

HARD CORNER FREESTANDING QSR WITH DRIVE THRU

# 3901 W. MADISON

Southwest Corner of Madison St and Springfield Ave | Chicago, IL



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## 3901 W. MADISON

SWC Madison St & Springfield Ave | Chicago



### SUBJECT PROPERTY

3901 W. Madison St, Chicago, IL 60624 (White Castle)

**Sale Price** \$975,000  
**RE Taxes** \$29,137.42 (2021)  
**PINs** 16-14-100-014-0000; 16-14-100-015-0000  
 16-14-100-016-0000  
**Ward** 28 **Alderman** Jason Ervin

### PROPERTY DETAILS

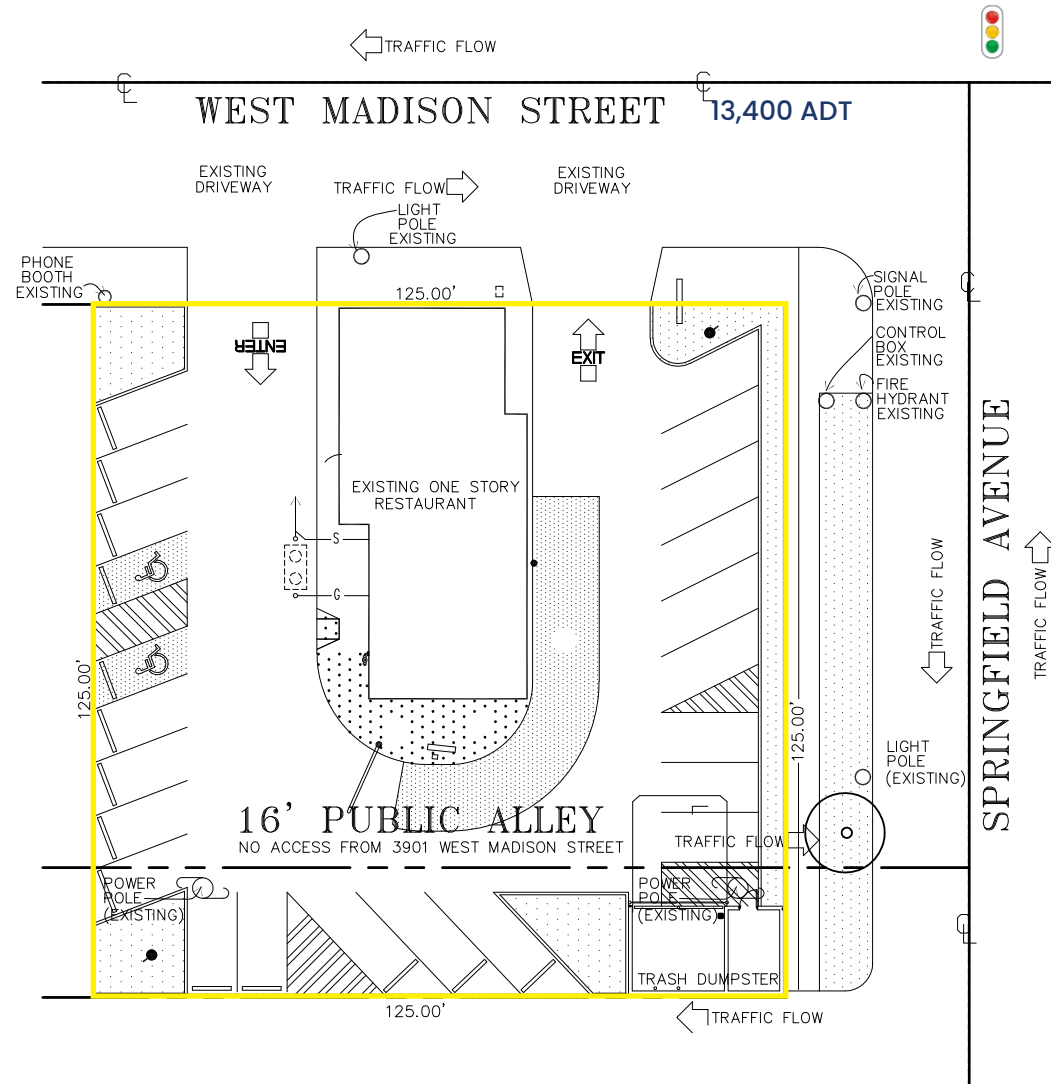
**Building Size** 2,117sf  
**Land Size** 15,638sf  
**Parking** 28  
**Frontage** 81' on S Springfield; 52' on W. Madison St  
**Curb Cuts** Two (2) on Madison St  
**Signage** Corner Pylon Sign

### LOCATION DETAILS

- Located just west of Garfield Park in the Madison/Pulaski Retail Corridor & inside Chicago's Madison/Austin TIF district
- Across from Madison Plaza with excellent area co-tenancy including Rainbow, Foot Locker, and BMO Harris Bank, DTLR | Villa, & Walgreens
- Former Aldi being converted to Yellow Banana grocery store steps from property.
- New CTA control & operations center under development near site will bring at least 250 new daily employees to corridor

### DEMOGRAPHICS

	1/2 Mile	1 Mile	2 Miles
Total Population	20,003	51,201	234,835
Average HH Income	\$225,747	\$197,744	\$188,231
Daytime Population	39,218	209,694	681,143



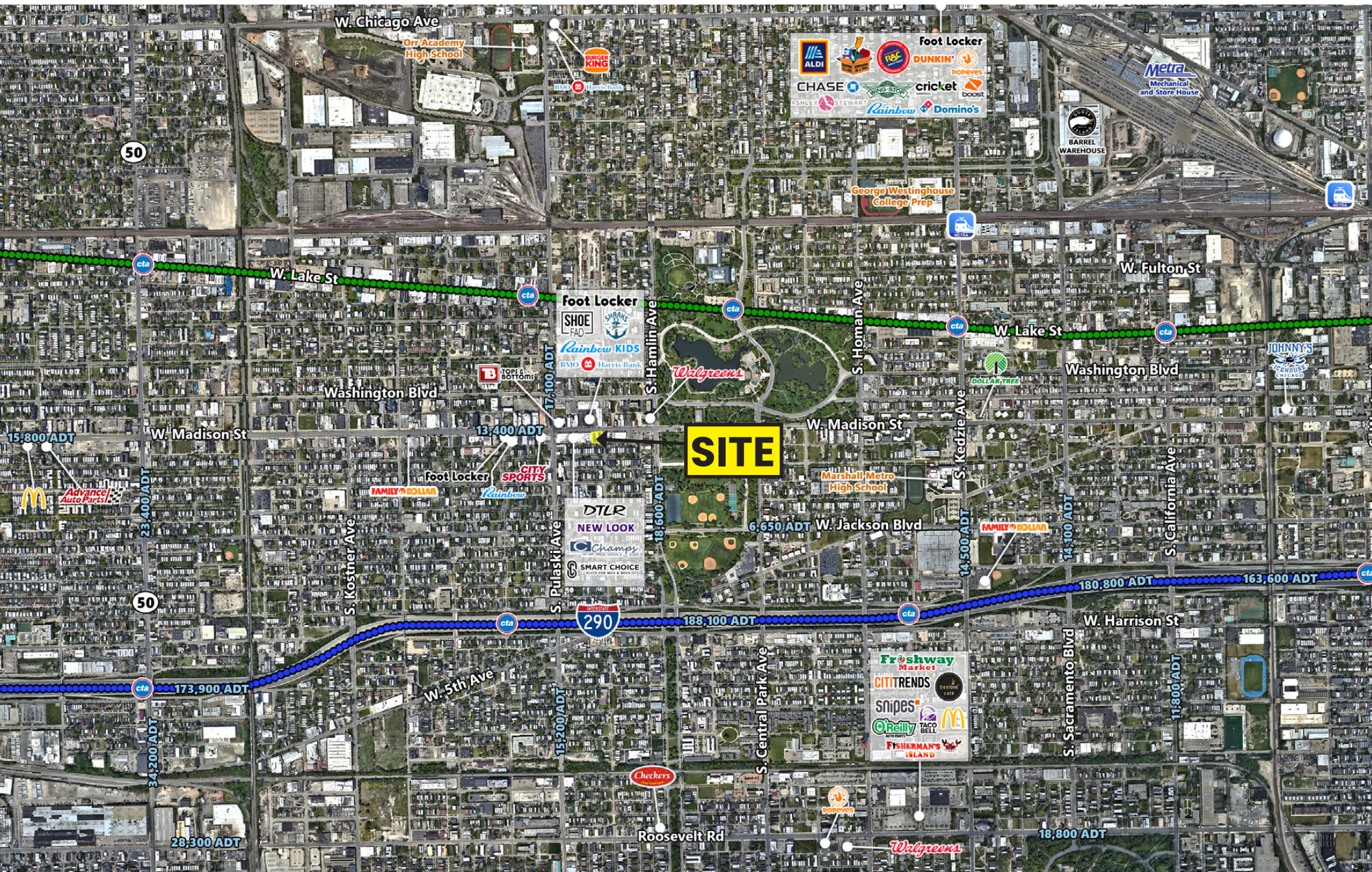


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**A·R·C**  
REAL ESTATE



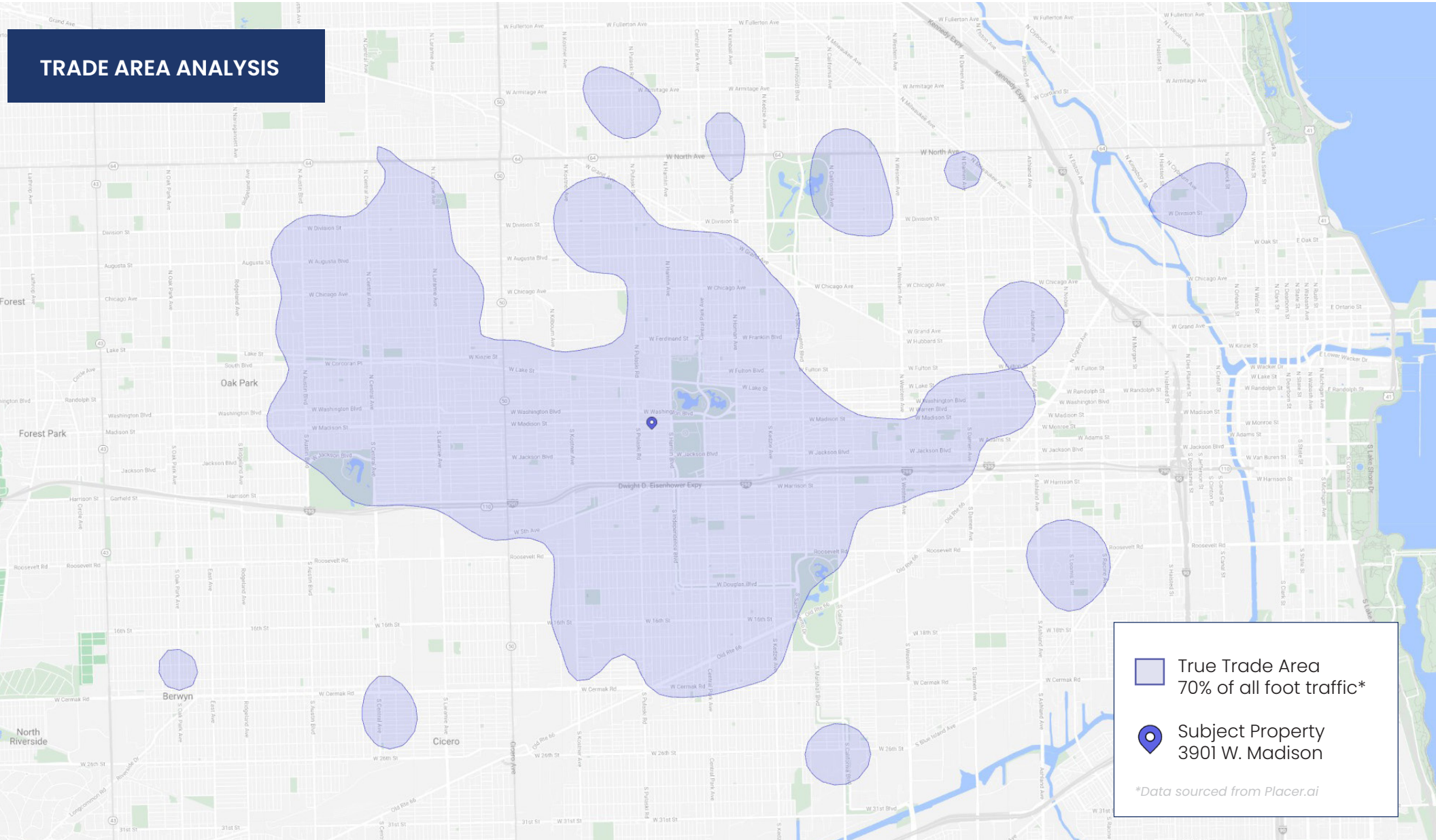



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### TRADE AREA ANALYSIS



 True Trade Area  
70% of all foot traffic\*

 Subject Property  
3901 W. Madison

*\*Data sourced from Placer.ai*

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