

# FOR SALE

Fully Leased Multi-Tenant Retail Property  
2301-2323 W 95th Street Chicago, IL 60643



# RETAIL PROPERTY FOR SALE

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# PROPERTY INFORMATION



### Offering Summary

Sale Price:	Subject To Offer
In-Place NOI:	Approx \$220,555
Occupancy:	100%
Building Size:	20,392 SF
Lot Size:	0.67 Acres
Year Built:	1955
Renovated:	2005
Zoning:	B2-1
Traffic Count:	Approx. 28,200 VPD

### Property Overview

Fully leased multi-tenant retail property located just steps from the recently redeveloped Evergreen Plaza, along 95th Street, just west of Western Avenue, in Chicago's Beverly Neighborhood. The 20,392 SF retail building is located within a high traffic commercial corridor surrounded by a mix of national and local retailers. Fronting 95th Street, Tenants benefit from visibility and exposure to 28,000+ VPD. All Tenants are on NNN leases including One Main Financial, Beverly Smiles, Beverly Furniture, Aerobic Pulmonary Rehab, 504 Concepts, and Melodic Events. The property features a 20-car parking lot, direct access to public transit including the 95th Street CTA bus stop directly in front of the building, and convenient access to Interstate 57 (I-57), less than three (3) miles to the east. Neighboring retailers include Walmart, Sam's Club, Meijer, Menards, Chase Bank, Potbelly, Chipotle, Dollar Tree, AT&T, and Planet Fitness, among many others.

### Property Highlights

- Fully leased retail building within a heavily trafficked commercial corridor producing a NOI of approx. \$220,555
- All six (6) tenants are on NNN leases
- Three (3) of the Tenants have leased at the building since 2015 or earlier
- Parking lot on-site for up to 20 vehicles

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## PROPERTY DESCRIPTION



### Location Description

The property is located within the Beverly neighborhood at the southwestern edge of the city. The building sits along the south side of 95th Street, just east of the signalized intersection at 95th Street and Western Avenue. Both The Evergreen Marketplace and The Evergreen Plaza Shopping Center are located at the signalized intersection and feature a strong mix of national retailers including Whole Foods, Burlington, Five Below, Menard's Walmart, Sam's Club, Ulta Beauty, Michael's, Shoe Carnival, Planet Fitness, DSW, and Meijer, among many others. From a regional perspective, the Property is located approximately 15 miles southwest of Chicago's Loop and approximately eight (8) miles southeast of Midway International Airport. Beverly is bordered by Evergreen Park to the west, the Morgan Park neighborhood to the south, and the Washington Heights neighborhood to the east. Interstate 57 (I-57) access is located approximately three (3) miles to the east, providing access to Downtown Chicago and the neighboring southern suburbs.

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# FINANCIAL ANALYSIS

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## RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Annual Rent	Lease Start	Lease End
2301	Beverly Smiles	1,750 SF	8.58%	\$45,709	5/26/12	10/31/27
2311	Melodic Events	2,757 SF	13.52%	\$29,561	3/17/23	3/16/26
2313	One Main Financial	2,200 SF	10.79%	\$43,332	8/1/15	7/31/25
2315	Aiobics Pulmonary Rehab	2,510 SF	12.31%	\$24,816	1/1/20	5/31/25
2317	Beverly Furniture	8,089 SF	39.67%	\$51,372	5/3/24	10/31/29
2321	504 Concepts	3,086 SF	15.13%	\$43,764	6/13/13	9/30/26
<b>Totals</b>		<b>20,392 SF</b>	<b>100%</b>	<b>\$238,554</b>		

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### Income Summary

Base Rent	\$238,554
Reimbursable Revenue	\$134,693
<b>Gross Income</b>	<b>\$373,247</b>

### Expenses Summary

Snow Removal	\$7,745
Sweeping & Maintenance	\$14,108
Utilities	\$500
Insurance	\$8,188
Property Taxes	\$104,152
Management Fee	\$18,000
<b>Operating Expenses</b>	<b>\$152,693</b>
<b>Net Operating Income</b>	<b>\$220,555</b>



An aerial photograph of a commercial strip with a large green number 3 overlaid in the center. The strip includes a building with a sign for 'BEVERLY FIRE' and another with a sign for 'the SHOP'. There are trees, a sidewalk, and a road in the foreground.

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## LOCATION INFORMATION



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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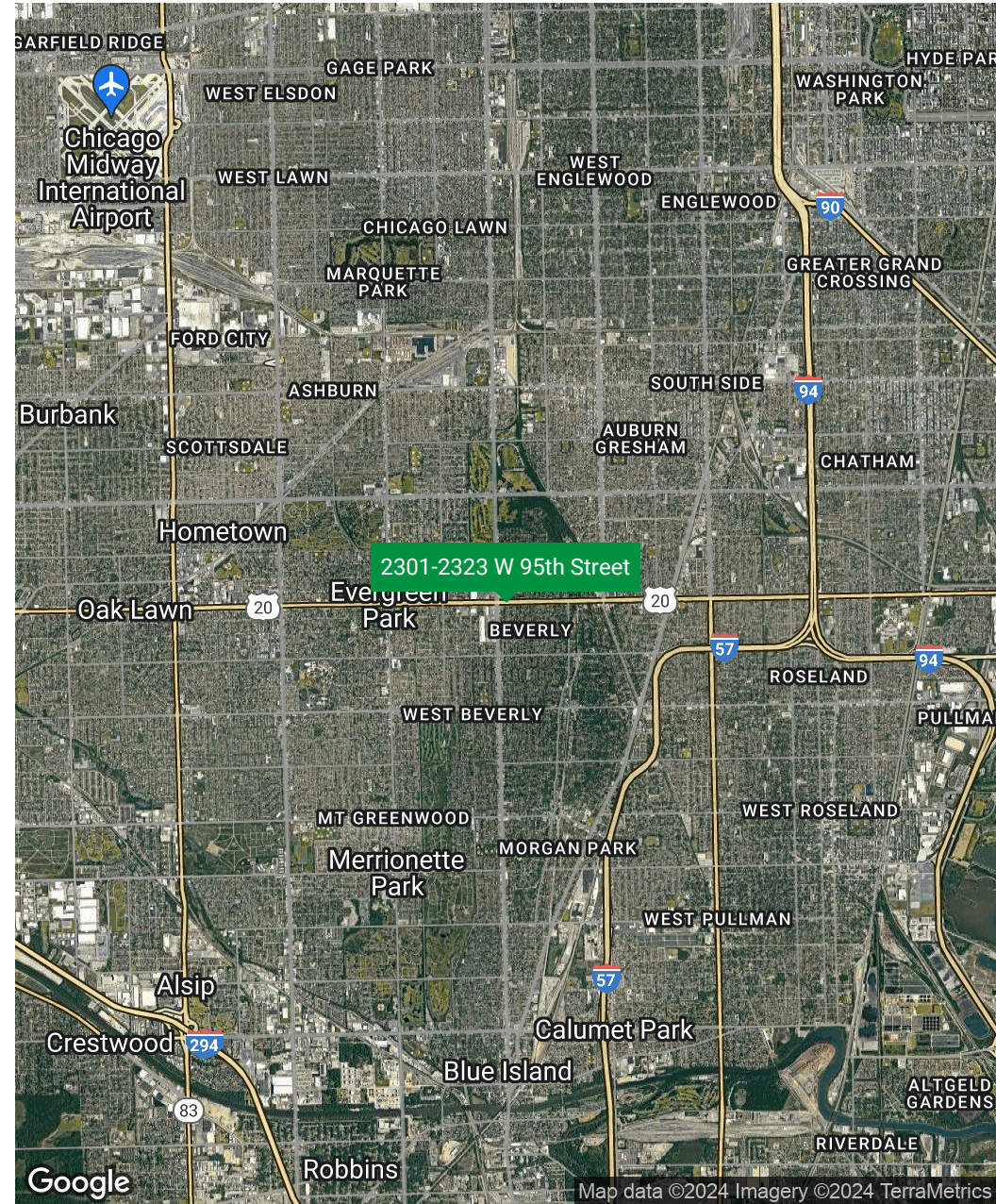
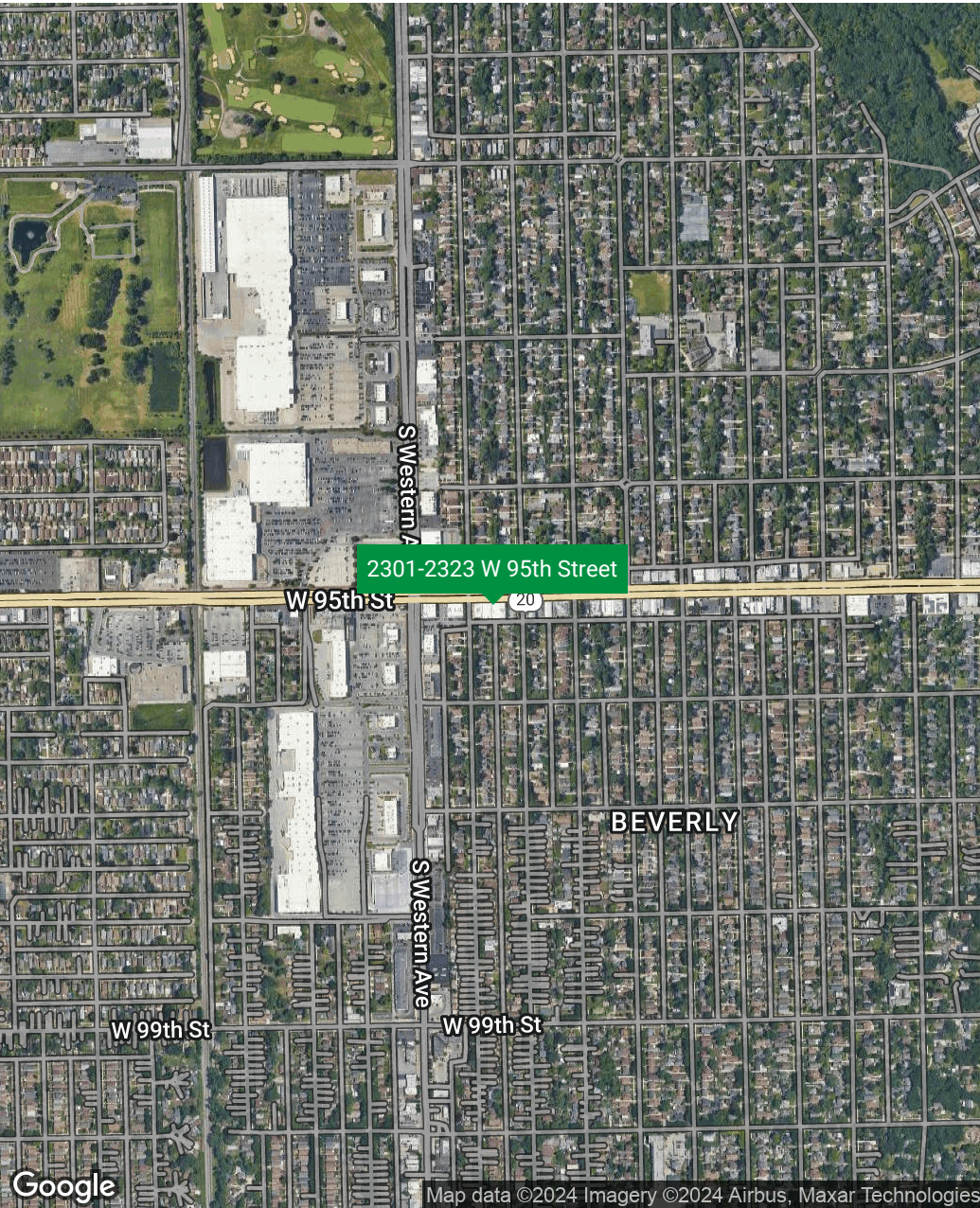
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AERIAL MAP

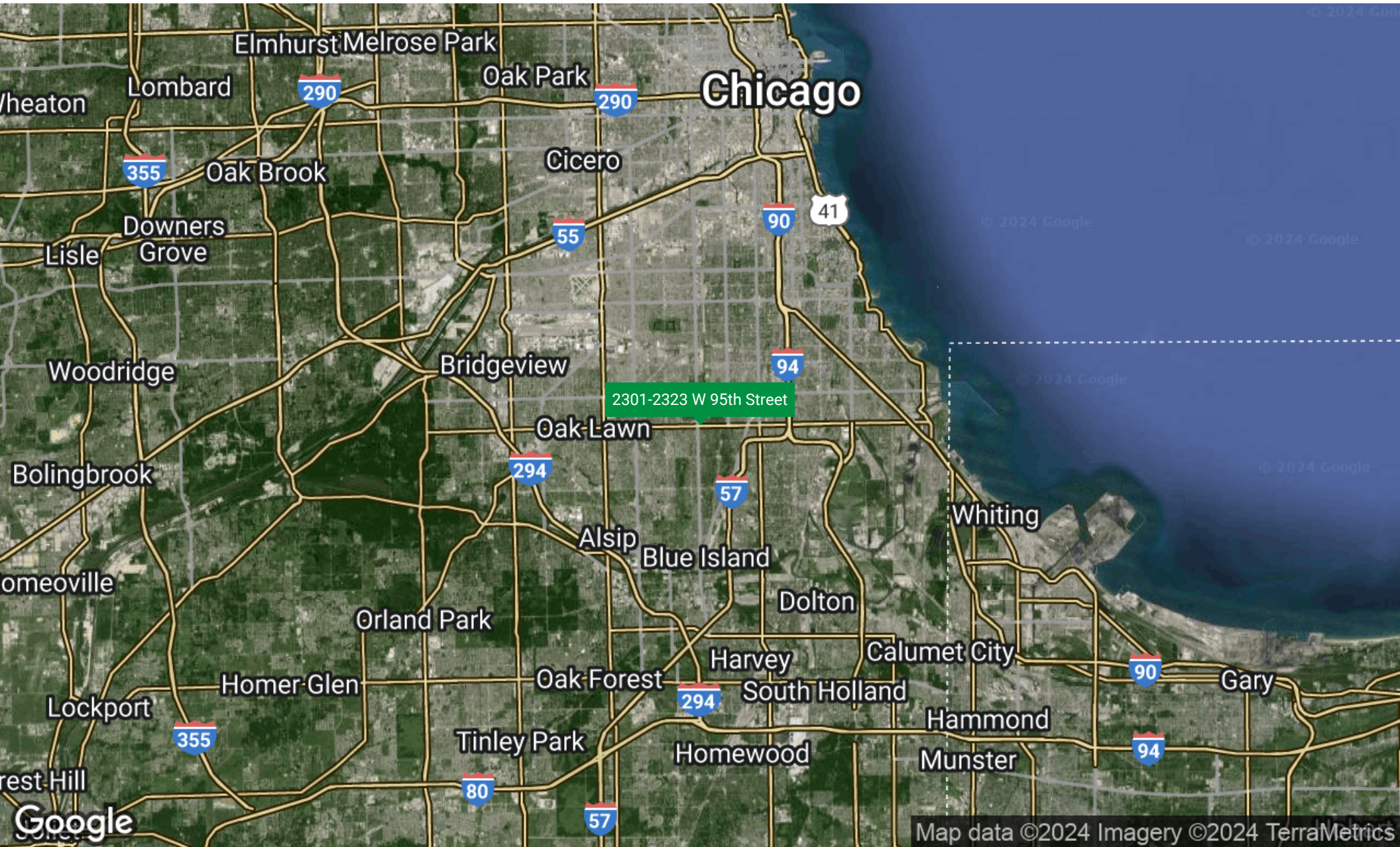


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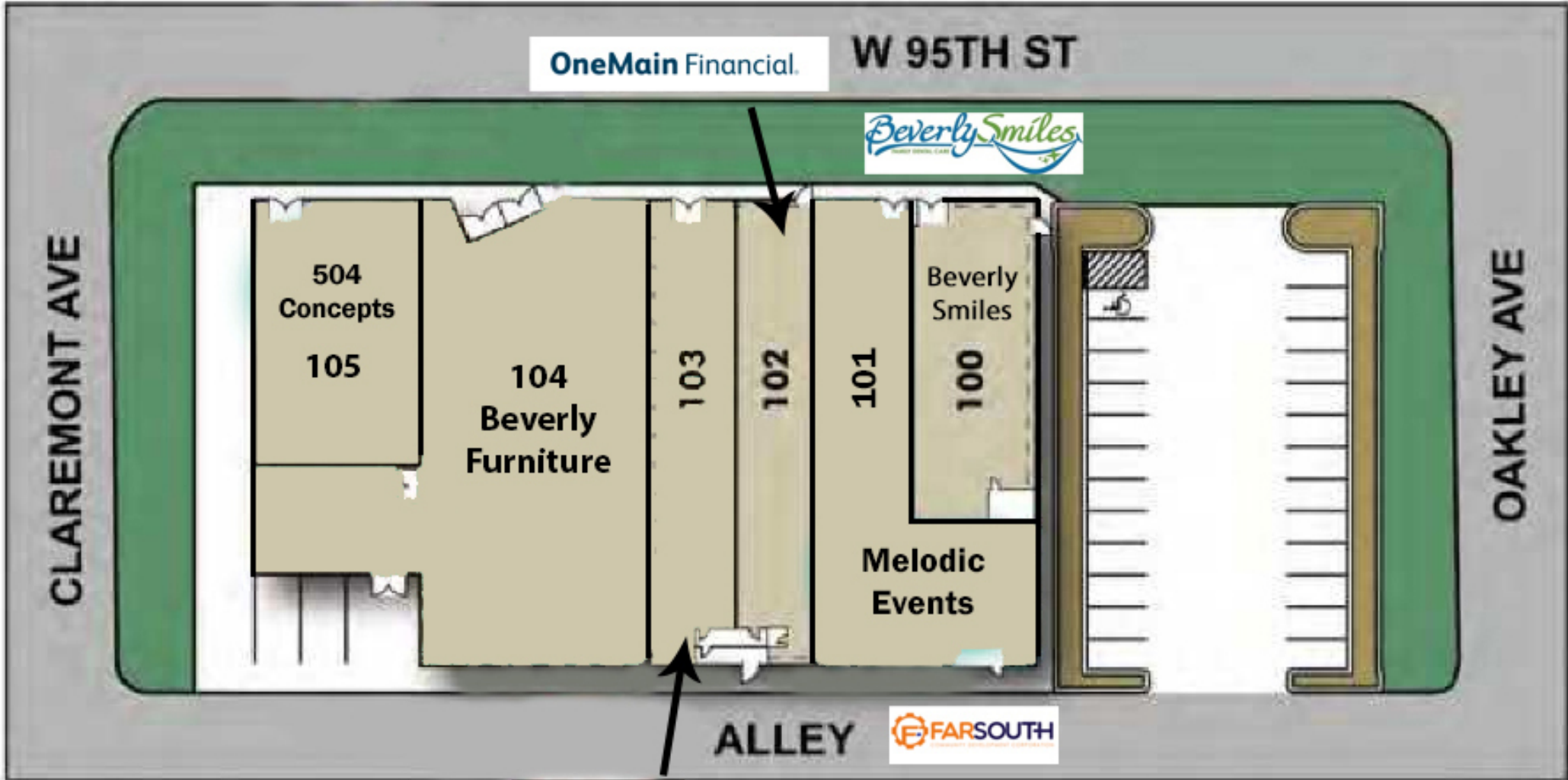


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Aiobics Pulmonary Rehab

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# DEMOGRAPHICS

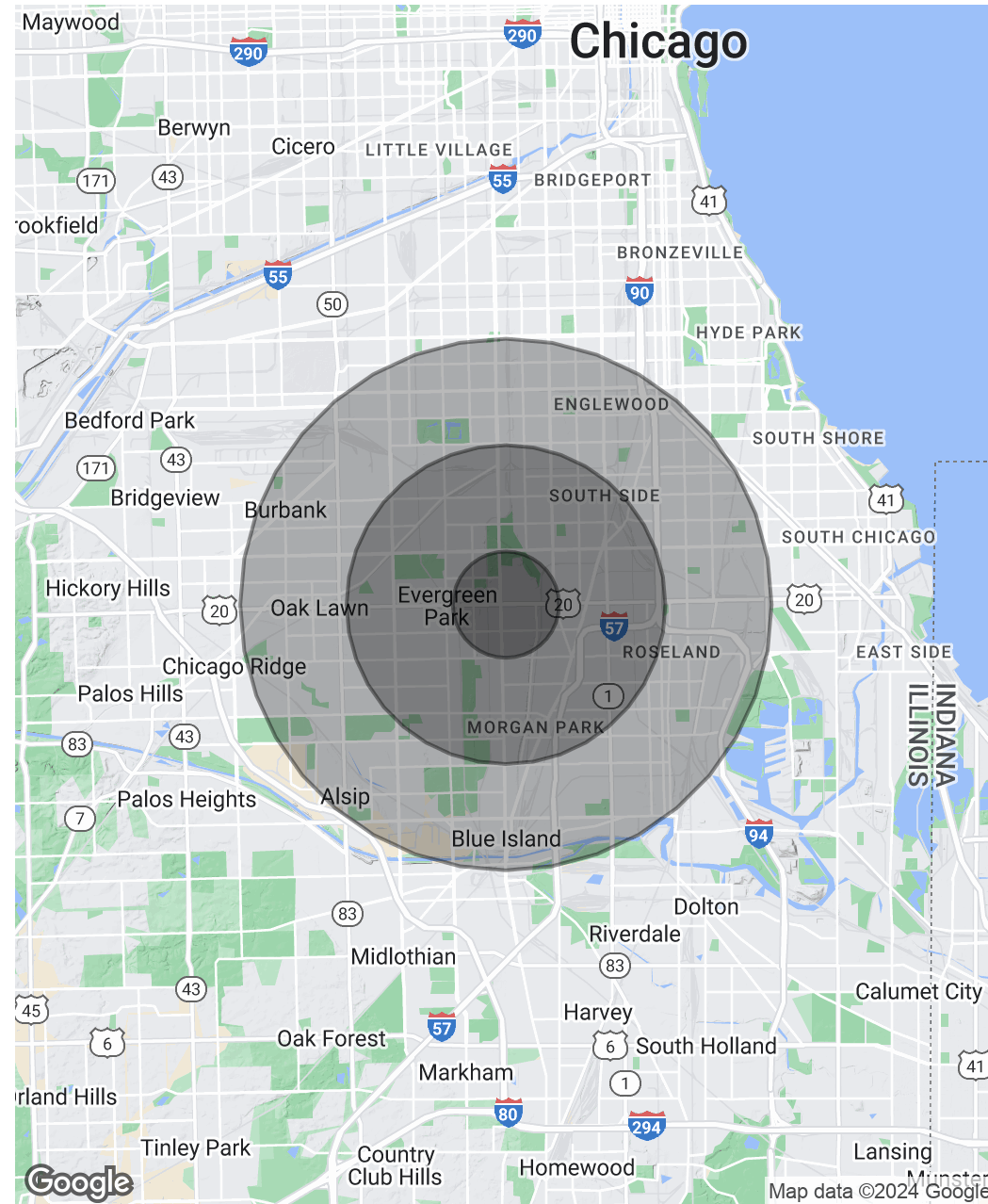
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## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	17,105	206,363	552,267
Average Age	42	42	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,374	78,697	205,950
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$140,897	\$94,447	\$79,925
Average House Value	\$376,699	\$264,166	\$239,045

Demographics data derived from AlphaMap



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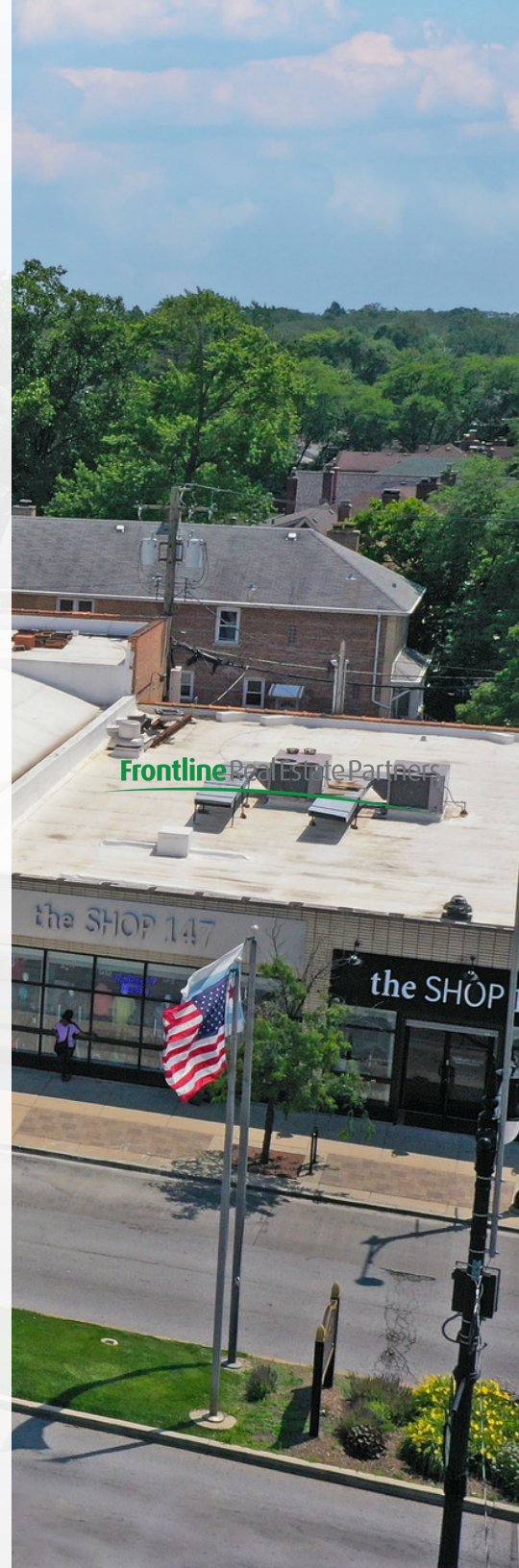
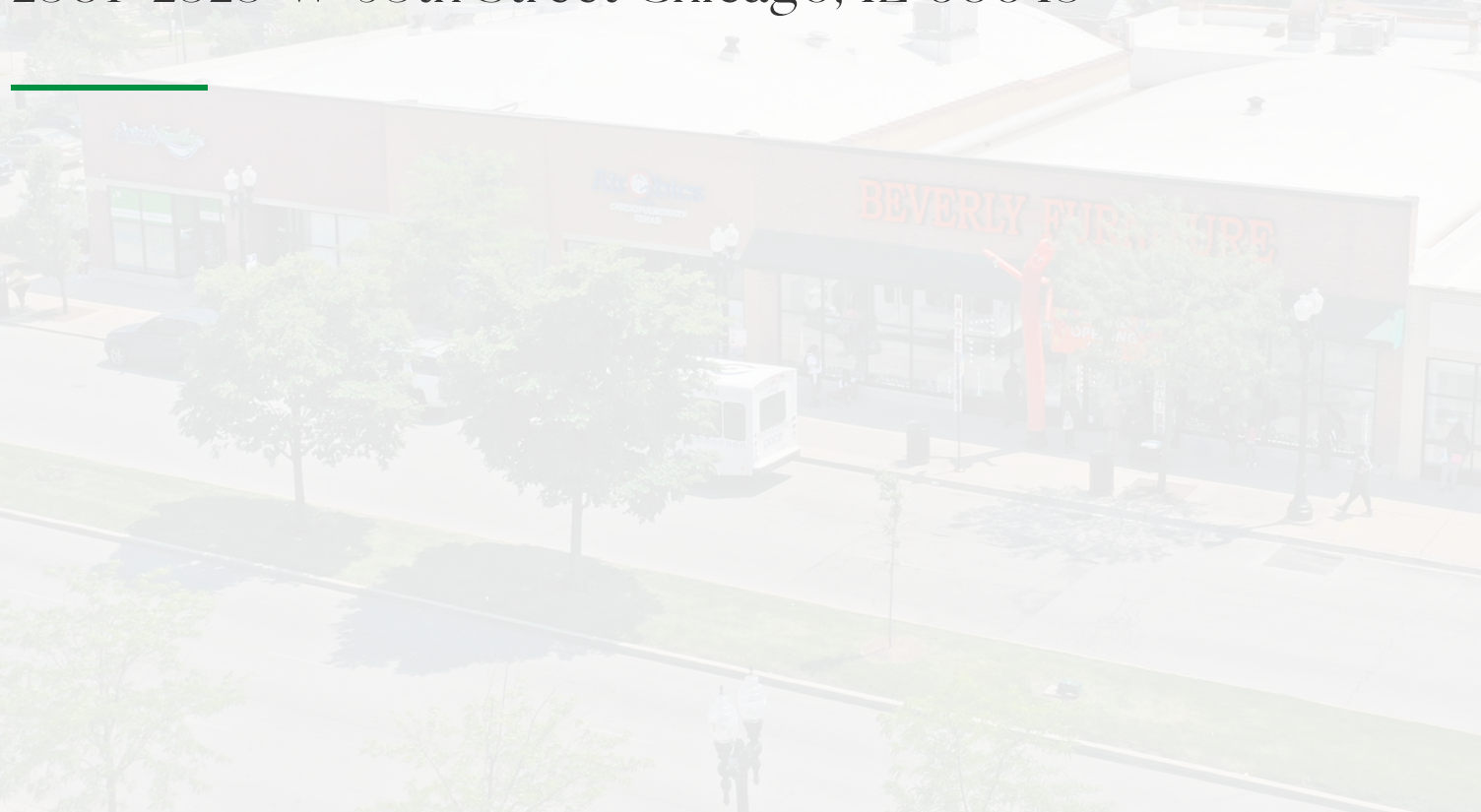
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