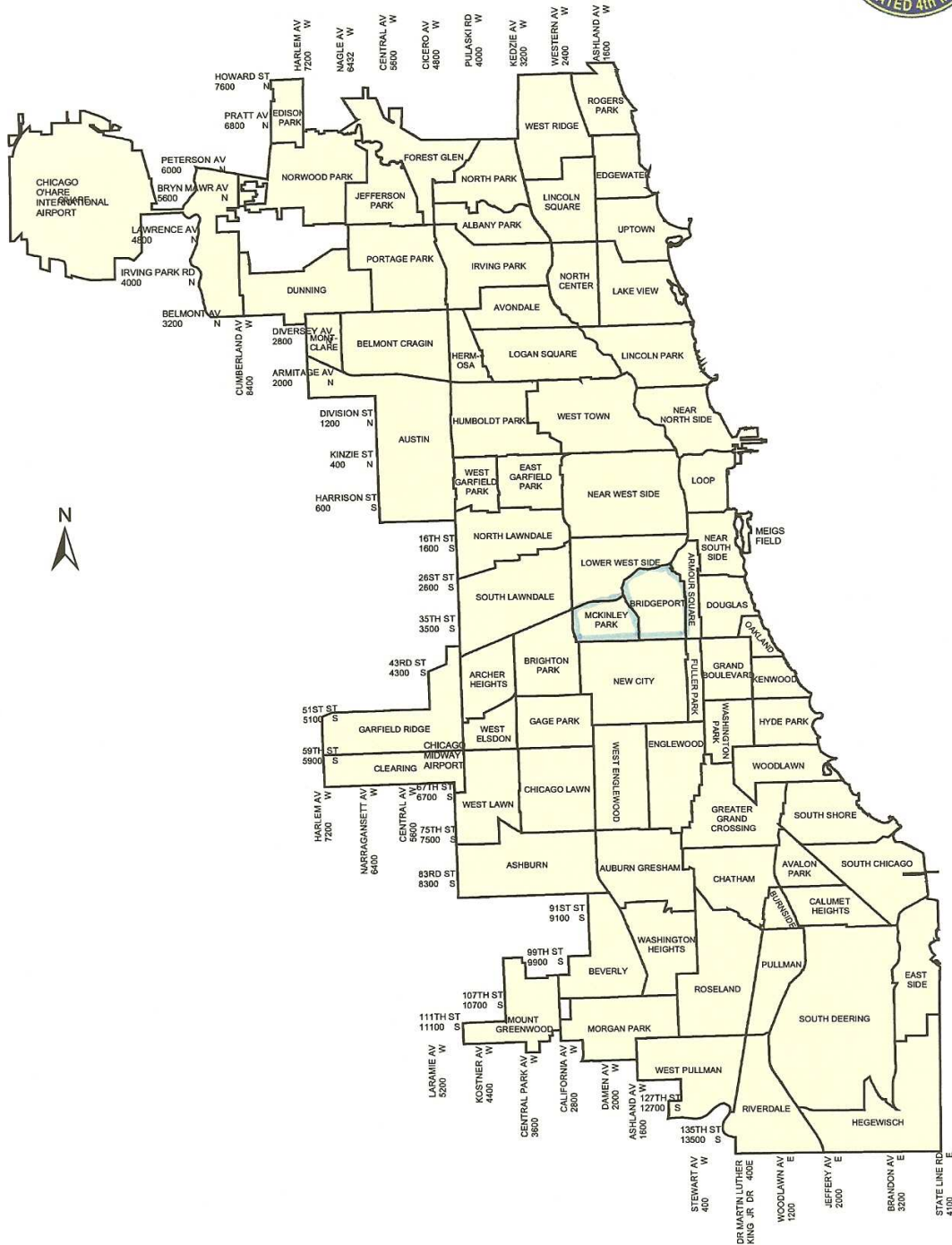
DEPARTMENT OF PLANNING AND DEVELOPMENT
LORI T. HEALEY
COMMISSIONER

LISC
MetroEDGE

1 N La Salle St., Suite 1200, Chicago, IL 60602
Phone: 312-697-6125 Email: MetroEdge@lisc.org

Report Prepared for Retail Chicago
Source: LISC MetroEdge calculations based on data from Claritas (2005), Chicago Association of Realtors and the US Census Bureau. The accuracy and completeness of the data herein is not guaranteed or warranted, and LISC MetroEdge is not making any express or implied representation or warranty about the fitness of the data and reports for any particular purpose. Expenditure Leakage section reflects methodological change and is not comparable to previous years' numbers.

City of Chicago Community Area Map



Copyright © 2004, City of Chicago

Community Area Populations (A - H)

Community Area	1990	2000	Change	Percent
Albany Park	49,501	57,655	8,154	16.47
Archer Heights	9,227	12,644	3,417	37.03
Armour Square	10,801	12,032	1,231	11.40
Ashburn	37,092	39,584	2,492	6.72
Auburn Gresham	59,808	55,928	-3,880	-6.49
Austin	114,079	117,527	3,448	3.02
Avalon Park	11,711	11,147	-564	-4.82
Avondale	35,579	43,083	7,504	21.09
Belmont Cragin	56,787	78,144	21,357	37.61
Beverly	22,385	21,992	-393	-1.76
Bridgeport	29,877	33,694	3,817	12.78
Brighton Park	32,207	44,912	12,705	39.45
Burnside	3,314	3,294	-20	-0.60
Calumet Heights	17,453	15,974	-1,479	-8.47
Chatham	36,779	37,275	496	1.35
Chicago Lawn	51,243	61,412	10,169	19.84
Clearing	21,490	22,331	841	3.91
Douglas	30,652	26,470	-4,182	-13.64
Dunning	36,957	42,164	5,207	14.09
East Garfield Park	24,030	20,881	-3,149	-13.10
East Side	20,450	23,653	3,203	15.66
Edison Park	11,426	11,259	-167	-1.46
Edgewater	60,703	62,198	1,495	2.46
Englewood	48,434	40,222	-8,212	-16.96
Forest Glen	17,655	18,165	510	2.89
Fuller Park	4,364	3,420	-944	-21.63
Gage Park	26,957	39,193	12,236	45.39
Garfield Ridge	33,948	36,101	2,153	6.34
Grand Boulevard	35,897	28,006	-7,891	-21.98
Greater Grand Crossing	38,644	38,619	-25	-0.06
Hegewisch	10,136	9,781	-355	-3.50
Hermosa	23,131	26,908	3,777	16.33
Humboldt Park	67,573	65,836	-1,737	-2.57
Hyde Park	28,630	29,920	1,290	4.51

Source: 2000 Census of Population, Bureau of the Census, U.S. Department of Commerce

Community Area Populations (I - P)

Community Area	1990	2000	Change	Percent
Irving Park	50,159	58,643	8,484	16.91
Jefferson Park	23,649	25,859	2,210	9.35
Kenwood	18,178	18,363	185	1.02
Lake View	91,031	94,817	3,786	4.16
Loop	11,954	16,388	4,434	37.09
Lincoln Park	61,092	64,320	3,228	5.28
Lincoln Square	44,891	44,574	-317	-0.71
Logan Square	82,605	82,715	110	0.13
Lower East Side	45,654	44,031	-1,623	-3.56
McKinley Park	13,297	15,962	2,665	20.04
Montclare	10,573	12,646	2,073	19.61
Morgan Park	26,740	25,226	-1,514	-5.66
Mount Greenwood	19,179	18,820	-359	-1.87
Near North Side	62,842	72,811	9,969	15.86
Near South Side	6,828	9,509	2,681	39.26
Near West Side	46,197	46,419	222	0.48
New City	53,226	51,721	-1,505	-2.83
North Lawndale	47,296	41,768	-5,528	-11.69
North Center	33,010	31,895	-1,115	-3.38
North Park	16,236	18,514	2,278	14.03
Norwood Park	37,719	37,669	-50	-0.13
Oakland	8,197	6,110	2,087	-25.46
O'Hare Area	11,192		764	6.83
Pullman	9,344	8,921	-423	-4.53
Portage Park	56,513	65,340	8,827	15.62

Source: 2000 Census of Population, Bureau of the Census, U.S. Department of Commerce

Community Area Populations (R - W)

Community Area	1990	2000	Change	Percent
Riverdale	10,821	9,809	-1,012	-9.35
Rogers Park	60,378	63,484	3,106	5.14
Roseland	56,493	52,723	-3,770	-6.67
South Chicago	40,776	38,596	-2,180	-5.35
South Deering	17,755	16,990	-765	-4.31
South Lawndale	81,155	91,071	9,916	12.22
South Shore	61,517	61,556	39	0.06
Uptown	63,839	63,551	-288	-0.45
Washington Heights	32,114	29,843	-2,271	-7.07
Washington Park	19,425	14,146	-5,279	-27.18
West Elsdon	12,266	15,921	3,655	29.80
West Englewood	52,772	45,282	-7,490	-14.19
West Garfield Park	24,095	23,019	-1,076	-4.47
West Lawn	23,402	29,235	5,833	24.93
West Pullman	39,846	36,649	-3,197	-8.02
West Ridge	65,374	73,199	7,825	11.97
West Town	87,703	87,435	-268	-0.31
Woodlawn	27,473	27,086	-387	-1.41

Source: 2000 Census of Population, Bureau of the Census, U.S. Department of Commerce

McKinley Park, Chicago

From Wikipedia, the free encyclopedia

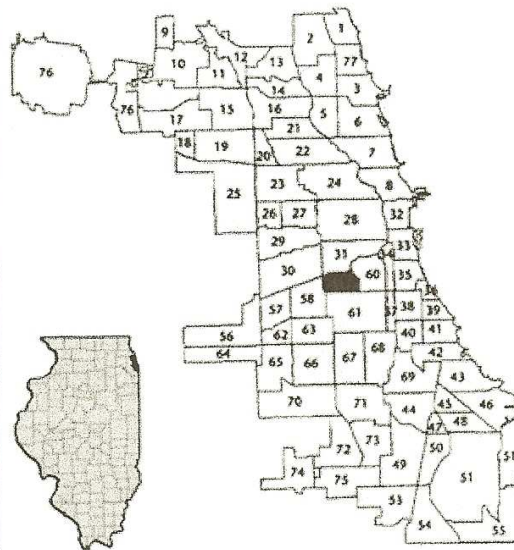
McKinley Park, one of the 77 official community areas of Chicago, Illinois, is located on the city's southwest side. McKinley Park is one of many communities showing signs of gentrification.

External links

- Official City of Chicago McKinley Park Community Map

McKinley Park (Chicago, Illinois)

Community Area 59 - McKinley Park



Location within the city of Chicago

Latitude	41°49.8'N 87°40.2'W	
Longitude		
Neighborhoods	■ McKinley Park	
ZIP Code	parts of 60608 and 60609	
Area	3.63 km ² (1.40 mi ²)	
Population (2000)	15,952 (<i>up 20.04% from 1990</i>)	
Density	4,402.1 /km ²	
Demographics	White	28.9%
	Black	0.49%
	Hispanic	76.6%
	Asian	2.87%
	Other	1.55%
Median income	\$36,010	
Source: U.S. Census, Record Information Services		

Community areas of Chicago

Far North side: Rogers Park • West Ridge • Uptown • Lincoln Square • Edison Park • Norwood Park • Jefferson Park • Forest Glen • North Park • Albany Park • O'Hare • Edgewater
North side: North Center • Lakeview • Lincoln Park • Avondale • Logan Square
Northwest side: Portage Park • Irving Park • Dunning • Montclare • Belmont Cragin • Hermosa

Central, Near North, and Near South side: Near North Side • The Loop • Near South Side
West and Near West side: Humboldt Park • West Town • Austin • West Garfield Park • East Garfield Park • Near West Side • North Lawndale • South Lawndale • Lower West Side
Southwest side: Garfield Ridge • Archer Heights • Brighton Park • **McKinley Park** • New City • West Elsdon • Gage Park • Clearing • West Lawn • Chicago Lawn • West Englewood • Englewood
South side: Armour Square • Douglas • Oakland • Fuller Park • Grand Boulevard • Kenwood • Washington Park • Hyde Park • Woodlawn • South Shore • Bridgeport • Greater Grand Crossing
Far Southwest side: Ashburn • Auburn Gresham • Beverly • Washington Heights • Mount Greenwood • Morgan Park
Far Southeast side: Chatham • Avalon Park • South Chicago • Burnside • Calumet Heights • Roseland • Pullman • South Deering • East Side • West Pullman • Riverdale • Hegewisch

Retrieved from "http://en.wikipedia.org/wiki/McKinley_Park%2C_Chicago"

Categories: [Chicago neighborhoods](#) | [Chicago geography stubs](#)

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Chicago Park District

McKinley Park

History

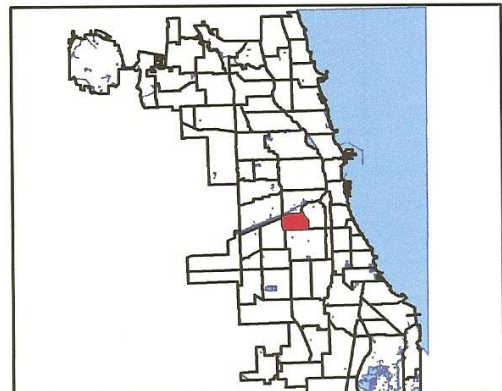
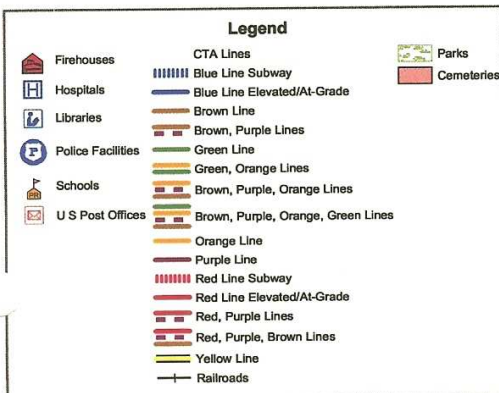
In 1902, one year after the assassination of William McKinley (1843-1901), 25th president of the United States, the South Park Commission opened an experimental park, named in his honor, that proved to be nationally important. At the time, Chicago's existing parks were far away from the filthy, noisy, overcrowded tenement neighborhoods in the center of the city. Superintendent J. Frank Foster envisioned a new type of park that would provide social services as well as breathing spaces in these areas. To test the idea, in 1900 the park commission began acquiring property near the Union Stockyards. Composed of open prairie and cabbage patches, the site had previously been the Brighton Park Race Track.

The experimental McKinley Park originally offered ballfields, playgrounds, a swimming lagoon, and a building with changing rooms and bathrooms. More than 10,000 people attended the park's dedication on June 13, 1902. The effort was so successful that the following year the South Park Commission began creating a whole system of new neighborhood parks for the south side. Opened to the public in 1905, the first ten were: Sherman, Ogden, Palmer, Bessemer, and Hamilton Parks, and Mark White, Russell, Davis, Armour, and Cornell Squares. These innovative neighborhood parks influenced the development of other parks throughout the United States.

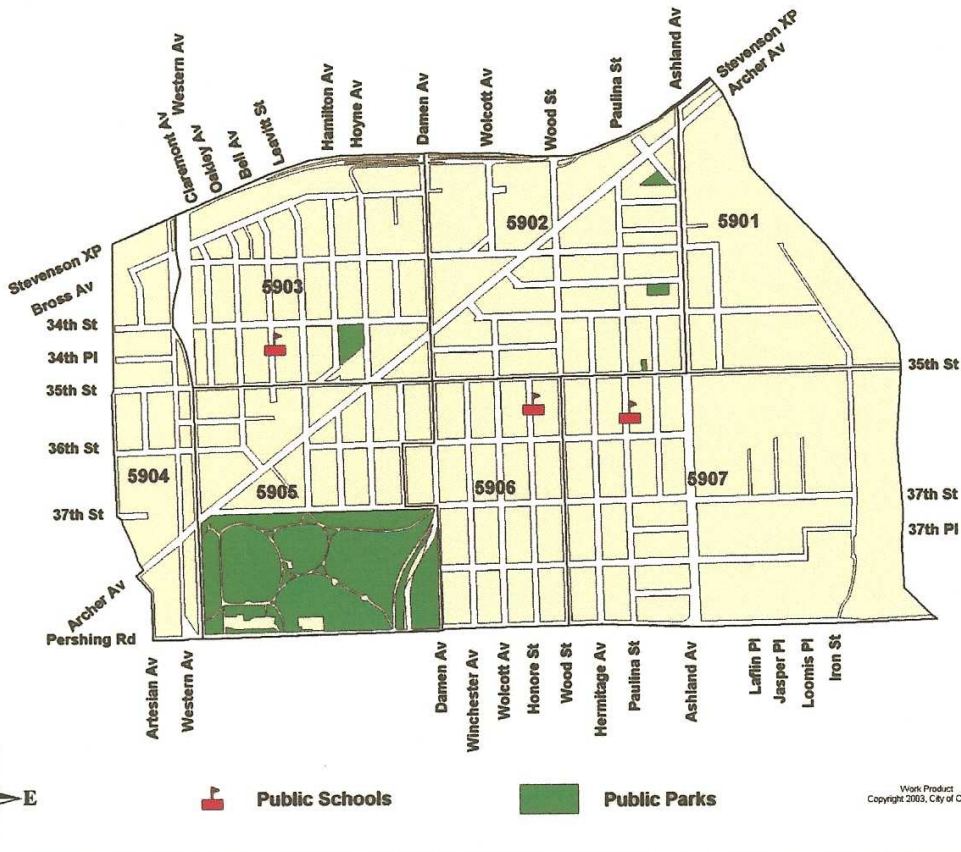
Chicago Park District • Organized 1934 • Hortus in Urbe



MCKINLEY PARK



COMMUNITY AREA 59 - MCKINLEY PARK



Work Product
Copyright 2003, City of Chicago

COMMUNITY AREA 59 - MCKINLEY PARK									
	1990	2000	DIFFERENCE			1990	2000	DIFFERENCE	
			Number	Percent				Number	Percent
CITY-WIDE POPULATION	2,783,726	2,896,016	112,290	4%	EDUCATIONAL ATTAINMENT				
COMMUNITY AREA POPULATION	13,297	15,962	2,665	20%	(25 years and over)				
RACE (One Race in 2000)					No high school diploma	3,532	4,402	870	25%
White, Not Hispanic	7,665				High school diploma	2,591	2,334	-257	-10%
African American	20				Some college, no degree	1,044	1,245	201	19%
Hispanic or Latino	5,255				Associate degree	300	348	48	16%
Native American, Eskimo or Aleut	35				Bachelor's degree	360	590	230	64%
Asian or Pacific Islander	372				Graduate or professional degree	205	282	87	42%
Other Race	2,962				COMMUTING TO WORK				
White, Not Hispanic		4,607			Mean travel time to work (minutes)	27	32	5	15%
Black or African American		172			EMPLOYMENT STATUS				
Hispanic or Latino		9,819			Employed civilian population, 16 years and over	5,786	6,380	603	10%
American Indian and Alaska Native		109			Unemployed civilian population, 16 years and over	527	610	83	16%
Asian		1,228			INCOME				
Native Hawaiian and Other Pacific Islander		2			Median family income*	\$41,009	\$40,353	-\$656	-2%
Some other race		5,203			Median household income*	\$34,542	\$36,010	\$1,468	4%
Two or more races		605			POVERTY STATUS				
HOUSEHOLD BY TYPE					Persons below poverty	1,446	2,095	649	45%
Average household size	2.83	3.13	0.30	11%	Families below poverty	272	453	181	67%
Average family size	3.50	3.74	0.24	7%	HOUSING VALUE AND RENT				
HOUSING TENURE					Median house value (specified owner-occupied)*	\$58,307	\$97,339	\$29,032	43%
Total housing units	5,130	5,507	377	7%	Median gross rent (specified renter-occupied)*	\$485	\$542	\$57	12%
Owner-occupied housing units	2,386	2,586	200	8%					
Renter-occupied housing units	2,306	2,512	206	9%					
Vacant housing units	439	410	-29	-7%					

Source: U.S. Census Bureau, Census 1990 and Census 2000.
*1990 Family/Household Income, Housing Value and Median Gross Rent Adjusted for Inflation.

Market Profile -- McKinley Park [59]

Retail Potential	
	<i>In millions</i>
Estimated Expenditures	\$169.22
Estimated Retail Sales	\$140.03
Expenditure Leakage \$	\$29.18
Expenditure Leakage %	17%
Concentrated Buying Power (\$/sq mi)	\$121.04

Expenditure Leakage		
By Five Sample Store Types		
	<i>In millions</i>	<i>Sq. Feet Potential</i>
Grocery	(\$27.93)	-120,388
Apparel	\$1.10	3,591
Drug Stores	(\$7.78)	-24,386
Restaurants	(\$1.14)	-2,705
Home Improvement	\$6.06	20,769

Real Estate				
	Median Sale Price	5 Year Price Change	10 Year Price Change	Number of Units Sold
Single Family Detached	\$219,500	136%	187%	44
Single Family Attached	\$317,000			3

Market Scope	
Occupied Housing Units	5,080
Rented Housing Units	2,493
Owned Housing Units	2,587
Median Monthly Rent (2000)	\$450
Single Family Units	3,958
Multi-Family Units	1,527

Real Estate Investment		
Loans	# of Loans	5 Yr Total
New Purchase Loans (2004)	205	853
Building Permits	# of Units	Valuation (millions)
New Construction Permits	42	\$66.99
Rehab Permits	140	\$3.95

Workplace Population	
Number of Employees, All Industries	6,928
Number of Businesses w/ 1-19 Employees	310
Number of Businesses w/ 20 or More Employees	57
Ratio of Workplace to Residential Population	43%

Household Net Worth	
Median Household Net Worth	\$63,054
Concentrated Net Worth (\$ / sq mi)	\$605,420,306
Median Income	\$41,502

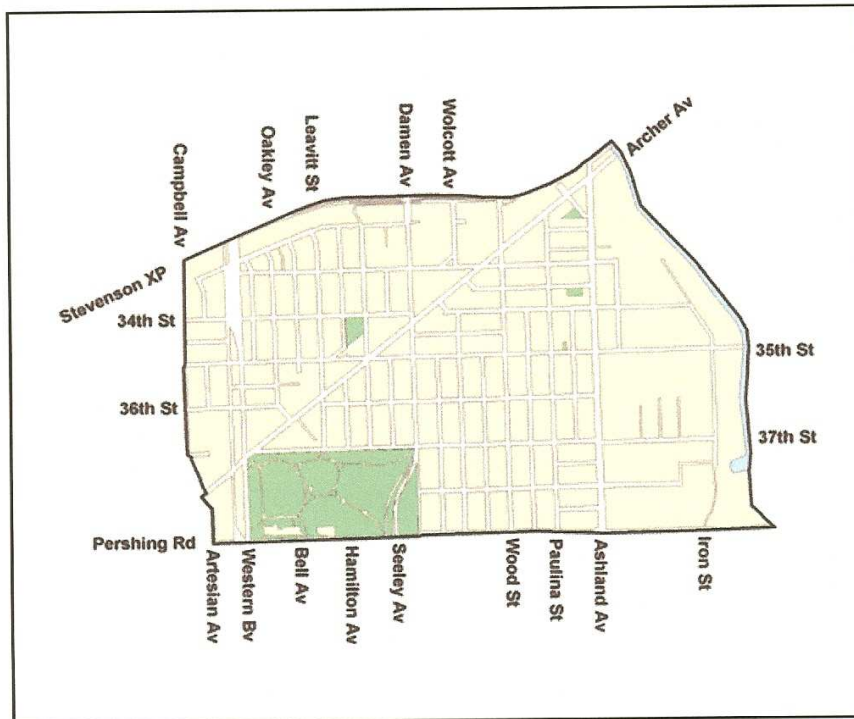
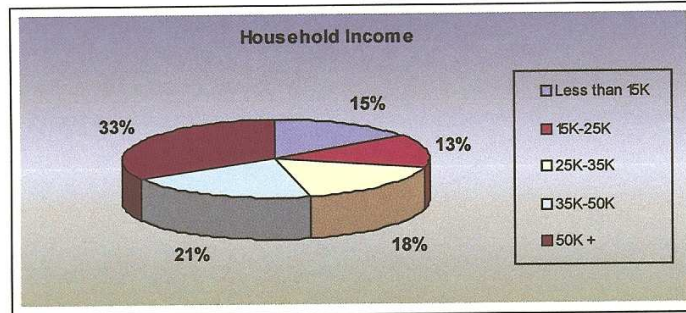
Middle Income Households	
Household Income \$35-75K	
Number of Households	1,977
Concentrated Households per Square Mile	1,414
Percent of Households	39%

Demographic Profile	
Total Population	16,261
Children (Under 18)	4,832
Seniors (65+)	1,448
Family Households	3,636
One Person Households	1,145
Total Households	5,080
African American	46
Asian	419
Hispanic	2,943
Caucasian	1,594
Other	78

Transit Information	
CTA Elevated Train Stops	1
Number of Bus Lines (2002)	8
Average Car(s) per Household	1.19

**All data is from 2005 unless otherwise noted.

Market Profile -- McKinley Park [59]



CITY OF CHICAGO
RICHARD M. DALEY
MAYOR



DEPARTMENT OF PLANNING AND DEVELOPMENT
LORI T. HEALEY
COMMISSIONER

LISC
MetroEDGE

1 N La Salle St., Suite 1200, Chicago, IL 60602
Phone: 312-697-6125 Email: MetroEdge@lisc.org

Report Prepared for Retail Chicago
Source: LISC MetroEdge calculations based on data from Claritas (2005), Chicago Association of Realtors and the US Census Bureau. The accuracy and completeness of the data herein is not guaranteed or warranted, and LISC MetroEdge is not making any express or implied representation or warranty about the fitness of the data and reports for any particular purpose. Expenditure Leakage section reflects methodological change and is not comparable to previous years' numbers.

Bridgeport, Chicago

From Wikipedia, the free encyclopedia

Bridgeport is a neighborhood on the south side of Chicago, Illinois, USA. It is one of 77 official community areas of Chicago. Historically and still today, a large section of the neighborhood has served as an enclave of the Irish-American community in Chicago, as large numbers of immigrants from Ireland settled in this working class neighborhood beginning in the 1830s. Many of the same Irish immigrants who helped build the Erie Canal later came to Chicago to work on the Illinois and Michigan Canal. Because of inadequate funding for the project, the State of Illinois began issuing "Land Scrip" to the workers rather than paying them with money. A large number of those Irish-Americans who received the scrip used the scrip to purchase canal-owned land to settle at the northern end of the canal, at its junction with the south branch of the Chicago River which is near the original Bridgeport village, named *Hardscrabble*, centered on what is now the diagonal section of Throop Street [1], the northwest side of the present day official Bridgeport community area. See also South Side Irish and Finley Peter Dunne. Dunne's Mr Dooley character lived on "Archey Road" (present day Archer Avenue, Chicago) in Bridgeport.

Bridgeport has also been home to a large number of Lithuanian-Americans, particularly along Lituanica Avenue, which runs between 31st and 35th Streets one block west of Halsted. Today, there are also large numbers of first and second generation Mexican-Americans who, like the Irish immigrants of the mid-late 19th Century, also settled in the Bridgeport area due to its affordability and proximity to their work.

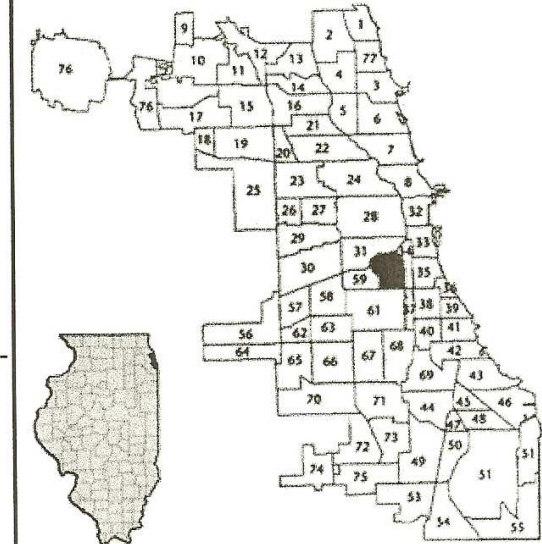
The father-son mayors of Chicago, Richard J. and Richard M. Daley, are both Bridgeport natives.

Bridgeport has been the home of five of Chicago's 45 mayors. They are, in order, Edward Kelly, Martin Kennelly, Richard J. Daley, Michael Bilandic, and Richard M. Daley. At one point, Bridgeport held the mayor's office for 46 straight years.

According to the 2000 Census, the population of Bridgeport is 33,694.

Bridgeport (Chicago, Illinois)

Community Area 60 - Bridgeport



Location within the city of Chicago

Latitude	41°50.4'N 87°39.0'W	
Longitude		
Neighborhoods	■ Bridgeport	
ZIP Code	parts of 60608, 60609 and 60616	
Area	5.44 km² (2.10 mi²)	
Population (2000)	33,694 (up 12.78% from 1990)	
Density	6,194.9 /km²	
Demographics	White	41.0%
	Black	1.05%
	Hispanic	30.2%
	Asian	26.1%
	Other	1.63%
Median income	\$35,535	
Source: U.S. Census, Record Information Services		

External links

- Official City of Chicago Bridgeport Community Map
- Bridgeport A brief history and look into one of Chicago's oldest neighborhoods

Community areas of Chicago

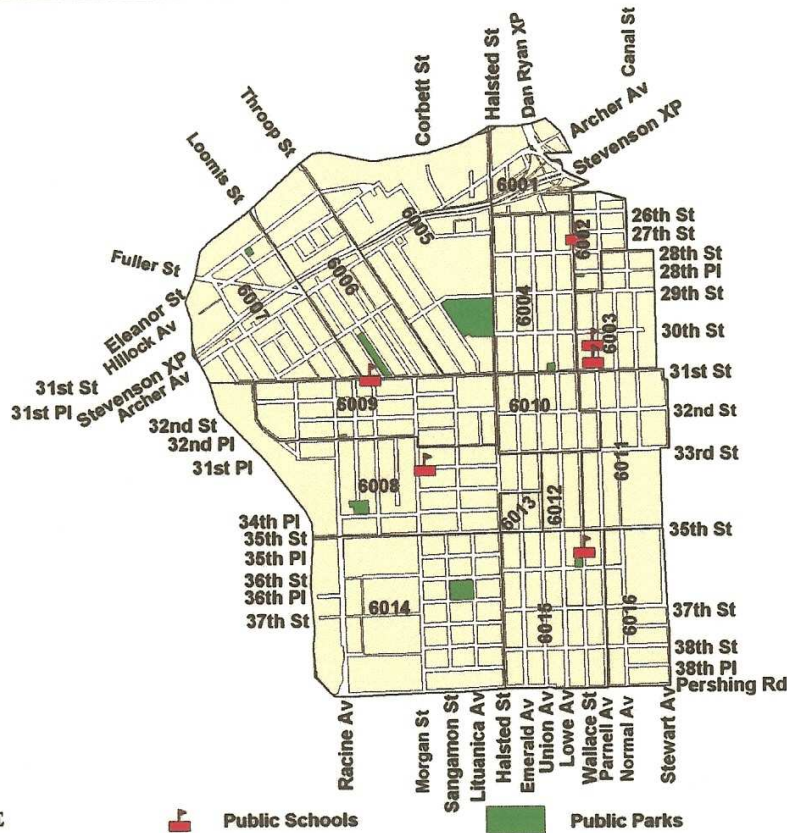
Far North side: Rogers Park • West Ridge • Uptown • Lincoln Square • Edison Park • Norwood Park • Jefferson Park • Forest Glen • North Park • Albany Park • O'Hare • Edgewater
North side: North Center • Lakeview • Lincoln Park • Avondale • Logan Square
Northwest side: Portage Park • Irving Park • Dunning • Montclare • Belmont Cragin • Hermosa
Central, Near North, and Near South side: Near North Side • The Loop • Near South Side
West and Near West side: Humboldt Park • West Town • Austin • West Garfield Park • East Garfield Park • Near West Side • North Lawndale • South Lawndale • Lower West Side
Southwest side: Garfield Ridge • Archer Heights • Brighton Park • McKinley Park • New City • West Elsdon • Gage Park • Clearing • West Lawn • Chicago Lawn • West Englewood • Englewood
South side: Armour Square • Douglas • Oakland • Fuller Park • Grand Boulevard • Kenwood • Washington Park • Hyde Park • Woodlawn • South Shore • **Bridgeport** • Greater Grand Crossing
Far Southwest side: Ashburn • Auburn Gresham • Beverly • Washington Heights • Mount Greenwood • Morgan Park
Far Southeast side: Chatham • Avalon Park • South Chicago • Burnside • Calumet Heights • Roseland • Pullman • South Deering • East Side • West Pullman • Riverdale • Hegewisch

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Categories: Chicago neighborhoods | Irish-American neighborhoods | Chicago geography stubs

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COMMUNITY AREA 60 - BRIDGEPORT



Work Product
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COMMUNITY AREA 60 - BRIDGEPORT							
	1990	2000	DIFFERENCE			1990	2000
			Number	Percent			
CITY-WIDE POPULATION	2,783,726	2,896,016	112,290	4%	EDUCATIONAL ATTAINMENT		
COMMUNITY AREA POPULATION	29,677	33,664	3,987	13%	(25 years and over)		
RACE (One Race in 2000)					No high school diploma	8,411	7,581
White, Not Hispanic	17,000				High school, diploma	5,645	6,177
African American	43				Some college, no degree	2,350	3,412
Hispanic or Latino	7,795				Associate degree	525	713
Native American, Eskimo or Aleut	62				Bachelor's degree	1,324	2,276
Asian or Pacific Islander	5,071				Graduate or professional degree	654	1,373
Other Race	4,643				COMMUTING TO WORK		
White, Not Hispanic		13,819			Mean travel time to work (minutes)	25	30
Black or African American		397			EMPLOYMENT STATUS		
Hispanic or Latino		10,185			Employed civilian population, 16 years and over	13,454	15,022
American Indian and Alaska Native		226			Unemployed civilian population, 16 years and over	1,364	1,251
Asian		8,851			INCOME		
Native Hawaiian and Other Pacific Islander		14			Median family income*	\$39,253	\$43,335
Some other race		5,203			Median household income*	\$32,521	\$35,535
Two or more races		938			POVERTY STATUS		
HOUSEHOLD BY TYPE					Persons below poverty	4,342	6,085
Average household size	2.73	2.74	0.01	0%	Families below poverty	922	1,206
Average family size	3.43	3.45	0.02	1%	HOUSING VALUE AND RENT		
HOUSING TENURE					Families with female householder, no husband present, below poverty		
Total housing units	11,975	13,607	1,632	14%	With related children under 18 years	335	458
Owner-occupied housing units	4,650	5,310	660	14%	With related children under 5 years	40	244
Renter-occupied housing units	6,277	6,990	703	11%	HOUSING VALUE AND RENT		
Vacant housing units	1,048	1,317	269	26%	Median house value (specified owner-occupied)*	\$86,554	\$138,731
					Median gross rent (specified renter-occupied)*	\$464	\$539

Source: U.S. Census Bureau, Census 1990 and Census 2000.

*1990 Family Household Income, Housing Value and Median Gross Rent Adjusted for Inflation.

Market Profile -- Bridgeport [60]

Retail Potential		Expenditure Leakage By Five Sample Store Types		
	<i>In millions</i>	<i>In millions</i>	<i>Sq. Feet Potential</i>	
Estimated Expenditures	\$410.88	Grocery	\$19.05	82,096
Estimated Retail Sales	\$168.18	Apparel	\$16.49	53,886
Expenditure Leakage \$	\$242.70	Drug Stores	\$2.04	6,407
Expenditure Leakage %	59%	Restaurants	\$22.71	53,947
Concentrated Buying Power (\$/sq mi)	\$196.69	Home Improvement	\$17.55	60,112

Real Estate				
	Median Sale Price	5 Year Price Change	10 Year Price Change	Number of Units Sold
Single Family Detached	\$312,500	173%	259%	63
Single Family Attached	\$199,456	7%	29%	54

Market Scope		Real Estate Investment		
Occupied Housing Units	12,405	Loans	# of Loans	5 Yr Total
Rented Housing Units	7,004	New Purchase Loans (2004)	410	1,573
Owned Housing Units	5,401			
Median Monthly Rent (2000)	\$449	Building Permits	# of Units	Valuation (millions)
Single Family Units	7,846	New Construction Permits	98	\$25.76
Multi-Family Units	5,870	Rehab Permits	238	\$26.07

Workplace Population		Demographic Profile	
Number of Employees, All Industries	12,425	Total Population	34,162
Number of Businesses w/ 1-19 Employees	629	Children (Under 18)	8,797
Number of Businesses w/ 20 or More Employees	97	Seniors (65+)	3,549
Ratio of Workplace to Residential Population	36%	Family Households	8,071
		One Person Households	3,508
		Total Households	12,405
		African American	151
		Asian	3,034
		Hispanic	3,194
		Caucasian	5,781
		Other	245

Household Net Worth		Transit Information	
Median Household Net Worth	\$56,991	CTA Elevated Train Stops	1
Concentrated Net Worth (\$ / sq mi)	\$970,626,624	Number of Bus Lines (2002)	6
Median Income	\$43,662	Average Car(s) per Household	1.17

Middle Income Households Household Income \$35-75K	
Number of Households	4,170
Concentrated Households per Square Mile	1,996
Percent of Households	34%

**All data is from 2005 unless otherwise noted.



1965 W. PERSHING ROAD, CHICAGO, IL

MARKET DATA

The buildings at 1965 W. Pershing Road are situated in a rapidly changing area with a growing population and housing stock. Several loft conversion projects have been completed or are in process, and the market has proven to be both strong and deep. Conversion and development projects by companies such as The Habitat Company, Dubin Residential and Tandem Developers have defined Bridgeport and McKinley Park as profitable housing markets for new and existing housing stock, drawing new residents from other locations in the city as well as suburban areas. By way of example, Habitat's McKinley Park lofts, about two blocks from the subject property, has been a successful conversion project with more than two thirds of the units sold.

The following pages provide some summary information on condominium projects and sales in the area.

- Laminate countertops in choice of colors with self-edge back splash
- Track lighting per plan

MASTER BATH

- Custom vanity cabinet
- Solid surface vanity top with integral bowl
- Full length vanity decorator mirrors
- 8" x 8" ceramic tile flooring
- Polished chrome single-pull faucet

SECOND BATH

- Custom vanity cabinet
- Solid surface vanity top with integral bowl
- 8" x 8" ceramic tile flooring
- Polished chrome single-pull faucet

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Prices displayed on site may not be current due to discrepancies in communication. Please
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Village green attracts condo scene

(<http://www.suntimes.com/classifieds/homes/homelife/239614,HOF-News-mckinley02.article>)

February 2, 2007

BY PAT TERRY

Don't miss Lindy's incredible chili -- or Huck Finn's neighborhood fare, ranging from chorizo omelettes to chicken Parmesan, stir fry shrimp to Greek chicken and what one Web site dubs the "three basic groups of products: fast food, doughnuts and ice cream."

That's the first thing locals suggest when asked for restaurant ideas in McKinley Park, a working class, Southwest Side neighborhood that's witnessing a burst of moderately priced condo and town-house development. The next thing locals invariably ask is, "Have you seen McKinley Park yet?"--by which they mean the little-known jewel at the heart of the neighborhood.

Loosely defined by Pershing Road on its southern border, I-55 to the north, Ashland on the east and Western, the McKinley Park neighborhood boasts a unique focal point: the 69-acre McKinley Park -- a vast green space in summer and white space in winter, dotted with benches, native plants bordering its central lagoon and spectacular bird populations during fall and spring migrations. Canada geese hang out by the lagoon, sending some joggers to the park's perimeter.

Named after the 25th president, William McKinley, the park opened in 1902, a year after his assassination. At that time, parks weren't created in the city's filthy, noisy, overcrowded tenement neighborhoods. The park was, instead, an experiment that provided ball fields, playgrounds and a swimming lagoon for the city's poorest. McKinley Park -- whose Western Boulevard is a key link in the city's boulevards -- was one of the leads in a new system of parks for Chicago's South Side. Today's McKinley Park houses an outdoor swimming pool, ice rink and tennis courts, baseball diamonds and a field house. On any given day, a visitor will find newcomers and old-timers alike enjoying classes in aerobics, early childhood recreation, fitness, gymnastics, dance, basketball, cheerleading, indoor soccer and volleyball, as well as workshops in arts and crafts.

The park has recently undergone \$2.5 million in needed improvements including a new field house roof and gym floor.

On South Archer, the main strip of the McKinley Park neighborhood, Huck Finn, Lindy's and Gertie's and myriad other businesses reflect the long-standing diversity of this community -- now a melting pot of various European ethnicities, multigenerational Hispanics and Asians flowing in from Chinatown. Over the years, the ethnic mix has changed as have the names on factories and warehouses. The housing, however, which has been primarily neat single-family homes and two-flats, has remained fairly static. Until now.

The new condo and town-house developments are opening up housing options for young professionals and other working people -- most of them first-time buyers or move-up buyers looking to stay on the Southwest Side.

The new housing activity can be attributed, in part, to McKinley Park's accessible location, which includes easy access from the Orange Line, Stevenson Expy. and several convenient bus routes. Neighborhood retail includes a jumble of auto lots and small neighborhood businesses along major thoroughfares that have recently been joined by Target and Home Depot.

"Nothing is in concrete, but we've identified additional retail opportunities from 39th Street south to 47th," said Ald. George A. Cardenas (12th). One large new commercial project, Chicago Indoor Soccer, has just broken ground at 3900 S. Ashland for a 90,000-square-foot facility with four fields for soccer, lacrosse and field hockey. It's a \$70 million project expected to open in August, according to Mike Widell, managing partner.

Led by pioneer McKinley Park Lofts, a brick warehouse conversion across from the park at 2323 W. Pershing, the new housing complexes are in various stages of construction -- some ready for move-in, others t to break ground but already 20 percent sold.

These include McKinley Gardens, a 69-town-house complex built around three miniparks at 3250 S. Western Avenue; and McKinley Park Village, a mixed development of 134 town houses and 110 condos at 3600 S. Western Ave. A bit farther south, Habitat Brokerage is marketing two resident/commercial projects: one, a contemporary building with six condos and two first-floor commercial units at 3924 S. Western; the other, 27 condos and nine first-floor commercial units at 4000 S. Western Ave.

Prices range from the upper \$100,000s for a condo to the upper \$300,000s for a large 4-bedroom town home -- much less than North Side prices.

True to form, the buyers of these homes are mostly South Siders who want to stay on the South Side.

Most already live "within a one-mile radius," said Mike Kelahan, sales and development manager for McKinley Park Village. Demand spills over from Bridgeport and Chinatown, as those areas become too pricey. Other buyers are returning to the neighborhood after moving along the outward track to suburbs like Franklin Park, Romeoville and Bolingbrook. They like McKinley Park, work in the area and want to stay near family -- and the new housing options offer prices they can afford.

"The secretaries, the support staff in all those downtown high-rises, workers at Midway Airport -- those people are our customers, and they are not the people who can afford \$600,000, 2-bedroom condos in River North," emphasized Kelahan. "Our customers want all the amenities, the stainless steel appliances, the hardwood floors, granite counters, so the 'give' is in the square footage." Although McKinley Park Village doesn't break ground until summer, 28 town houses had been sold as of mid-January.

Barbara McGill, development director for McKinley Gardens, said that all 34 town houses in Phase I are sold, with 70 percent of buyers coming from the Near Southwest Side.

Purchasing reasons vary: One employee in the city wanted to end his commute from Naperville, while a South Side businessman, who often works long evening hours, bought a "second home" in McKinley Gardens to avoid the late-night drive to a far northwestern suburb. Closer to home, a young mother moved up from a UIC-area condo so her children would have a safe, green place to play. And a Loop condo owner bought his town house the first day it went on the market because it "provided the space that I needed and the 2-car attached garage I have always wanted."

McKinley Park Lofts, with 163 condos, overlooks the park, and, as the first sizeable new development, is credited with attracting other developers to the area. More than 100 units have been sold, "many to people from McKinley Park, Brighton Park and nearby Bridgeport," said Rosemary Malizia, sales associate. "We're seeing a lot of people who grew up in the neighborhood, moved out along I-55, and now want to return. We also have a number of teachers and police officers who want, or need, to live in the city."

"This is my first purchase," said young teacher Rosealba Hernandez, who moved into her 1-bedroom/den condo at McKinley Park Lofts in October. "I work on 55th and Western, south of McKinley Park, and I would pass by the sign in the morning. Back when I was thinking of buying a home, I considered a condo because it's less upkeep, and I loved the idea that it was brand new. And it's perfect," she said happily. It's also close to her job and to her parents, who live in Little Village. And, with the park just across the street, she can indulge her passion for running.

Rosealba also was pleased at her good luck on the appliances -- stainless steel finishes were offered during her first visit, but were standard by the time she purchased. The developer also offered a \$1,000 incentive upgrade to police and teachers. (She bought a washer and dryer.)

The neighborhood is expected to continue to attract newcomers. "McKinley Park is a small, small community," Cardenas said, "but it's expected to double or triple in size over the next eight to 10 years."

In terms of character, though, no one expects McKinley Park to shed its solid, middle-class feel. "I don't see it as a neighborhood that has the potential for dramatic change," Kelahan said. "I don't think it will become a Bucktown or Wicker Park, a neighborhood that in five years will be 'hip.'"

Pat Terry is a Chicago-based free-lance writer.

Developing McKinley Park

McKinley Park Lofts
(773) 523-2323
www.mckinleyparklofts.com

McKinley Gardens
Provence Development Group
(773) 847-3009
www.mckinleygardens.com

McKinley Park Village
Dubin Residential
(773) 376-3300
www.dubinresidential.com

3924 S. Western
Sales: Habitat Brokerage
4000 S. Western
Developer: Dolce Living;
Sales: Habitat Brokerage
Phone for both: Rick Gardella, mobile (312) 296-9669
www.habitatchicago.com

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Sharon Stangenes
The house hunter

Nostalgic aura is a natural fit for loft condos

There was not one Pocket Fisherman in sight, but the lure of seeing the warehouse that once had been home to thousands of such gadgets as well as Veg-O-Matics and Dial-O-Matics was irresistible.

Now dubbed McKinley Park Lofts, the red brick building at the corner of Western Avenue is at the end of a wall of handsome factory and warehouse buildings bordering Pershing Road on Chicago's South Side.

Once it was used by the Rexall Drug-store chain. Then it provided a base for television pitchman Ron Popeil to hawk consumer items during the 1960s and 1970s. Most recently, it was owned by an office furniture company.

The U-shaped building was originally three stories tall, but three new stories have been added to a portion of it. That was a step in converting the building to 163 condominiums, said sales associate Rosemary Malizia.

True to its industrial roots, the structure hugs a railroad track and the Chicago Transit Authority's Orange Line track at the rear of the property. The front entrance in the courtyard facing Pershing is across the street from the century-old McKinley Park, a large and appealing green oasis.

One of the joys of house hunting is that the search for new homes often entices people just a bit beyond the edge of what they know into new and undiscovered territory.

Although it is straight down Western Avenue from my home on the North Side, I had never been to McKinley Park. My first impression of the park locale was of wandering into a greener Bridgeport or Bucktown, before those neighborhoods became trendy.

Pershing seems to have been a line of demarcation between what was mainly a residential area and an old manufacturing or warehouse district. Some of the industrial buildings have been or are being converted to new uses such as self-storage and housing.

PLEASE SEE HUNTER, PAGE 2

NEW HOMES

McKinley Park Lofts, Chicago

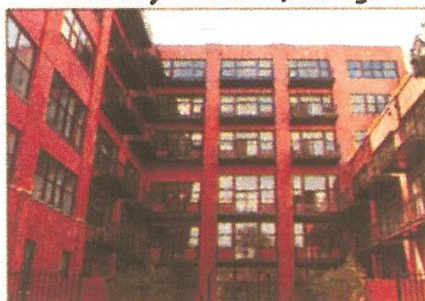


Photo for the Tribune by Stacie Freudenberg

\$203,900 to \$371,600

Base-price range

FACTS & FIGURES

- One and two-bedroom loft condominiums, some with dens; and three-bedroom loft condos. One or two baths.
- Gated outdoor parking space, \$12,500 to \$15,000.
- **Square feet:** 855 to 1,540.
- **Monthly assessment:** \$240 to \$399
- **Developer:** McKinley Park Development LLC, an affiliate of The Habitat Company
- **Web site:** www.mckinleyparklofts.com

AMENITIES

- Ceilings 10 feet and higher.
- Hardwood flooring in entry, kitchen and main living areas.
- Operable windows; individual gas furnace with humidifier; air conditioning.
- Granite kitchen countertops, maple wood kitchen cabinets with 36-inch upper cabinets, stainless steel appliances.
- **Community:** 163 units in former warehouse across street from McKinley Park.

GETTING THERE

- **Sales center:** 2323 W. Pershing Rd.
- **Phone:** 773-523-2323

HUNTER:

The area is enjoying a renaissance

CONTINUED FROM PAGE 1

Just minutes south of the Stevenson Expressway, the neighborhood is well-served by public transportation—the Orange Line has a stop near the park as does the Archer Avenue bus line.

Malizia said the neighborhood is experiencing a spillover effect from neighboring Bridgeport, where prices have risen too high for many buyers.

The McKinley Loft building is one of the first large new developments in the area. Nearly 120 of the 163 units have been sold and residents have begun moving in.

Singles, couples moving in

Many of the buyers have been first-time homeowners, usually young singles or young couples, a number of whom are school teachers, Malizia said.

Key selling points for a number of buyers have been access to transportation, an average price for a unit of \$219 a square foot and the view of the park, she said.

The park was opened as an experiment in providing green space and social services to working people at the turn of the 20th Century, when immigrants were crowding into Chicago neighborhoods in and around the factories and then-booming stockyards.

Today, it has an impressive-

HUNTER: The area is enjoying a renaissance

CONTINUED FROM PAGE 1

looking field house, ball fields, tennis courts, and a lagoon. There also is a statue of President William McKinley which I somehow missed.

Inside the concrete and steel McKinley Lofts, the ceilings are at least 10 feet tall, some are nearly 13 feet, and the units have exposed ductwork.

The floor plans range from 855 square feet for a one-bedroom to more than 1,500 square feet for some three-bedroom condos.

The model is a one-bedroom with den on the second floor. Like many lofts in converted buildings, the 1,100-square-foot floor plan is long and narrow from the front door to the exterior wall of the combined kitchen/living/dining space.

Those entering the unit will find a long hall runs from the front door to the open kitchen, living and dining room at the end. The other rooms, starting with the roughly 10-by-11-foot den, are all to the left of the hall and must be accessed from it.

One side of the hallway is mostly doors. Beyond the den is a small coat closet. Next to it is the bathroom, about 9 by 6 feet, and then there is a door to the linen closet which opens to the hall.

The door to the 13-by-12-foot bedroom with a 5½-foot-square walk-in closet is between the linen closet and space for the unit's mechanical system and hook-up for a washer and dryer.

The 24-by-19-foot common room has a galley kitchen sepa-

NEW HOMES



Photo for the Chicago Tribune by Stacie Freudenberg
A sofa, two chairs, plasma screen television and dining table and chairs shown in the model were enough to fill the main area. The kitchen has granite countertops and maple cabinets.

The long layout with limited options for traffic flow could become bothersome.

rated from the main room with a long and wide breakfast bar.

This room has good natural light from large windows and sliding doors to a generous balcony, 4½ by 15 feet.

There was much to recommend the model—the volume of the room with its high ceilings and excellent light was appealing—but the long layout with limited options for traffic flow could become bothersome.

The living spaces could display a few well-chosen furnish-

ings, a plus for those just starting out, but a challenge for the average downsizer.

A sofa, two chairs, plasma screen television and dining table and chairs shown in the model were enough to fill the room.

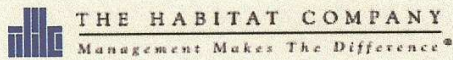
The model, as shown, was \$224,900, with standard prefinished hardwood flooring, granite kitchen countertops and simple, but not boring, maple kitchen cabinets.

I was impressed that as I stood in the unit the noise was mostly muffled when trains on both the railroad and CTA both passed close by.

Not so with the laying of carpet in the hallway outside the front door of the model, however. The noise of the workers' banging was so loud even at

the other end of the unit that if I was a sound-sensitive serious shopper, I would be sure to visit the unit at other times of the day, to check for the level of interior noise transmission.

ssstangenes@tribune.com



OUR APARTMENTS
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THE HABITAT DIFFERENCE
COMPANY DIVISIONS

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Services
Corporate Suites
Habitat Brokerage
Condo Management
Developments

RESIDENT'S CORNER
LEASE APPLICATION
DEVELOPMENTS
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HOME

PROPERTY INFO

FLOOR PLANS

NEIGHBORHOOD

PHOTO GALLERY

RATES

McKINLEY PARK LOFTS



Outstanding value. Unique living spaces.
A real Chicago neighborhood.

MOVE IN NOW!

View our recent
Chicago Tribune article
[Page 1](#) | [Page 2](#)

Building Amenities

- Ideally located directly across from beautiful McKinley Park
- Convenient access to expressways and public transportation
- New Home Depot & Target in neighborhood
- Loft residences with over 10' ceilings
- Landscaped courtyard with entrance canopy and architecturally designed fencing
- Expansive windows with energy efficient aluminum frames and thermal pane glass with screens
- All masonry and glass facades with stone detailing
- Solid concrete and steel construction
- Private balconies with architecturally designed railings per plan
- Full building fire sprinkler system
- Smoke detectors
- Two elevators with oversized cab height
- Furnished lobby with separate mailroom
- Private fitness center
- On-site management office
- Individual storage lockers for every residence
- Trash chute on every floor
- Ground floor bicycle storage
- Landscaped parking lot with access control gates

Residence Amenities

- Maple wood cabinetry with 36" high upper kitchen cabinets
- Granite countertops
- Stainless steel appliances including min. 18 cu. ft. refrigerator with ice maker, dishwasher, disposal, microwave and gas cooktop/oven
- Stainless steel double bowl kitchen sink with Moen faucet
- Cultured marble bathroom vanity countertops with integral bowl
- Pre-finished hardwood flooring throughout entry, kitchen and main living areas
- Wall-to-wall carpeting in bedrooms
- Individual washer/dryer hook-up
- Designer track lighting
- Vinyl clad closet shelving
- Individual gas forced-air furnace with humidifier
- Air conditioning with remote condensers
- Individual 100 amp electrical panel
- Pre-wired for cable television and high speed internet access

- Pre-wired for telephone with Cat-5 wire ready for high speed data

Plans, materials and specifications are based on availability and subject to change without notice. Architectural, structural, mechanical, electrical and other assemblies may be revised as they are deemed necessary by the developer, architect or as may be required by law.

McKinley Park Lofts Sales Office

2323 West Pershing Road
Chicago, Illinois 60609
(773)523-2323

Sales Center Hours

Saturday and Sunday 11pm-4pm
Monday through Thursday 10pm-6pm
Closed Friday
And by appointment

To Request a Brochure, please click [HERE](#)



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info@habitat.com



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McKinley Park Village



TOWN HOMES AVAILABLE FROM THE LOW \$300s

**3600 S. Western Avenue
Chicago, IL 60609
773.376.3300**

Open Friday - Tuesday from 11:00AM to 5:00PM

Closed Wednesday & Thursday

[Map to our location](#)

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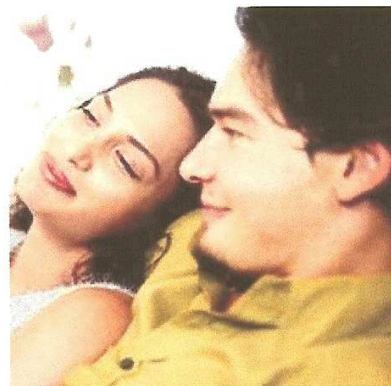
[NEIGHBORHOOD INFO](#)

[SPECIAL SAVINGS](#)

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ABOUT MCKINLEY PARK VILLAGE

A rare opportunity awaits. Authentic city living in one of Chicago's best-kept secrets. Introducing **McKinley Park Village**. Dubin Residential is bringing an exciting new pre-construction value to this global neighborhood on the City's near southwest side. This is one of your only opportunity's to own a brand new town home in this up-and-coming area. Located at 36th Street and Western Avenue, **McKinley Park Village** will offer all the conveniences of urban living at a price that's within your budget.





It's easy being green. In keeping with the tradition of nearby McKinley Park - a haven for outdoor lovers with a swimming pool and ice skating rink - **McKinley Park Village** will boast green space all its own. Landscaped courtyards will add greenery around all town homes and open space abounds.

Spread out comfortably. Choose from 11 new three-story designs, each with a lower level bedroom or family room and full bath.

Live and entertain comfortably. Main floors feature wide light filled living/dining room combinations that open to the kitchen, where balconies extend your space. Upstairs - spacious relaxing bedrooms and baths await.

Get all the new styles. Enjoy today's most popular finishes - stainless steel appliances and granite countertops in the kitchen, ceramic tile floors in the baths and hardwood flooring throughout main living areas.



Be a part of the action. Walk one block and hop on the L's Orange line and reach the Loop in about 10 minutes. Shop in your own neighborhood at countless popular stores. And down the street are more than 69 acres of outdoor fun - baseball diamonds, soccer fields, tennis courts, a jogging path, lagoon and field house - all at McKinley Park.

Features

Interior

- Hardwood flooring in living room, dining room and kitchen
- Luxury carpet and pad in bedrooms, family room and on stairs
- Double pane insulated windows with screens
- Satin nickel finish lever-style door hardware
- Coated wire ventilated shelves in closets
- Stylish slab profile white painted doors and trim throughout

Kitchen

- Designer maple cabinetry
- Granite countertops in a variety of designer colors
- Whirlpool designer stainless steel appliances:
 - Self-clean gas range
 - 21-cubic-foot refrigerator
 - 5-cycle quiet-wash dishwasher
 - Built-in microwave/fan combination
- Water line for ice-maker
- Stainless steel double-bowl sink
- Moen cathedral spout faucet with spray hose

General

- Exterior deck off of kitchen
- Attached garage with automatic opener
- Washer/dryer hook-ups
- Individual gas forced-air heat with central air conditioning
- Humidifier
- Cable TV outlets (RG6) in living room, bedrooms and family room
- Telephone jacks (CAT5) in bedrooms and family room
- Satellite dish home run pipe to roof
- Low-maintenance vinyl-clad thermal-pane windows
- Insulated steel entry door
- Energy-efficient 50-gallon hot water heater
- Irrigated common area green spaces

First Floor Bath

- Ceramic tile floor and shower/tub walls per plan
- Designer wall-mounted sink or designer maple vanity per plan
- Moen polished chrome faucets

Third Floor Bath

- Ceramic tile flooring
- Ceramic tile shower/tub walls per plan
- Designer maple vanity
- Cultured marble vanity tops with integral bowl sinks
- Moen polished chrome faucets

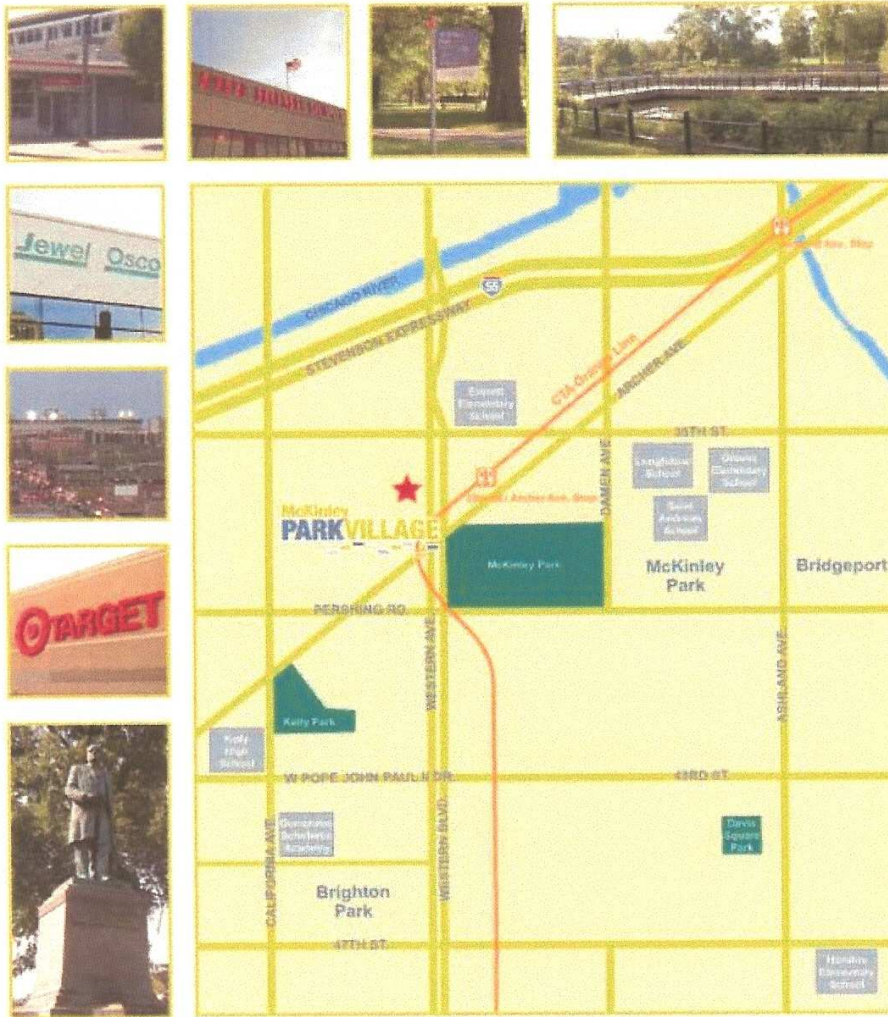
Dubin Residential Corporation's policy of continual attention to design and construction requires that all specifications, features, designs, materials, availability, terms and prices are subject to change without notice. Room dimensions are approximate and may vary depending on residence selected. Depicted floor plans and architectural renderings are only an artist's impression.

Neighborhood Info

What are you waiting for? McKinley Park Village offers you authentic city living in one of Chicago's best-kept secrets - McKinley Park. All the excitement of the city is just a few miles away from this great neighborhood on the near southwest side. Walk one block to the L's Orange line for a quick 10-minute trip to the Loop or to Midway Airport for a weekend getaway or a weekend trip to see the Bears beat the out-of-towners. Shop nearby at a variety of popular stores like Target, Home Depot and Jewel.

Just one block south, more than 69 acres of outdoor fun await at McKinley Park, with running trails, baseball fields, tennis courts, a lagoon and more.

At McKinley Park Village, opportunity awaits. Close to everything, yet unlike anything else in the city.



The Lofts at Bridgeport Place



LOFT CONDOS AVAILABLE FROM THE MID \$200s

1038 W. 35th Street
Chicago, IL 60609
773.890.0200

Open Friday - Tuesday from 11:00AM to 5:00PM

Closed Wednesday & Thursday

[Map to our location](#)

[!\[\]\(467cf3bb4620edf3c53f1f0b10f80c09_img.jpg\) Neighborhood Video](#)

[!\[\]\(e845c133092148c636e74c3a3e30f871_img.jpg\) Unit Tour](#)

► [FEATURES](#)

► [FLOOR PLANS](#)

► [NEIGHBORHOOD INFO](#)

► [SPECIAL SAVINGS](#)

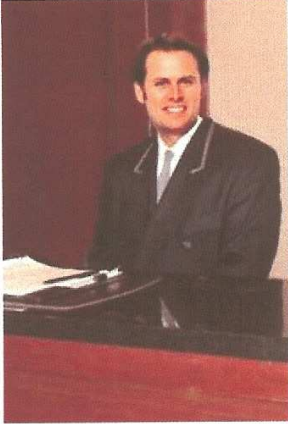
► [CONTACT US](#)

ABOUT THE LOFTS AT BRIDGEPORT PLACE

History in the making; true loft living in a landmark Chicago neighborhood; welcome to Chicago's historic Bridgeport. Introducing **The Lofts at Bridgeport Place**. Introducing a great new pre-construction value in one of the city's hottest up-and-coming neighborhoods. Located on the city's near South side in Bridgeport at the corner of 35th and Morgan, steps from the home of the World Champion Chicago White Sox. **The Lofts at Bridgeport Place** will offer residents an unparalleled combination of location, value, convenience and luxury.

What is loft living? The best of the old meets the best of the new! Classic exterior style and details; they don't build them like they used to. Higher ceilings and larger windows; that bright open roomy feeling. Brand

new replacement glass and state of the art wiring; better insulation and faster communications. New furnace, air conditioning and plumbing; all under warranty. Loft living; the best of both worlds. Make it your world!



Upgrade your lifestyle. Luxurious upscale lobby with doorman. On-site fitness center. Relaxing rooftop sundeck. Luxury living without the luxury price tag!

Expand your space. Open floor plans. 1,000 to 2,025 square feet of spacious living. 11-foot ceilings. Exposed brick and ductwork. Oversized 8-foot tall windows. Astounding skyline views! Authentic loft features!

Maximize your habitat. State-of-the-art wiring. Chic granite countertops. Ultra-modern stainless steel appliances. Rich hardwood flooring and high-end finishes throughout. All at a great value!

Explore your environment. US Cellular Field. Neighborhood dining. Lively entertainment. Convenient shopping. Nearby parks. Get ready to savor eclectic Bridgeport!

Don't miss out. This hot pre-construction opportunity can save you thousands, but it won't last long!

The Lofts at Bridgeport Place
More Home. Less Money.
Invest in Living!



Features

Interior

- Hardwood flooring in kitchen, living room, foyer and hallway
- Luxury carpet and pad in bedrooms and dens
- Double pane insulated windows with screens
- Satin-nickel finish lever-style door hardware
- Coated wire ventilated shelves in closets
- Stylish slab profile stained wood doors
- White painted trim & door casings throughout
- 11' ceilings

Kitchen

- Aristokraft designer hickory cabinets
- Granite countertops in a variety of designer colors
- Whirlpool designer stainless steel appliances:
 - Self-clean gas range
 - 20 cubic-foot top-mount refrigerator
 - 4 cycle quiet-wash dishwasher
 - Built-in microwave/hood fan combination
- Water line for ice-maker
- Stainless steel double bowl sink
- Moen cathedral spout chrome faucet with side spray hose

Bathrooms

- 6' luxury soaking tub or walk-in shower (per plan)
- Designer ceramic tile flooring
- Designer ceramic tile tub surround and/or shower enclosure
- Aristokraft designer hickory vanity cabinet
- Cultured marble vanity tops with integral bowl sinks
- Moen polished chrome faucets

General

- Intercom-accessed security lobby with doorman
- Fitness center
- Business center
- Meeting/community room
- Rooftop outdoor deck with gas grill
- Private storage lockers available
- Garage parking available
- Loft-style concrete ceilings, exposed electrical and air ducts
- Balconies or terraces (per plan)
- Washer/dryer hook-ups in all homes
- Pre-wired for cable television (RG6) and telephone (CAT5) in bedrooms, living rooms, kitchens, dens and tech centers (per plan)
- Individual gas-forced-air heat with central air conditioning

Dubin Residential Corporation's policy of continual attention to design and construction requires that all specifications, features, designs, materials, availability, terms and prices are subject to change without notice. Room dimensions are approximate and may vary depending on residence selected. Depicted floor plans and architectural renderings are only an artist's impression.

Neighborhood Info

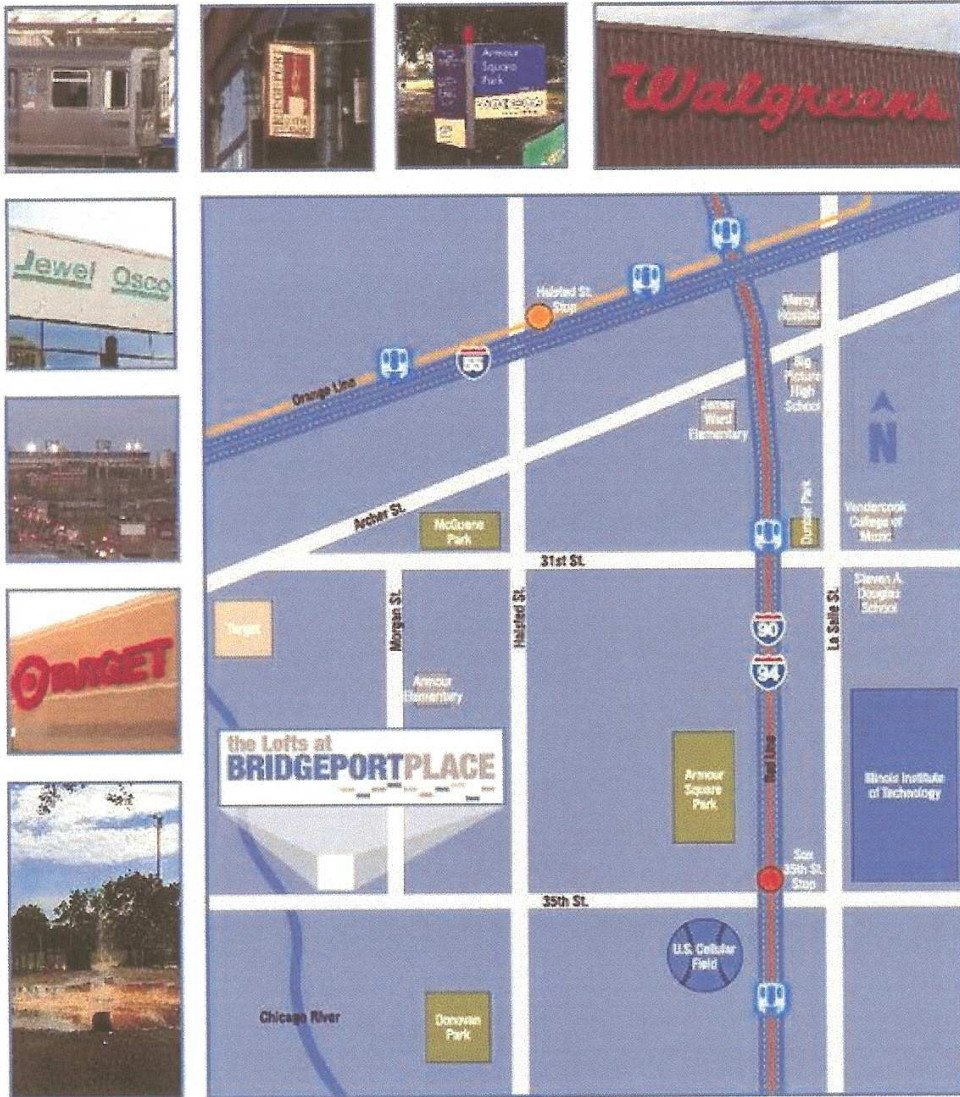
The Lofts at Bridgeport Place is just the place for you. It's the hottest new loft building in Chicago - offering authentic loft residences, a vibrant neighborhood and the conveniences of a full-amenity lifestyle building. Home to the World Series Champion White Sox, Bridgeport is the new place to be.

The past comes alive as the former Spiegel warehouse is converted to classic Chicago lofts. Residences will offer rustic charm - from 11-foot-high concrete ceilings to vintage exposed brick to enormous windows. Plus, the building will be completely refitted with all new mechanical systems.

There's something for everyone with a wide variety of floor plans that include the latest upscale urban finishes, such as hardwood flooring, granite kitchen countertops and a stainless steel appliance package.

Make life easier with on-site amenities, including a doorman, fitness center and business center. Structured parking is also available. Best of all, residents can enjoy a rooftop deck while taking in views of the city skyline and fireworks during baseball games.

Make The Lofts at Bridgeport Place the Place for You!



IT'S NOT JUST A CONDO. IT'S A LIFESTYLE.
 CALL 612.340.9000 TO FIND OUT ABOUT OUR MOVE-IN OFFERS!
SKYSCAPECONDOS.COM

FROM \$180K

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BRIDGEPORT STATION LOFTS
 Chicago, IL



Neighborhood
 Floorplans
 Features
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 In The News

Units 413:
 Contact Katie Mischka of
 Habitat Company
 Brokerage Division
 312-933-8702

LOCAL SPECIALS

BRIDGEPORT STATION LOFTS

1 unit left!
 One indoor parking at no extra cost

LOCAL NEWS

Developer Closeout:
 only **1 loft** left...

One indoor parking space at no additional cost...

HOMEBUYER NEWS

Mortgage calculator...

Final Bridgeport, Chicago Loft for Sale!

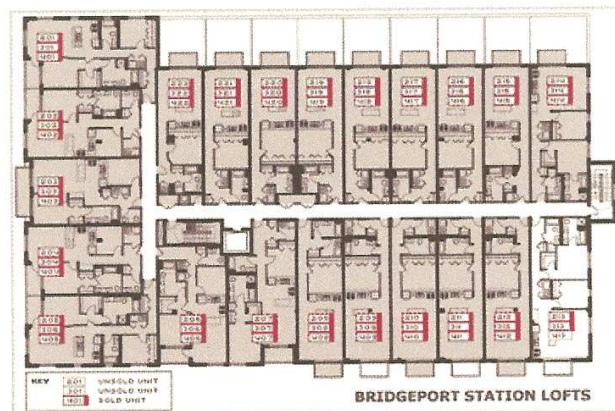
The remaining 2 bed/2 bath loft is available for \$284,900 and is available for immediate occupancy!

Contact Katie Mischka of Habitat Company Brokerage Division on 312-933-8702.

Developer Closeout: 4 Units Left!

Unit	Size (sq. ft.)	Bed/Bath	Price (\$)
413	1,094	2/2	284,900

One indoor parking space is included at no additional cost.



Floor Plate

[See the floorplate](#)

Located within the heart of the Bridgeport neighborhood in Chicago. If you are looking for lofts in Bridgeport and Chicago, Bridgeport Station Lofts and Tandem Developers are your first stop! The new construction four story condo loft building consists of 66 loft condominium units at the corner of 35th Street & Morgan on the near-south side in Bridgeport.

Check [today's mortgage rates](#) on Wells Fargo.

Contact our **New Home Specialist:**

[Send inquiry](#)

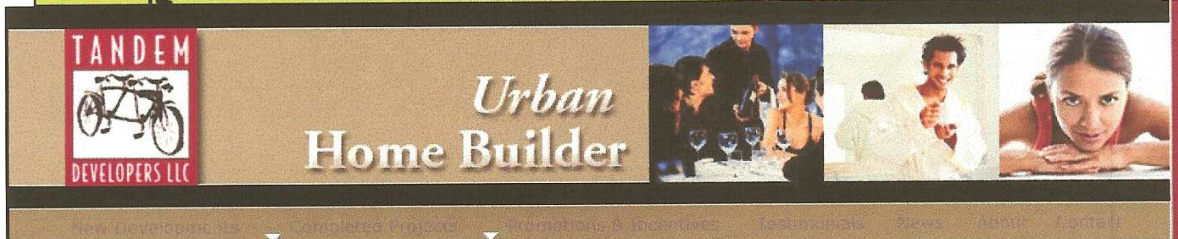
BRIDGEPORT STATION LOFTS:

[Interactive Neighborhood](#) | [Floorplans](#) | [Features](#)

[Request Information](#) | [News](#)

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Prices displayed on site may not be current due to discrepancies in communication. Please check with respective sales offices for current price.



[Neighborhood](#)
[Floorplans](#)
[Features](#)
[Request Information](#)
[In The News](#)

Units 413:
 Contact Katie Mischka of
 Habitat Company
 Brokerage Division
 312-933-8702

BRIDGEPORT STATION LOFTS Chicago, IL

Standard Features

COMMON AREAS

- Elegant lobby
- Secure garage and outdoor parking
- Closed circuit TV security system
- Trash chute on each floor
- Individual storage lockers

ENERGY EFFICIENT & MECHANICALS

- Double pane thermal windows
- Individually controlled, heating & air-conditioning system

INTERIOR FEATURES

- Loft-high ceilings
- Thermal pane windows
- Red Oak hardwood floors in kitchen, living room and hallways
- Individual balconies or private terrace per plan
- Moen® plumbing fixtures throughout
- Distinctive hardwood entry door with viewing lens
- Exposed spiral ductwork in all lofts
- Luxurious wall to wall carpeting in bedrooms & den per plan
- Painted hollow-core flush interior doors throughout
- Brushed chrome hardware for doors throughout
- Pre-wired for telephone lines in kitchen & master bedroom
- High-speed Internet access ready
- Pre-wired for cable TV in living room & master bedroom
- Superior vinyl-clad shelving in closets
- Washer and dryer hook up

KITCHENS

- Custom cabinetry with 30" uppers
- GE free-standing gas range with oven in white
- GE 18 cubic ft, frost free refrigerator with ice maker in white
- GE energy efficient 4 cycle dishwasher in white
- Garbage disposal 1/3 horsepower

LOCAL SPECIALS

BRIDGEPORT STATION LOFTS

1 unit left!

**One indoor
parking at no
extra cost**

LOCAL NEWS

Developer Closeout:
only **1 loft** left...

One indoor parking
space at no
additional cost...

HOMEBUYER NEWS

Mortgage
calculator...



1965 W. PERSHING ROAD, CHICAGO, IL

AVAILABILITY OF TAX INCREMENT FINANCING

The buildings at 1965 W. Pershing Road are located within the 35th and Halsted TIF District (#38). This district, created in 1997, provides developer financial incentives through the city via a tax increment financing fund. The district as it currently stands is an industrial TIF. Therefore, for the 1965 W. Pershing property to benefit from the district as a residential conversion, an amendment to the district would be required. Prospective purchasers are encouraged to consult with their own advisors to assess the potential TIF benefit.

Summary information regarding the district is attached. Prospective purchasers are advised to investigate the details through the City of Chicago's Community Development Commission.

Total Increment to Date (2003):	\$5,946,641.09
--	-----------------------

Redevelopment Agreements	
Date Authorized: 10/01/2003	Units of Affordable Housing: 14
Developer: ACRE Development LLC	
Description: CDC 5/13/03: 66 condos, including 14 affordable to 100% of median income; retail will include South Central Bank; CDC DISCUSSION ON PARKING SPACES FOR AFFORDABLE UNITS -- SELLING PARKING WITH UNITS MAY NOT MAKE THEM AFFORDABLE	
Private Investment: \$0.00	Promised Jobs Created: 0
TIF Assistance: \$2,592,959.00	Promised Jobs Retained: 0
Date Authorized: 04/21/1999	Units of Affordable Housing: 0
Developer: Mircale LLC	
Description: Rehab of 35,000 sq. ft. warehouse and distribution facility by Miracle LLC, which restored building and sold it to Pepsi-Cola.; 2001 Annual Report says: construction of 600,000 SF distribution center	
Private Investment: \$18,649,775.00	Promised Jobs Created: 0
TIF Assistance: \$1,650,000.00	Promised Jobs Retained: 250
Date Authorized: 07/29/1998	Units of Affordable Housing: 0
Developer: Trippe Manufacturing Co.	
Description: Demolish certain improvements currently on site and rehabilitate existing 920,000 sq. ft. manufacturing facility.	
Private Investment: \$7,390,000.00	Promised Jobs Created: 0
TIF Assistance: \$1,600,000.00	Promised Jobs Retained: 370

Estimated TIF Redevelopment Budget	
Project Type	Amount
Professional Services/Administration	\$300,000.00
Property Acquisition, Site Prep, Demolition, Environmental	\$37,000,000.00
Rehabilitation of Existing Buildings	\$1,500,000.00
Public Improvements	\$12,000,000.00
Relocation Expenses	\$1,000,000.00
Job Training	\$2,000,000.00
Financing/Interest Subsidy	\$1,200,000.00
Total:	\$55,000,000.00



NEIGHBORHOOD CAPITAL BUDGET GROUP

TIF Profile: 35th/Halsted

District Map		
Date TIF Created: 1/14/1997	Termination Date: 1/14/2020	Size: 518 Acres
TIF Plan Consultant: Louik/Schneider & Associates		Land Use:
☒ TIFWorksELIGIBLE		☒ Industrial
		☐ Commercial
		☐ Residential
Ward(s): 11, 12		
Schools: None		
Community Area(s): Bridgeport		
Initial EAV:	\$80,938,228.00	Fund Balance (2004): \$2,845,462.00
Current EAV (2004):	\$104,859,978.00	Total Increment to Date (2004): \$5,946,641.09

Total TIF Increment and EAV by Year		
Year	EAV	Increment
1997	\$72,893,969.00	\$33,672.00
1998	\$74,856,661.00	\$34,804.00
1999	\$80,954,048.00	\$487,488.00
2000	\$81,879,766.00	\$527,518.00
2001	\$84,895,394.00	\$735,924.00
2002	\$88,386,321.00	\$963,765.00
2003	\$96,125,282.00	\$1,324,879.11
2004	\$104,859,978.00	\$1,838,590.98