

# REO NEW CONSTRUCTION APARTMENT BUILDING

2212 W. Lawrence Avenue  
Chicago, IL 60625





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A faded background image of a city street scene. It features a row of brick buildings, including a multi-story apartment building with balconies in the center. Several cars are parked along the street in front of the buildings. The overall image is semi-transparent to allow the text to be clearly visible.

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## PROPERTY INFORMATION



# MULTIFAMILY PROPERTY FOR SALE

## EXECUTIVE SUMMARY



## Offering Summary

Sale Price:	Subject To Offer
Number of Units:	10
Building Size:	18,570 SF
Occupancy:	30%
Year Built:	2023
Lot Size:	6,212 SF
Year Built:	2023
Zoning:	B3-2: Neighborhood Mixed-Use District
Submarket:	Lincoln Square
Parking:	Eight (8) Spaces

## Property Overview

REO New construction luxury mid-rise apartment building for sale in the heart of Chicago's Lincoln Square neighborhood. The building consists of eight (8) 3 bed/2 bath units and two (2) 2 bed/2 bath units. The units feature high-end finishes, top of the line stainless steel appliances, a large eat-in island with quartz countertops, hardwood flooring, ceramic bathrooms, and in-unit washer/dryers. There are two (2) ground floor 2 bed/2 bath units which are currently unfinished. The building features balconies on each unit floors 2 - 5, private rooftop decks for the 5th floor units, a digital key system, and eight (8) parking spaces. The building is conveniently located just blocks from both the Western Brown Line "L" Station and the Ravenswood Metra Station.

## Property Highlights

- New construction luxury mid-rise apartment building for sale in heart of Lincoln Square
- Units feature high-end finishes, top of the line stainless steel appliances, a large eat-in island with quartz countertops, hardwood flooring, ceramic bathrooms, in-unit washer/dryers, digital key systems, and balconies
- Strong demographics with over 56,000 people within one (1) mile of the Property and an average household income of over \$120,000 within one (1) mile
- Conveniently located just blocks from both the Western Brown Line "L" Station and the Ravenswood Metra Station.
- Eight (8) parking spaces on-site, including four (4) garage spaces

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com



# MULTIFAMILY PROPERTY FOR SALE

## PROPERTY DESCRIPTION



### Location Description

2212 W. Lawrence Avenue is located just east of the heavily trafficked signalized intersection at Western Avenue & Lawrence Avenue in Chicago's Lincoln Square neighborhood. Lincoln Square is an affluent neighborhood located approximately 7-miles north of Downtown Chicago and features strong demographics with over 56,000 people and an average household income of over \$120,000 within one (1) mile. The Property features excellent accessibility conveniently located just over three (3) miles east of Interstate-90 (I-90) and just under two (2) miles west of Lake Shore Drive. Additionally, the Property is within walking distance to both the Western Brown Line "L" Station and the Ravenswood Metra Station. Nearby retailers include Mariano's, Walgreens, Dollar Tree, Autozone Auto Parts, Starbucks, McDonald's, Burger King, Tropical Smoothie, Jersey Mike's, Dunkin', Potbelly and The Budlong, among many others.

### Property Highlights

- New construction (2023) luxurious mid-rise apartment building for sale in heart of Lincoln Square
- Units feature high-end finishes, top of the line stainless steel appliances, a large eat-in island with quartz countertops, hardwood flooring, ceramic bathrooms, in-unit washer/dryers, digital key systems, balconies, and eight (8) parking spaces
- Strong demographics with over 56,000 people within one (1) mile of the Property and an average household income of over \$120,000 within one (1) mile
- Conveniently located just blocks from both the Western Brown Line "L" Station and the Ravenswood Metra Station.
- All units are completely finished with the exception of the two (2) ground floor units
- Eight (8) parking spaces on-site, including four (4) garage spaces
- Neighboring retailers include Mariano's, Walgreens, Dollar Tree, AutoZone Auto Parts, Starbucks, McDonald's, Burger King, Tropical Smoothie, Jersey Mike's, Dunkin', Potbelly and The Budlong, among many other national and local retailers.



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com



# MULTIFAMILY PROPERTY FOR SALE

ADDITIONAL PHOTOS



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com





# LOCATION INFORMATION



# MULTIFAMILY PROPERTY FOR SALE

REGIONAL MAP



Matthew Tarshis  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

Andrew Rubin  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

Andrew Picchiatti  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President

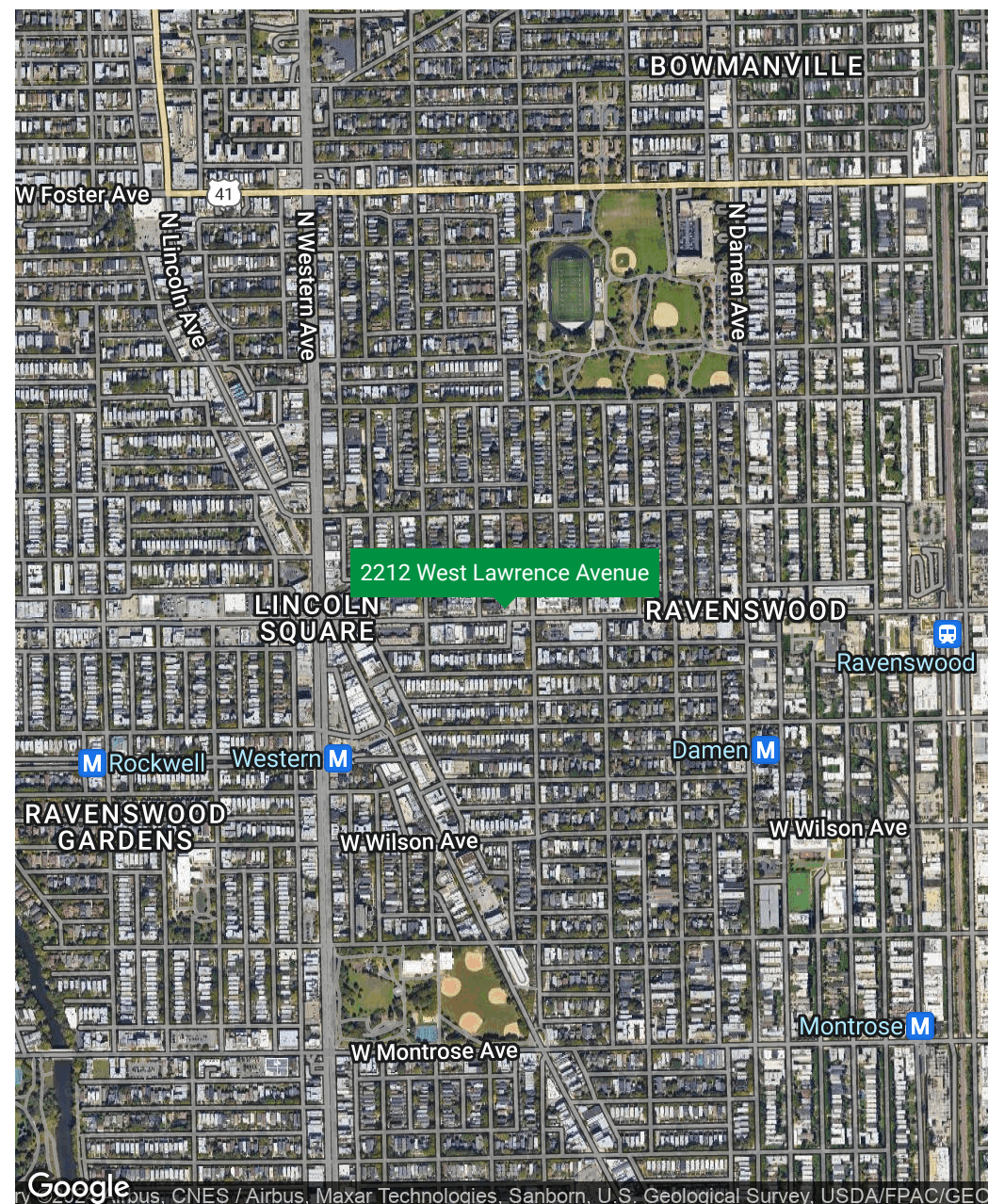
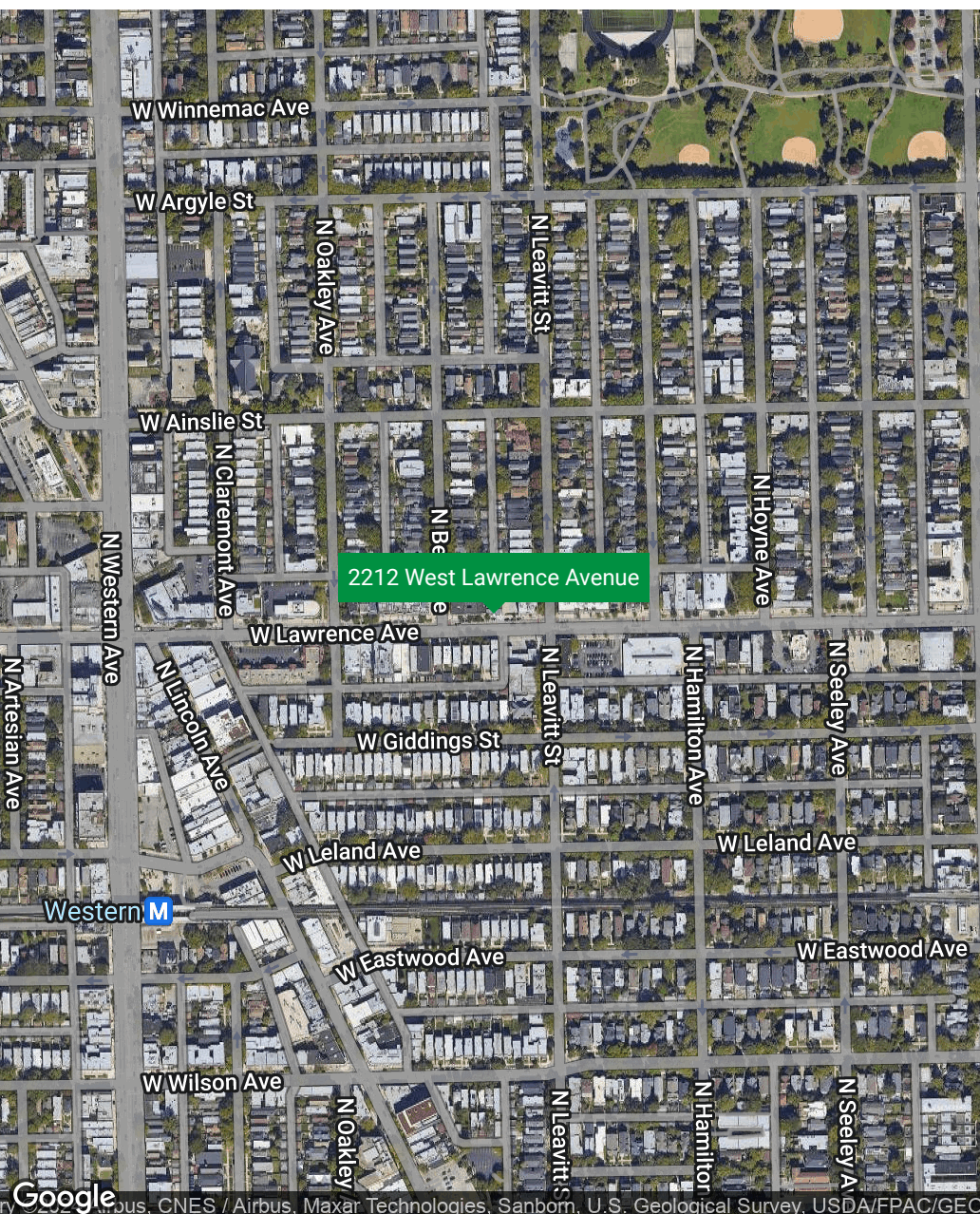
847.275.6106  
zpearlstein@frontlinerepartners.com

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# MULTIFAMILY PROPERTY FOR SALE

REGIONAL MAP



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

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## LOCATION MAP





A faded background image of a city street scene. In the center is a modern, multi-story brick building with large windows and balconies. To the left is an older brick building. To the right is a brick building with graffiti. Several cars are parked along the street in front of the buildings.

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## FINANCIAL ANALYSIS

# MULTIFAMILY PROPERTY FOR SALE

RENT ROLL

Suite	Bedrooms	Bathrooms	Size SF	Rent	Lease Start	Lease End
1W	2	2	1,700 SF	-	-	-
1E	2	2	1,700 SF	-	-	-
2W	3	2	1,700 SF	\$48,000	08/1/2023	07/31/2025
2E	3	2	1,700 SF	\$53,400	08/1/2023	04/30/2024
3W	3	2	1,700 SF	-	-	-
3E	3	2	1,700 SF	-	-	-
4W	3	2	1,700 SF	-	-	-
4E	3	2	1,700 SF	-	-	-
5W	3	2	1,700 SF	\$46,200	12/05/2023	11/30/2024
5E	3	2	1,700 SF	-	-	-
<b>Totals</b>			<b>17,000 SF</b>	<b>\$147,600</b>		

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apicchietti@frontlinerepartners.com

**Zack Pearlstein**  
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zpearlstein@frontlinerepartners.com





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# DEMOGRAPHICS

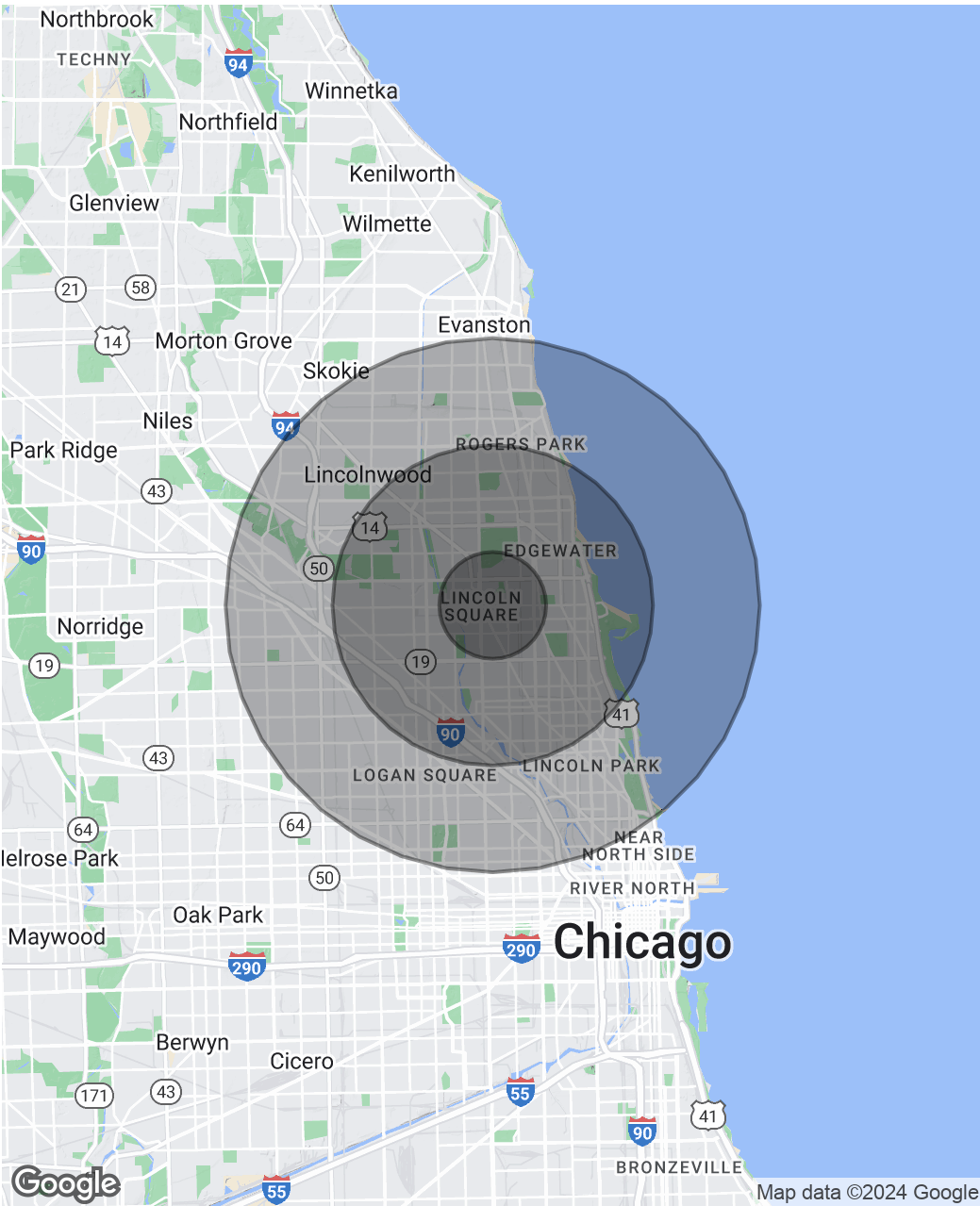
# MULTIFAMILY PROPERTY FOR SALE

## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	56,260	518,895	1,018,027
Average Age	36.0	35.3	35.5
Average Age (Male)	35.8	35.4	35.5
Average Age (Female)	36.4	35.6	35.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	25,963	224,455	423,823
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$120,352	\$106,450	\$112,463
Average House Value	\$498,455	\$398,190	\$398,463

\* Demographic data derived from 2020 ACS - US Census



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Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

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Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com





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## ADVISOR BIOS



# MULTIFAMILY PROPERTY FOR SALE

## MEET THE TEAM



**Matthew Tarshis**

Principal

**Direct:** 847.780.8063 **Cell:** 847.542.9058  
mtarshis@frontlinerepartners.com



**Andrew Rubin**

Executive Vice President

**Direct:** 224.628.4005 **Cell:** 224.628.4005  
arubin@frontlinerepartners.com

IL #475.156642



**Andrew Picchietti**

Vice President

**Direct:** 847.602.2005 **Cell:** 847.602.2005  
apicchietti@frontlinerepartners.com

IL #475-181270



**Zack Pearlstein**

Senior Vice President

**Direct:** 847.275.6106 **Cell:** 847.275.6106  
zpearlstein@frontlinerepartners.com

IL #475168541

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Frontline Real Estate Partners, LLC**  
477 Elm Place, Highland Park, IL 60035

**main:** 847.780.8065

**fax:** 847.919.3816

[frontlinerepartners.com](http://frontlinerepartners.com)

# 2212 W. LAWRENCE AVENUE

## 2212 West Lawrence Avenue Chicago, IL 60625

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**Matthew Tarshis**  
**Principal**

**O:** 847.780.8063

**C:** 847.542.9058

[mtarshis@frontlinerepartners.com](mailto:mtarshis@frontlinerepartners.com)

**Andrew Rubin**  
**Executive Vice President**

**O:** 224.628.4005

**C:** 224.628.4005

[arubin@frontlinerepartners.com](mailto:arubin@frontlinerepartners.com)

**Andrew Picchiatti**  
**Vice President**

**O:** 847.602.2005

**C:** 847.602.2005

[apicchiatti@frontlinerepartners.com](mailto:apicchiatti@frontlinerepartners.com)

**Zack Pearlstein**  
**Senior Vice President**

**O:** 847.275.6106

**C:** 847.275.6106

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**Frontline** Real Estate Partners