

# Prime Fulton Market Opportunity

1044-48 W. KINZIE /  
410 N. CARPENTER /  
415 N. ABERDEEN /  
412-18 N. CARPENTER  
CHICAGO, IL 60642



PRESENTED BY

**Diana Peterson (312)218-6102**  
**Jeffrey Baasch (312)286-0141**  
**Emily Gottlieb (773)294-1155**

**AW PROPERTIES**  
GLOBAL



# Table of Contents

All materials and information received or derived from AW Properties Global, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither AW Properties Global, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AW Properties Global, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AW Properties Global, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AW Properties Global, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AW Properties Global, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	4
LOCATION INFORMATION	11
DEMOGRAPHICS	13
PHOTOS	15

# Contact Information

- Diana M. Peterson – CEO
  - Email: [dianap@awproperties.com](mailto:dianap@awproperties.com)
  - Cell: 312-218-6102
- Jeffrey P. Baasch – Managing Director Investment Sales
  - Email: [jeffb@awproperties.com](mailto:jeffb@awproperties.com)
  - Cell: 312-286-0141
- Emily S. Gottlieb, Esq.— Senior Vice President and Managing Director
  - Email: [emilyg@awproperties.com](mailto:emilyg@awproperties.com)
  - Cell: 773-294-1155
- Company Website: [www.awproperties.com](http://www.awproperties.com)





## SECTION 1 PROPERTY INFORMATION

# Sealed Bid Sale Details

## LAND - EXISTING BUILDINGS

Minimum Bid: \$9,500,000

Sealed Bid Due Date: Bids are Due on or Before March 3, 2025 at 5 pm CST

Sealed Bid Process: Bids Should be Submitted to Diana Peterson via Email at [dianap@awproperties.com](mailto:dianap@awproperties.com) along with

Proof of Funds; Bids Should Only be Submitted Using the Form Purchase and Sale Agreement Provided by Seller

Closing Date: On or Before March 31, 2025

Buyer Broker Co-Op Fee: Buyer Shall Pay their Broker (if any) at Closing; Seller is Not Offering a Buyer Broker Co-Op Fee



# Property Summary



## OFFERING SUMMARY

Minimum Bid:	\$9,500,000
Lot Size:	Approx. 40,102 SF
Existing Building Size:	Approx. 52,932 SF
Current Zoning:	M2-3
Potential Zoning:	DX-5 or DX-7
Real Estate Taxes 2023:	\$315,607
Ward/Alderman:	27th/Alderman Walter Burnett

## PROPERTY DESCRIPTION

AW Properties Global is pleased to present the Kinzie Building Company portfolio, an opportunity to acquire a prime assemblage in Chicago's highly sought-after Fulton Market District. This portfolio consists of three existing buildings totaling approximately 52,932 sf plus a parking lot located at:

1044-48 W. Kinzie is approx. 26,244 sf  
410 N. Carpenter is approx. 12,588 sf  
415 N. Aberdeen is approx. 14,100 sf  
412-18 N. Carpenter – parking lot

Situated on an approximately 40,102 sf parcel (0.92 acres), the property is currently zoned M2-3 / Permitted Light Industrial – Manufacturing, Warehousing, Wholesale and Industrial. However, its strategic location and scale offer potential rezoning to DX-5 or DX-7 which would allow for Residential, Mixed-Use, Office, Hotel and Retail uses.

# Location Description



## LOCATION DESCRIPTION

Fulton Market, located on the western edge of Chicago's downtown in the West Loop, has transformed from an industrial and meatpacking district into one of the city's most dynamic and sought-after neighborhoods. Known for its vibrant mix of historic charm and modern development, Fulton Market has become a hub for creative industries, high-end retail, tech firms, and trendy hospitality spaces. Key features of this submarket include:

### Key Characteristics and Appeal

- **Location and Accessibility:** Fulton Market is adjacent to the Loop and accessible by multiple transit options, including the CTA Green and Pink Lines, and nearby expressways, making it highly convenient for commuting. This proximity has fueled demand for both residential and commercial spaces in recent years.
- **Mixed-Use Development:** Over the past decade, Fulton Market has witnessed a surge in new construction and adaptive reuse projects. Modern high-rises, boutique office spaces, and retail developments now sit alongside renovated brick-and-timber warehouses. The area has successfully integrated retail, residential, and office spaces, creating a vibrant, live-work-play environment.
- **Corporate and Creative Presence:** Once primarily a warehouse district, Fulton Market is now a favored location for tech firms and major corporate players. Companies like Google, McDonald's, and Mondelez have established large office presences here, making it a hotspot for young professionals and creatives. It also has a strong startup ecosystem, attracting entrepreneurial talent and venture capital.
- **Hospitality and Culinary Scene:** Renowned as a culinary hotspot, Fulton Market is home to some of Chicago's most popular restaurants, cafes, and bars, including establishments from award-winning chefs. The Randolph Street corridor, known as "Restaurant Row," offers a wide array of high-end and trendy dining options, adding significant foot traffic and allure for both residents and tourists.











# Potential Favorable Zoning Considerations

Although the property is currently zoned M2-3 / Permitted Light Industrial – Manufacturing, Warehousing, Wholesale and Industrial Uses there are a number of favorable zoning considerations that may be available to a developer if rezoned to Multifamily, Mixed-Use, Office, Hotel or Retail use including:

**TOD Designation:** Reduced parking, increased height and more units.

**ARO Tax Incentive:** HB2621 Affordable Housing Tax Incentive – the property qualifies for Tier #3; see link to information on ARO - <https://housingactionil.org/blog/2023/12/19/new-state-law-creates-property-tax-incentive-to-create-and-preserve-affordable-rental-homes/>.

**Enterprise Zone:** Zone 4. Purpose is to stimulate economic growth & neighborhood revitalization by offering certain state and local tax incentive to companies expanding or relocating to these areas.

**Expansion Area:** West. One building (1046 W Kinzie) is in the expansion area which allows developers to buy bonus FAR from the City at a predetermined cost to achieve additional density. Funds received by the City are then reinvested into the Neighborhood Opportunity Fund and reinvested back into Chicago communities.

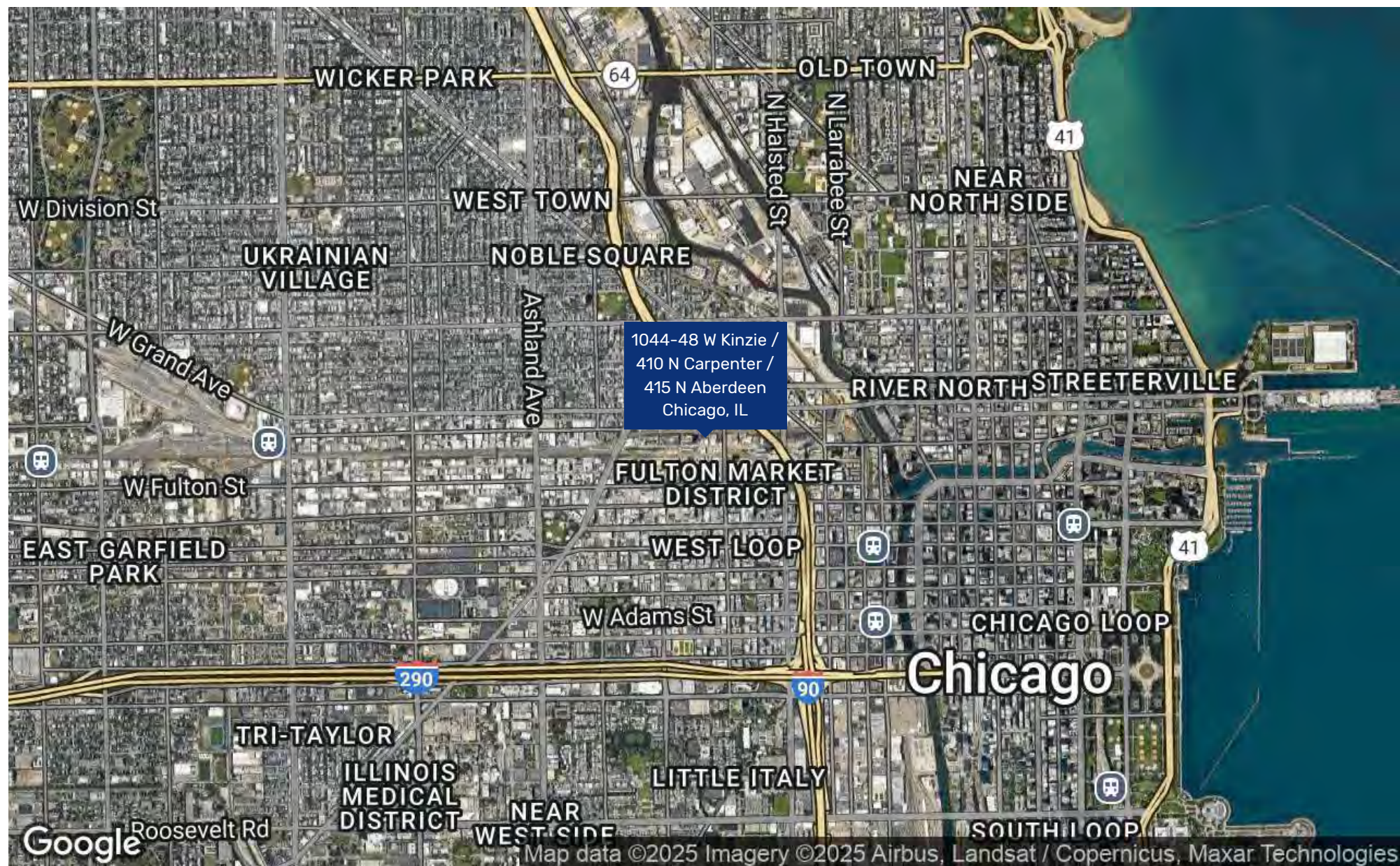




## SECTION 2 LOCATION INFORMATION



# Regional Map







## SECTION 3 DEMOGRAPHICS



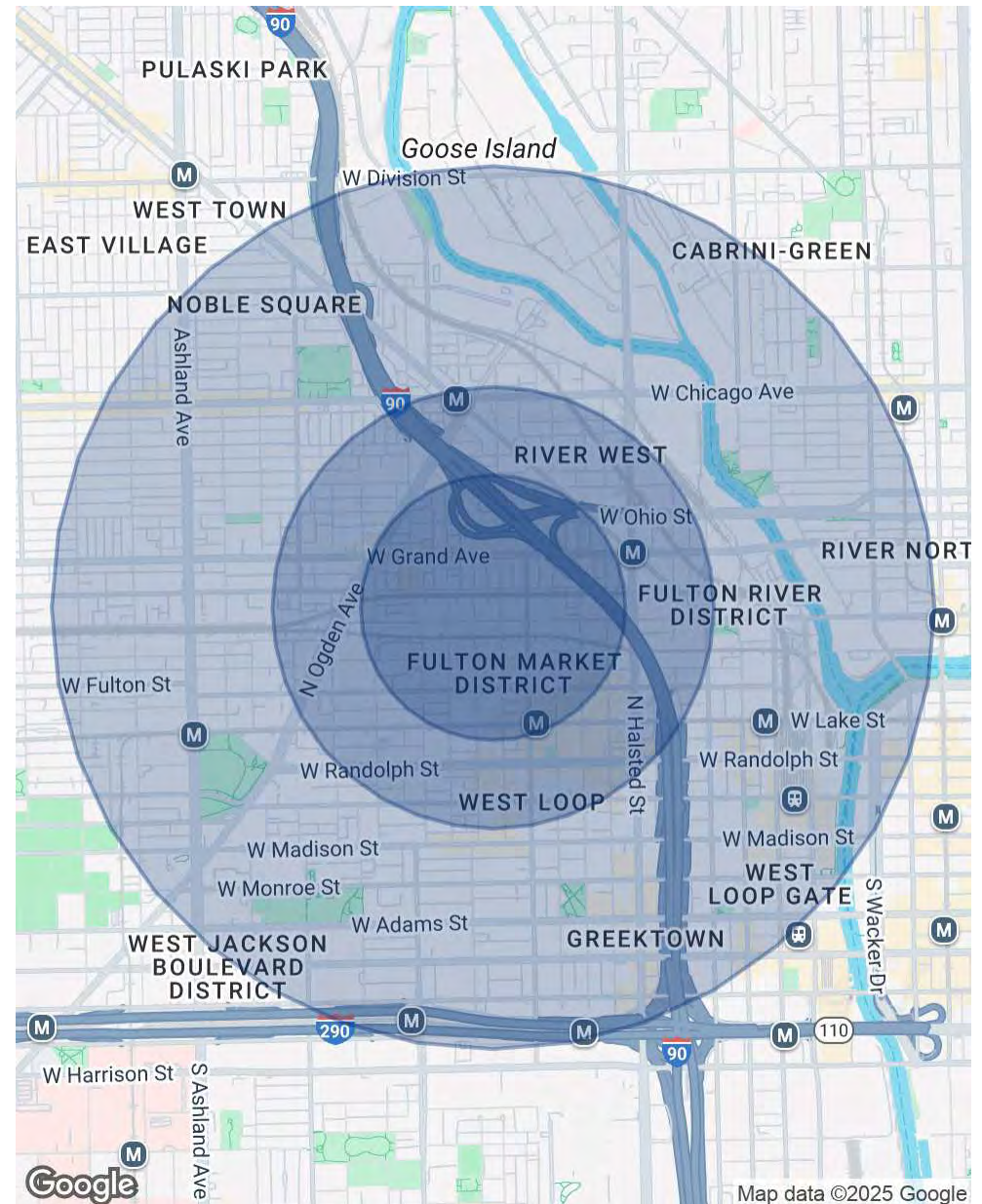
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,765	11,886	66,480
Average Age	35	35	36
Average Age (Male)	35	36	36
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	941	6,763	37,972
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$177,367	\$199,323	\$188,455
Average House Value	\$678,485	\$724,962	\$667,404

Demographics data derived from AlphaMap







## SECTION 4 PHOTOS

**WARNING**  
All Unauthorized vehicles Will Be  
Relocated At Owners' Expense To:  
A-1 Citywide Towing, Inc.  
773-539-2954  
2954 N. California Ave., Chicago  
OPEN 24/7/365 Buses & Motorcycles Call For Pricing  
Banned & illegal vehicles will be towed at owner's expense.



# Exterior Photos



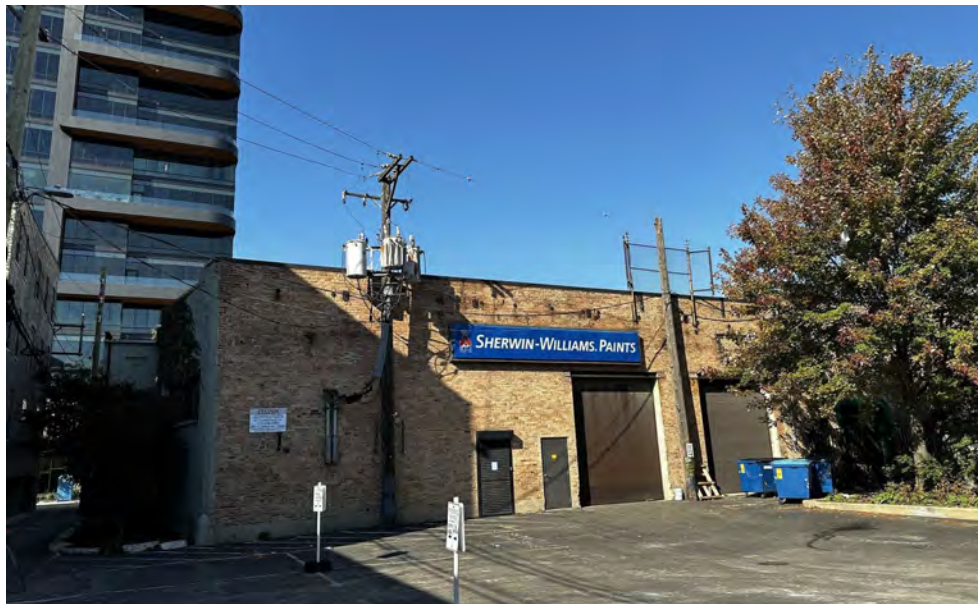


# Exterior Photos





# Exterior Photos





# Interior Photos - 415 N Aberdeen



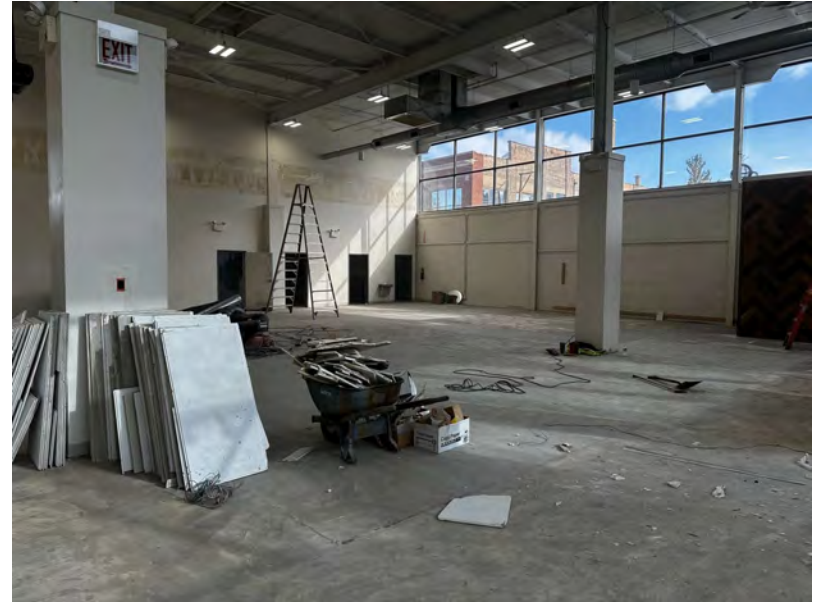


# Interior Photos - 414 N Carpenter



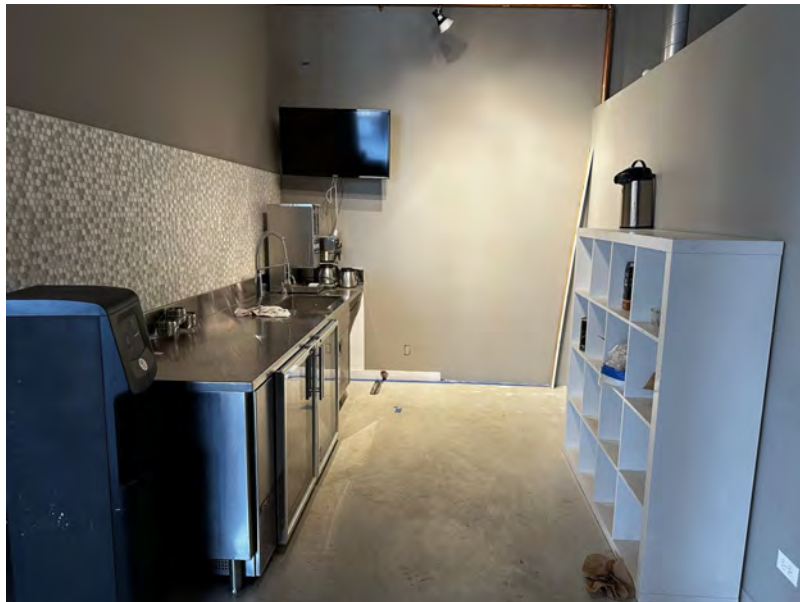
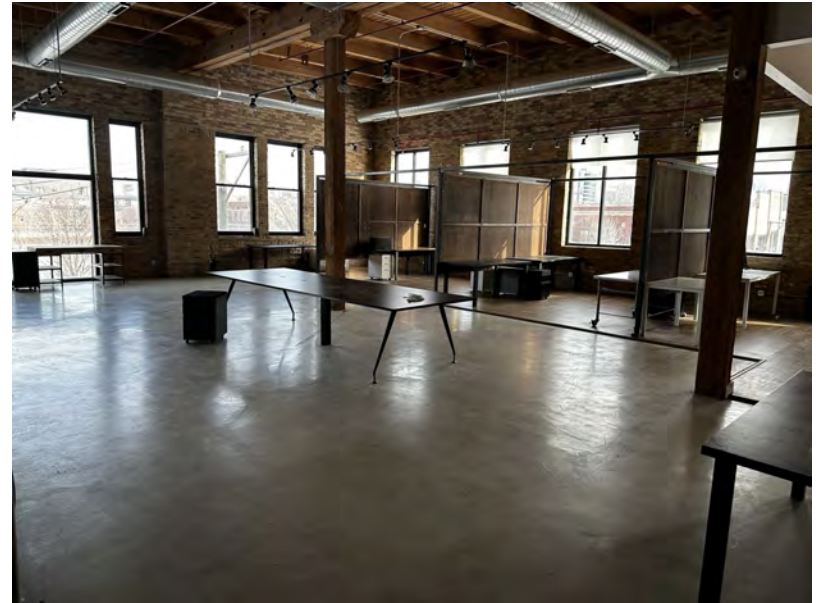


# Interior Photos - 1044 W Kinzie





# Interior Photos - 1046 W Kinzie





AW Properties Global  
707 Skokie Boulevard  
Northbrook, IL 60062  
[www.awproperties.com](http://www.awproperties.com)