



FOR SALE

GEORGETOWN SQUARE

1837 IRVING PARK ROAD, SCHAUMBURG, IL 60193

SKIP ROTTICCI, CCIM
503.972.7284
skip@macadamforbes.com

RANDY KOTWICA
630.572.5613
RKotwica@edgemarkllc.com



PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in Schaumburg. This prime property boasts a well-maintained 16,448 SF building with 7 units, offering a strong foundation for retail and neighborhood center investors. Built in 2007 and zoned B2 General Business District, the property exudes modern appeal and versatility. With a coveted 100% occupancy rate, this investment promises immediate returns and long-term potential. Situated in the thriving Schaumburg area, this property capitalizes on a desirable location with high visibility and accessibility. Don't miss this chance to own a lucrative asset in a dynamic commercial hub.

PROPERTY HIGHLIGHTS

- Net Net Net Leases
- Stable long term tenancies
- Starbucks with drive Thru
- Mix of medical, food service, and fitness tenants
- Eye Boutique was recently acquired by Luxottica
- Easy access to I-90 and I-390

OFFERING SUMMARY

Sale Price:	\$6,350,000
Number of Units:	7
Lot Size:	96,958 SF
Building Size:	16,448 SF
NOI:	\$359,980.00
Cap Rate:	5.67%



SKIP ROTTICCI, CCIM

503.972.7284 | skip@macadamforbes.com

RANDY KOTWICA

630.572.5613 | RKotwica@edgemarkllc.com



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101	Starbucks	1,996 SF	12.14%	\$43.56	\$86,946	9/1/2006	9/30/2027
102 & 103	Eye Boutique	2,948 SF	17.92%	\$25.55	\$75,321	1/1/2009	3/31/2034
104	Home Dialysis	3,000 SF	18.24%	\$14.57	\$43,710	1/1/2016	2/28/2029
106	Jets Pizza	1,428 SF	8.68%	\$24.60	\$35,129	9/1/2009	8/31/2028
107	Comfort Dental	1,816 SF	11.04%	\$15.46	\$28,075	4/1/2018	4/30/2029
108	Anytime Fitness	5,000 SF	30.40%	\$17.51	\$87,550	4/1/2018	4/30/2029
TOTALS		16,188 SF	98.42%	\$141.25	\$356,731		

SKIP ROTTICCI, CCIM

503.972.7284 | skip@macadamforbes.com

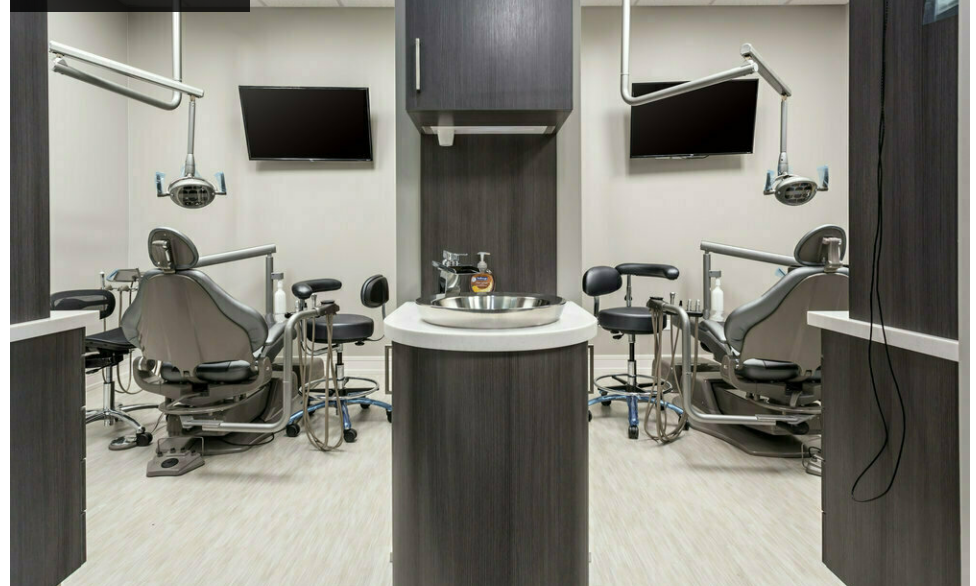
RANDY KOTWICA

630.572.5613 | RKotwica@edgemarkllc.com

Suite 107 - Exterior



Suite 107 - Interior



Suite 107 - Interior



SKIP ROTTICCI, CCIM

503.972.7284 | skip@macadamforbes.com

RANDY KOTWICA

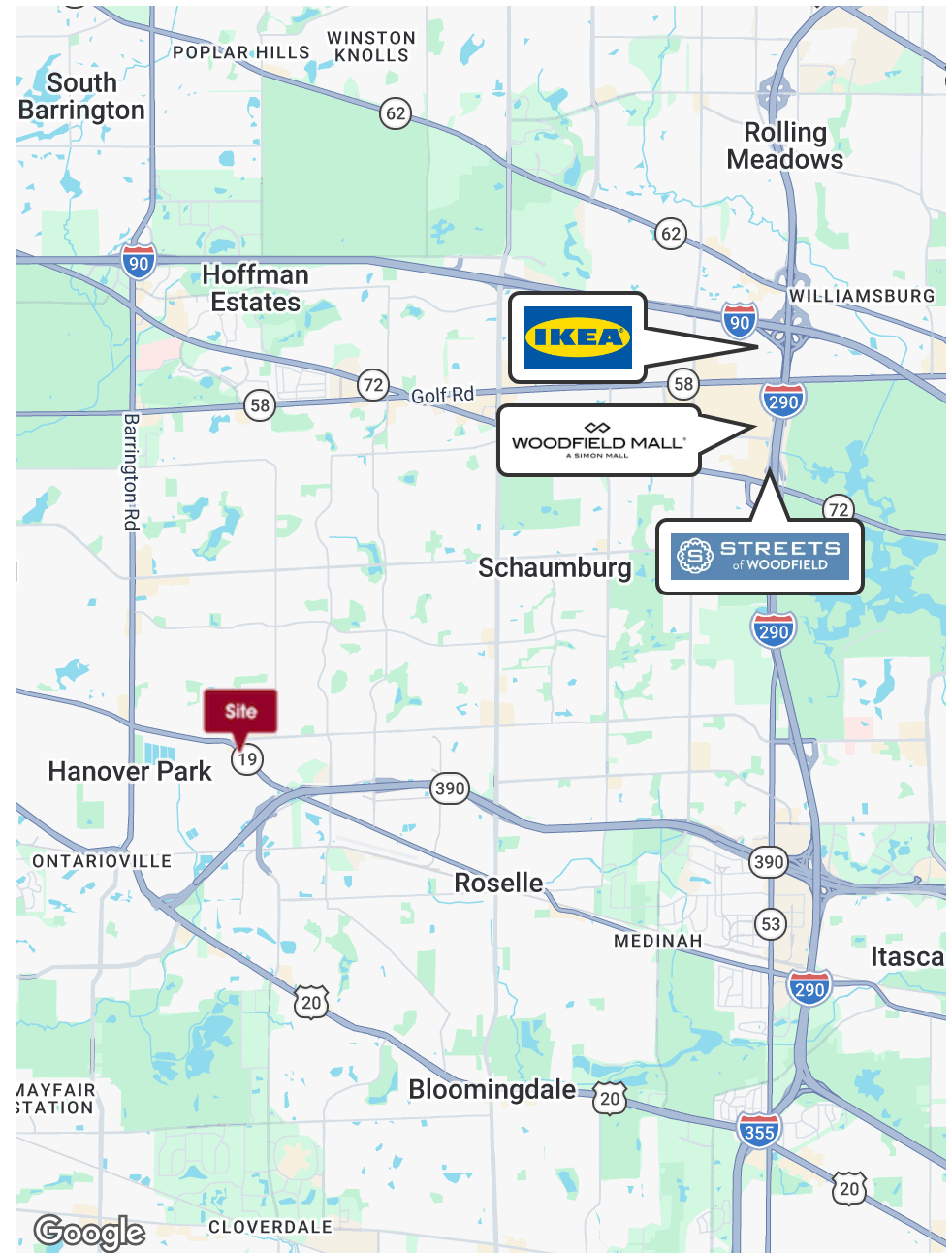
630.572.5613 | RKotwica@edgemarkllc.com



LOCATION OVERVIEW

Discover the vibrant potential of the sought-after Schaumburg location. Nestled in the vibrant heart of the city, the area offers unmatched visibility and convenient access to a diverse demographic of residents and tourists. Surrounded by popular shopping and dining destinations, such as Woodfield Mall, IKEA, and Streets of Woodfield, the location presents an exceptional opportunity for neighborhood retail investors. With its strong economic growth and strategic positioning near major highways, Georgetown Square is approximately 1/2 mile to the I-390 interchange and public transportation, making the area primed for success. Embrace the thriving energy and limitless possibilities of this remarkable Schaumburg neighborhood.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,642	127,754	277,789
Average Age	39.7	39.4	40.7
Average Age (Male)	37.9	38.7	40.1
Average Age (Female)	40.0	40.2	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,018	44,896	101,640
Average HH Income	\$102,968	\$115,407	\$123,417



SKIP ROTTICCI, CCIM

503.972.7284 | skip@macadamforbes.com

RANDY KOTWICA

630.572.5613 | RKotwica@edgemarkllc.com