



IQ Locations

SITE ANALYSIS REPORT

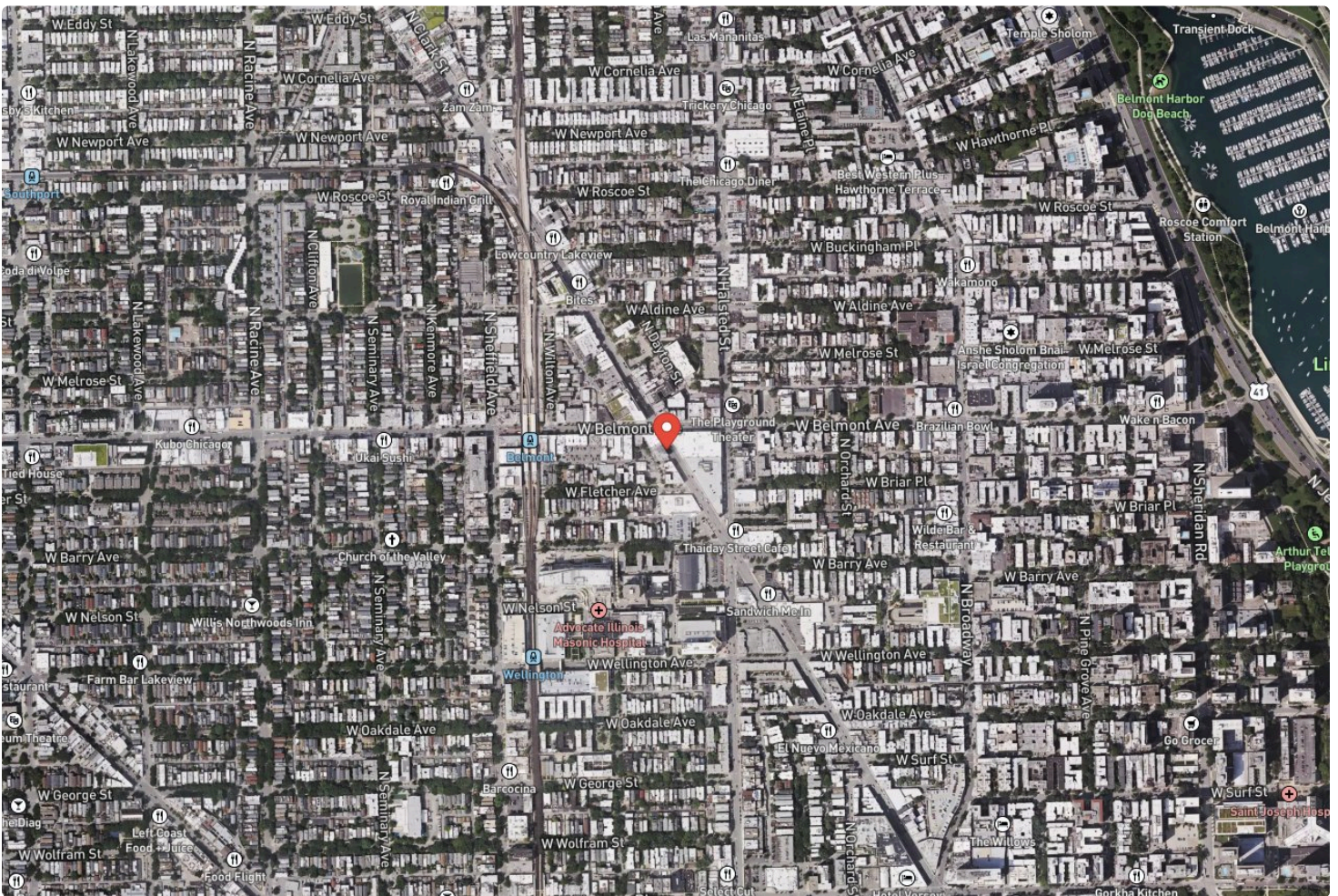
3180 North Clark Street, Chicago, IL 60657

Cook County, Illinois

Chicago-Naperville-Elgin, IL-IN

April 15, 2026

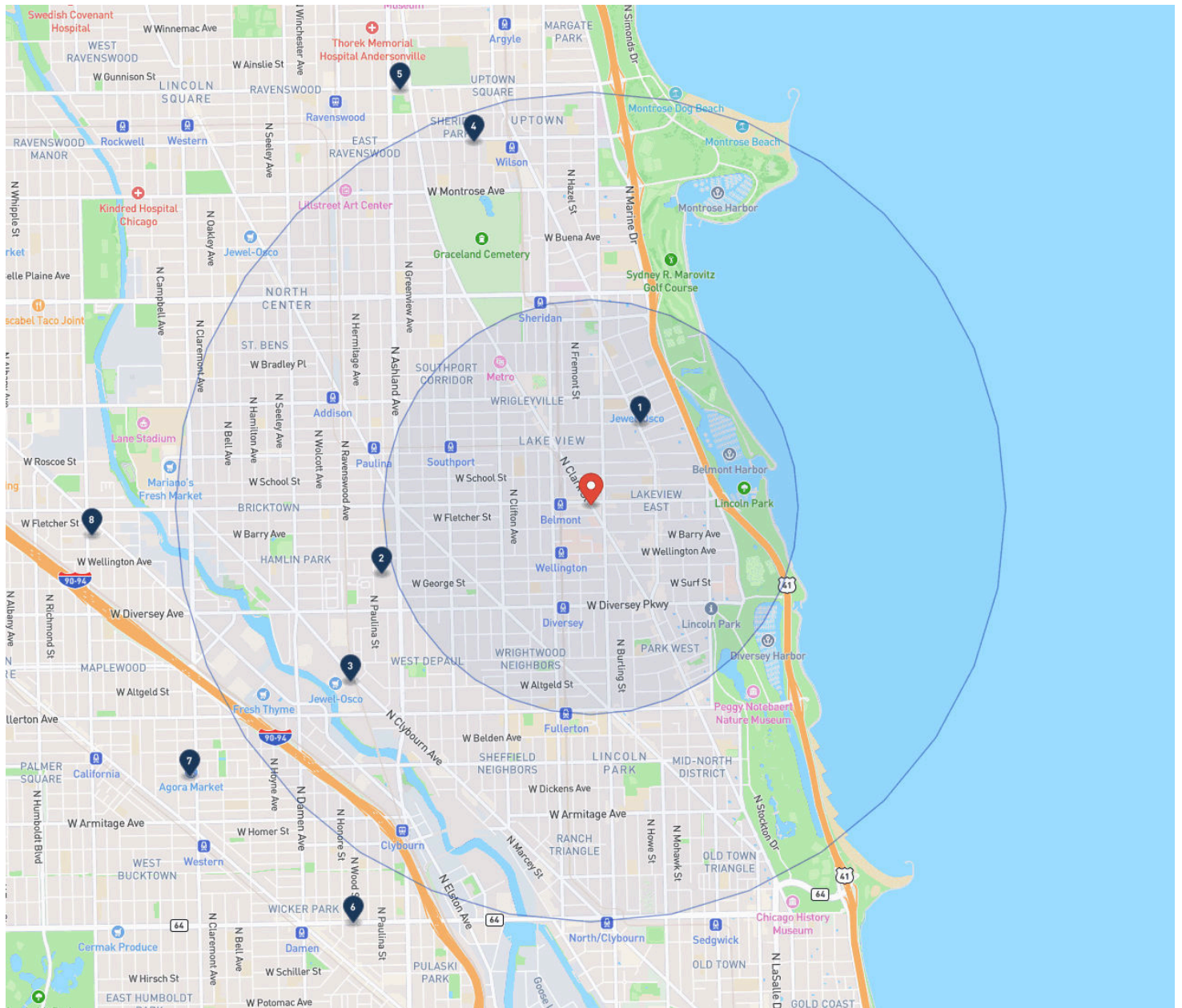
LAUNDROMAT



101,445 POPULATION	58,320 HOUSEHOLDS	\$125,126 MEDIAN HH INCOME
62.9% RENTER OCCUPIED	+4.9% 5-YEAR POP CHANGE	39,611 WORKPLACE JOBS
8 COMPETITORS (3 MI)	11,891 NEAREST ROAD AADT	\$0.1163/kWh COMM. ELECTRIC COMMONWEALTH EDISON CO
\$95,499 RENTER MED. INCOME	37.7% RENT BURDENED	82.3% HOUSING PRE-2000

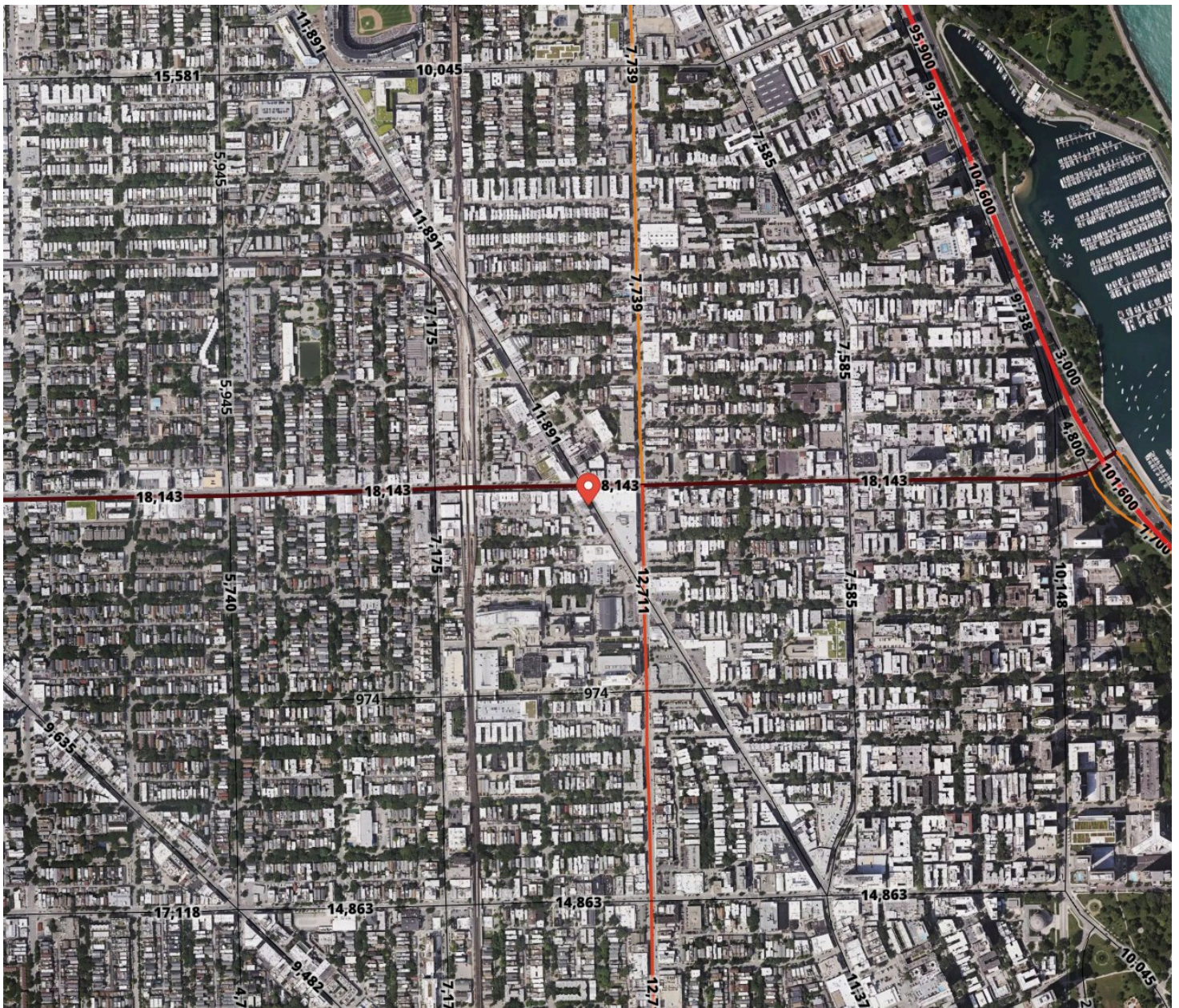
SITE ANALYSIS

- + High renter concentration — 62.9% of households rent
 - + Strong population base — 101,445 residents within 1 mile
 - + High density — 32,291 people per square mile
 - + Older housing stock — 55% built pre-1970, fewer in-unit hookups
 - Active market — 8 operators within 3 miles
 - Median income \$125,126 — above typical laundromat target range
- > Renter concentration of 62.9%, though 8 operators are active within 3 miles.**



#	Name	Dist.	Rating	Last Review	Review highlights
1	Coachlight Laundromat	0.46 mi	3.6★ (114)	Dec 2025	<ul style="list-style-type: none"> ✓ excellent staff service ✗ no public restroom
2	Tide Laundromat	1.06 mi	4.8★ (133)	Feb 2026	<ul style="list-style-type: none"> ✓ exceptionally clean facilities ✗ change machine not working
3	Riverpoint Laundry Service & Coi	1.44 mi	3.9★ (177)	Jan 2026	<ul style="list-style-type: none"> ✓ Clean and well-maintained facility ✗ Staff ignored drying instructions c
4	Wash U Coin Laundry	1.84 mi	4.5★ (275)	Jan 2026	<ul style="list-style-type: none"> ✓ Excellent wash and fold service wit ✗ Prohibitively expensive pricing (\$4
5	Jumbo Laundry	2.21 mi	3.7★ (147)	Jan 2026	<ul style="list-style-type: none"> ✓ Excellent drop-off service quality ✗ Inconsistent/early closing hours
6	BUCKTOWN COIN LAUNDROMAT	2.32 mi	3.2★ (18)	Jul 2025	<ul style="list-style-type: none"> ✓ peaceful environment ✗ broken/out of order machines
7	Mighty Clean Laundry	2.34 mi	4.6★ (148)	Feb 2026	<ul style="list-style-type: none"> ✓ friendly and helpful owner/staff

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- Clark St — 11,891 AADT (0.01 mi)
- Belmont Ave — 18,143 AADT (0.03 mi)
- Halsted St — 12,711 AADT (0.07 mi)

TRAFFIC GENERATORS WITHIN 0.5 MI

Name	Type	Distance
Target Grocery	Grocery	0.06 mi
Fresh Stop Produce and Market	Grocery	0.12 mi
Fresh Stop Deli	Grocery	0.12 mi
Tso Good (Formerly Café Flamingo)	Fast food	0.03 mi
Drip - Dessert Lounge	Fast food	0.04 mi
Marshalls	Department store	0.05 mi
CVS Pharmacy	Pharmacy	0.06 mi
Peking Chinese Kitchen	Fast food	0.07 mi

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POPULATION & GROWTH

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Total population	101,445	228,462	439,133	743,156	1,028,163	5,182,090	9,371,595
5-year population change	+4.9%	+24.7%	+17.6%	+14.3%	+15.1%	-0.3%	+0.4%
Population density (per sq mi)	32,291	18,180	15,531	14,785	13,091	5,545	1,363
Total households	58,320	120,468	234,476	388,591	508,224	2,276,493	3,900,420
Avg household size	1.81	1.95	1.93	1.98	2.13	2.60	2.68
Median age	32.5	33.6	35.3	35.4	35.2	38.0	38.6
Children under 5 (count)	4,558	12,030	21,922	36,502	51,509	280,520	511,108
Children under 5 %	4.5%	5.3%	5.0%	4.9%	5.0%	5.4%	5.5%
HHS with children under 18	5,826	17,413	32,627	56,092	83,507	560,212	1,075,214
Workplace jobs (LEHD)	39,611	105,820	193,141	833,857	1,084,143	2,683,238	4,599,202
Moved in last year	28.8%	25.3%	23.1%	21.9%	20.7%	11.7%	10.9%
Women 25–54	31.3%	28.1%	28.0%	27.4%	25.6%	17.6%	16.4%
Veteran	2.1%	2.1%	2.0%	2.0%	2.1%	3.3%	4.1%
Limited English HH	8.8%	12.0%	12.6%	13.8%	15.5%	20.5%	20.5%

AGE DISTRIBUTION

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Under 18	10.3%	13.8%	13.1%	13.2%	14.9%	21.1%	22.0%
18–34	50.5%	43.0%	40.6%	39.6%	37.7%	24.5%	23.0%
35–64	29.7%	33.7%	35.4%	36.5%	36.5%	38.5%	39.0%
65 and over	9.5%	9.5%	10.9%	10.7%	10.9%	16.0%	16.0%
Age 65–74	5.2%	5.3%	5.9%	6.0%	6.4%	9.4%	9.6%
Age 75–84	3.2%	3.2%	3.6%	3.4%	3.3%	4.6%	4.6%
Age 85+	1.2%	1.0%	1.4%	1.3%	1.2%	2.0%	1.9%

RACE & ETHNICITY

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
White	75.7%	73.7%	69.8%	63.0%	55.8%	43.6%	52.9%
Black / African American	4.6%	6.2%	7.0%	7.2%	9.8%	22.2%	16.0%
Hispanic / Latino	10.0%	10.3%	13.2%	18.7%	22.3%	26.8%	24.1%
Asian	7.6%	7.7%	7.9%	9.4%	10.9%	7.9%	7.4%
Native American	0.3%	0.3%	0.5%	0.6%	0.8%	0.9%	0.8%
Two or more races	8.8%	8.9%	10.4%	12.8%	13.5%	13.0%	12.7%
Foreign-born	13.0%	14.0%	14.6%	18.2%	20.9%	21.7%	18.6%
Spanish-speaking	0.8%	1.2%	1.6%	2.8%	3.7%	4.0%	3.1%

HOUSEHOLD COMPOSITION & MARITAL

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Female head of household	2.9%	4.2%	4.6%	5.7%	7.3%	6.1%	5.9%
Single-person households	48.3%	43.0%	43.3%	42.1%	40.0%	34.7%	30.3%
Married with children	10.4%	14.2%	12.9%	12.3%	12.8%	15.4%	18.5%
Never married	60.1%	54.9%	53.2%	52.9%	52.4%	42.1%	37.7%
Currently married	32.1%	37.3%	37.9%	37.9%	38.0%	44.2%	48.4%
Divorced	5.7%	5.6%	6.4%	6.5%	6.6%	8.4%	8.7%
Widowed	2.1%	2.1%	2.5%	2.7%	3.0%	5.3%	5.2%

EDUCATION

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
No high school diploma	1.8%	2.9%	3.8%	5.4%	7.6%	11.4%	10.2%
Bachelor's degree+	84.8%	81.2%	77.0%	72.0%	65.5%	42.7%	41.6%
Graduate degree	36.8%	35.6%	33.0%	31.0%	28.4%	18.0%	16.9%

DEMOGRAPHICS — INCOME & HOUSING

Cook County, Illinois · Chicago-Naperville-Elgin, IL-IN · Census ACS 2024

INCOME

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Median household income	\$125,126	\$132,114	\$128,878	\$120,984	\$111,340	\$83,498	\$90,887
Average household income	\$177,108	\$188,434	\$177,876	\$164,260	\$149,432	\$120,717	\$125,943
Per capita income	\$94,912	\$93,291	\$90,725	\$84,731	\$74,849	\$49,329	\$49,513
Renter median income	\$95,499	\$95,369	\$93,074	\$90,040	\$83,693	\$69,829	\$76,484
Owner median income	\$187,574	\$195,952	\$185,144	\$173,114	\$157,704	\$117,903	\$120,641
Poverty rate	9.1%	9.4%	9.9%	10.4%	12.7%	13.5%	11.2%
SNAP recipients	4.3%	5.7%	6.8%	7.9%	11.0%	15.7%	13.0%
Medicaid	3.4%	4.1%	4.8%	6.6%	8.1%	8.9%	7.5%
Social Security	10.9%	11.9%	13.3%	13.6%	15.1%	26.2%	27.4%
SSI recipients	1.6%	2.1%	2.3%	2.8%	3.5%	5.1%	4.4%
Public assistance	5.4%	6.9%	7.9%	9.1%	12.2%	—	—

INCOME DISTRIBUTION (HH COUNTS)

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Under \$15k	4,512	9,202	18,845	30,395	44,866	205,583	296,128
\$15–25k	2,448	5,181	10,258	16,533	23,795	126,817	194,563
\$25–35k	1,627	3,551	8,184	15,840	24,754	131,455	206,853
\$35–50k	3,620	7,423	14,786	26,531	37,497	198,312	321,596
\$50–75k	8,144	15,260	28,844	47,704	63,396	293,762	507,748
\$75–100k	7,760	14,047	27,021	45,757	59,649	255,847	451,388
\$100–150k	9,876	20,454	40,174	68,345	88,511	362,019	667,750
\$150–200k	6,668	13,225	26,528	43,455	53,906	206,327	400,919
\$200k+	13,665	32,124	59,835	94,032	111,849	320,108	596,838

HOUSING

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Renter occupied	62.9%	58.1%	58.2%	59.6%	59.3%	42.3%	34.5%
Vacancy rate	6.1%	7.4%	7.4%	7.5%	7.6%	7.7%	6.6%
Median home value	\$588,260	\$655,069	\$618,382	\$569,418	\$519,662	\$324,500	\$323,000
Median cash rent	\$1,999	\$1,977	\$1,944	\$1,914	\$1,829	\$1,435	\$1,430
Median owner monthly cost	\$3,340	\$3,381	\$3,326	\$3,178	\$3,004	\$2,429	\$2,340
Rent burdened	37.7%	36.6%	36.0%	37.1%	39.7%	45.6%	44.5%
Overcrowded (1+ per room)	1.0%	1.2%	1.2%	2.1%	3.1%	3.9%	3.3%
Single family	10.3%	15.9%	15.8%	14.2%	15.6%	45.0%	59.1%
Small multi (2–9)	35.8%	38.7%	39.6%	41.8%	42.4%	28.9%	19.9%
Large multi (10+)	53.8%	45.3%	44.5%	43.9%	41.8%	25.0%	18.9%
Mobile home	0.2%	0.1%	0.1%	0.1%	0.1%	0.9%	1.0%
Studio (no bedroom)	12.4%	10.1%	9.0%	8.8%	8.3%	4.3%	3.1%
1 bedroom	27.9%	23.7%	24.0%	23.3%	22.1%	14.4%	11.1%
3+ bedrooms	24.1%	28.2%	27.5%	27.1%	28.8%	46.3%	54.8%
Median year built	1,967	1,963	1,962	1,961	1,960	1,961	1,971
Built 2000+	17.7%	17.5%	19.9%	21.4%	20.6%	11.7%	17.5%
Built 1970–1999	27.0%	25.0%	22.7%	20.6%	19.0%	25.5%	33.8%
Pre-1970	55.3%	57.5%	57.4%	58.0%	60.4%	61.1%	49.0%
Avg rooms per unit	3.90	4.30	4.30	4.30	4.30	5.40	5.88

DEMOGRAPHICS — EMPLOYMENT, COMMUTE & ECONOMIC CONTEXT

Cook County, Illinois · Chicago-Naperville-Elgin, IL-IN · Census ACS 2024 · BEA 2023

EMPLOYMENT & LABOR

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
Civilian labor force	75,903	160,463	308,207	516,749	679,655	2,792,888	5,034,304
Employed	73,346	154,181	295,295	493,452	645,081	2,597,162	4,724,716
Unemployment rate	3.4%	4.1%	4.4%	4.7%	5.5%	7.0%	6.1%
Labor force participation	82.5%	80.4%	79.8%	79.0%	76.1%	66.2%	66.8%
Self-employed	7.0%	8.1%	8.6%	8.7%	8.8%	9.1%	9.0%
Employed women	70.1%	68.6%	68.1%	66.1%	61.8%	54.0%	54.9%
Mgmt / business / science	37.1%	36.7%	34.8%	33.2%	30.3%	20.5%	20.6%
Sales & office	8.0%	8.2%	8.2%	7.6%	7.4%	7.3%	7.7%
Service	6.7%	7.5%	8.8%	10.4%	12.5%	16.9%	15.8%
Construction / extraction	2.3%	2.7%	2.8%	2.7%	2.7%	3.1%	3.0%
Production / transport	2.6%	2.9%	3.4%	4.4%	6.3%	12.8%	13.3%
White collar	45.1%	44.9%	43.0%	40.8%	37.7%	27.8%	28.4%
Blue collar	4.9%	5.6%	6.2%	7.1%	9.0%	15.9%	16.3%

VEHICLE & COMMUTE

Metric	1-mi	2-mi	3-mi	4-mi	5-mi	County	Metro
No vehicle HH	39.0%	32.5%	31.0%	29.9%	29.2%	18.0%	12.3%
One vehicle HH	45.8%	48.7%	50.2%	50.3%	49.0%	40.4%	35.1%
2+ vehicles	15.2%	18.8%	18.9%	19.8%	21.8%	40.5%	51.2%
Mean travel time	34.0 min	33.1 min	32.2 min	31.6 min	31.6 min	31.6 min	30.4 min
Under 15 min	8.3%	9.6%	11.1%	12.8%	13.3%	16.4%	19.3%
15–29 min	26.1%	27.8%	30.6%	31.9%	31.7%	30.6%	31.7%
30–44 min	40.9%	37.4%	33.7%	31.1%	30.4%	27.4%	25.2%
45+ min	24.6%	25.2%	24.6%	24.2%	24.7%	25.5%	23.8%
Drive alone	22.9%	27.4%	29.4%	31.8%	35.4%	54.8%	62.1%
Carpool	2.9%	3.0%	3.4%	3.9%	4.8%	7.7%	7.8%
Public transit	30.5%	26.7%	24.4%	21.8%	20.6%	11.8%	7.5%
Walk/bike	5.4%	5.5%	6.5%	9.1%	9.4%	4.7%	3.6%
Work from home	37.0%	35.7%	34.4%	31.8%	28.2%	18.9%	17.7%

CONSUMER SPENDING PER HOUSEHOLD (BEA)

Category	\$/Household
Per capita personal income (BEA 2023)	\$77,018.00
Per capita net earnings	\$46,354.00
Per capita transfer receipts	\$12,745.00
Laundry & dry cleaning / HH	\$214.81
Personal care products / HH	\$537.56
Personal care services / HH	\$432.67
Vehicle maintenance / HH	\$587.48
Vehicle parts / HH	\$230.77
Childcare / HH	\$61.68
Recreation / HH	\$1,463.43
Total consumer spending / HH	\$41,132.48

Source: Bureau of Economic Analysis Personal Consumption Expenditures (2022), per household

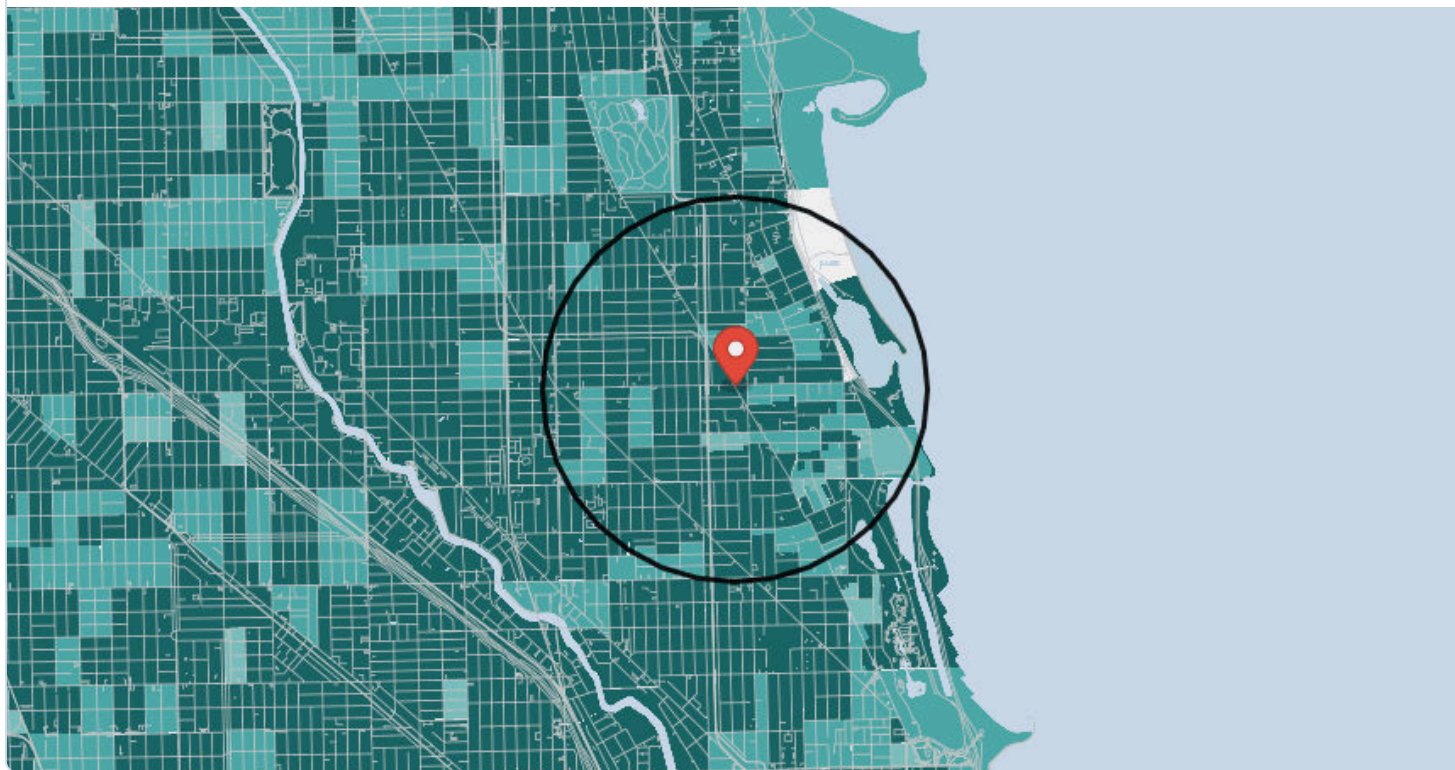
Coin-operated laundries: 260 establishments · 1,048 employees · \$30.4M annual payroll in Cook County, Illinois (CBP 2023, NAICS 812310)

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POPULATION DENSITY

Under 2,000 2,000–5,000 5,000–10,000 10,000+ per sq mi 1-mi ring

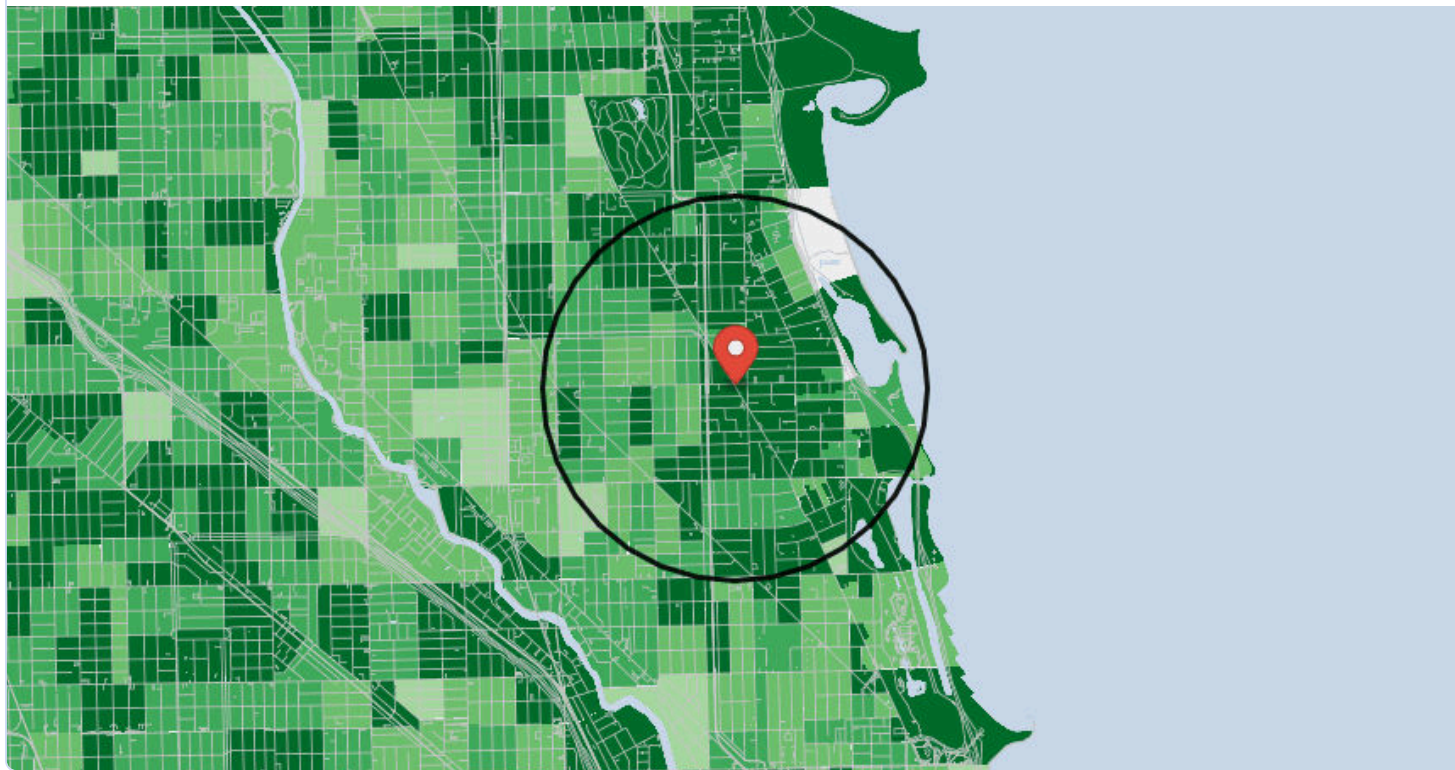
Residential population per square mile. Darker shading indicates higher concentration.



RENTER CONCENTRATION

Under 30% 30–45% 45–60% 60%+ 1-mi ring

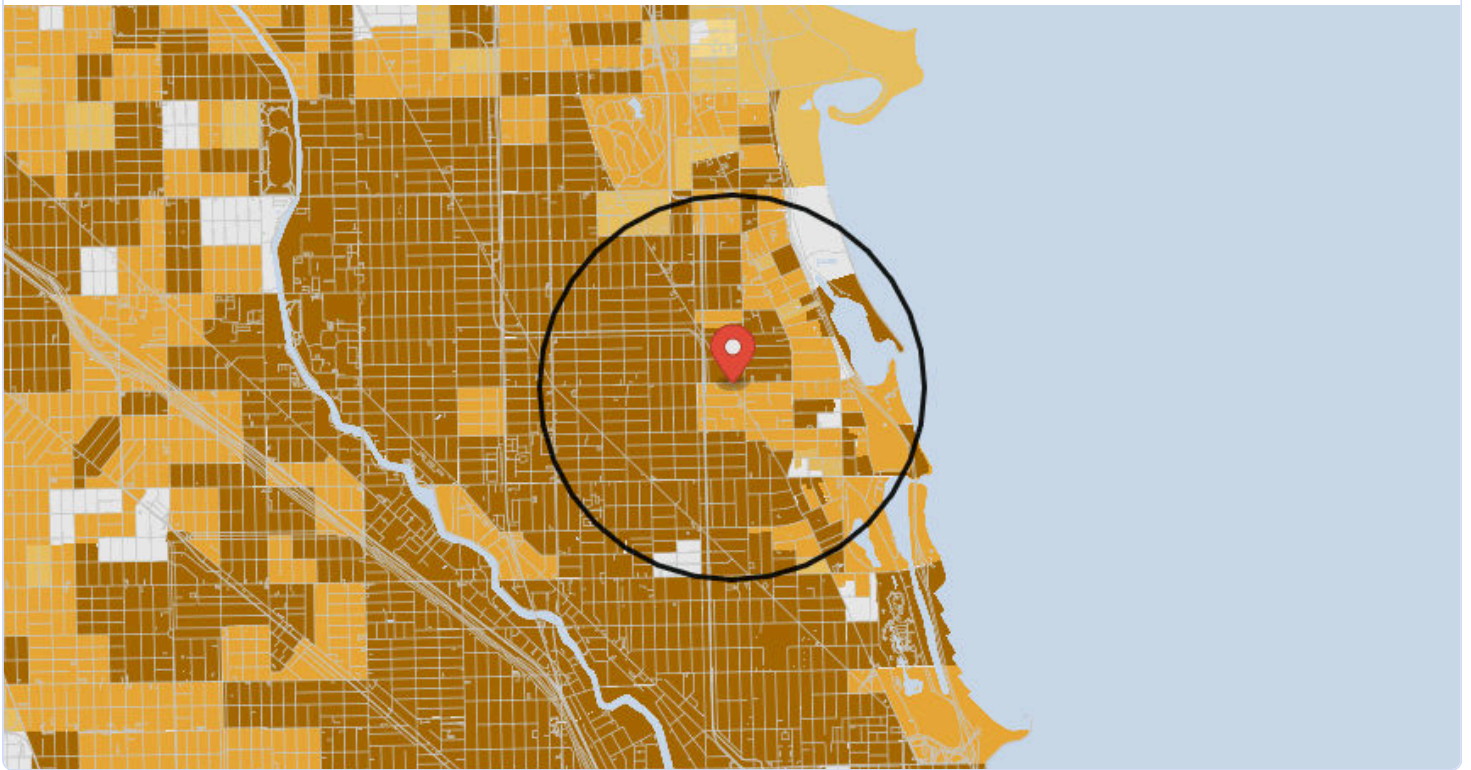
Share of households that rent rather than own. Laundromat demand correlates strongly with renter concentration.



INCOME DISTRIBUTION

Under \$35k \$35-65k \$65-100k \$100k+ 1-mi ring

Estimated median annual household income by Census block group.



HISPANIC POPULATION

Under 15% 15-30% 30-50% 50%+ 1-mi ring

Hispanic or Latino share of total population by block group.

