

SALE

840 W Bartlett Rd

840 W BARTLETT RD

Bartlett, IL 60103

PRESENTED BY:

JEFF CADWALLADER
Advisor

C: 630.254.4734
jeff.cadwallader@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JEFF CADWALLADER

Advisor

C: 630.254.4734

jeff.cadwallader@svn.com

840 W BARTLETT RD | Bartlett, IL 60103



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$855,000
BUILDING SIZE:	5,100 SF
AVAILABLE SF:	2,550
PRICE / SF:	\$167.65
CAP RATE:	7.54%
NOI:	\$64,498
YEAR BUILT:	1989
ZONING:	OR
MARKET:	Chicago - Northwest Suburban
SUBMARKET:	Far Northwest
APN:	06341000180000

JEFF CADWALLADER

Advisor
C: 630.254.4734
jeff.cadwallader@svn.com

840 W BARTLETT RD | Bartlett, IL 60103

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

PROPERTY OVERVIEW

840 W Bartlett Road is a fully occupied, three-tenant professional office building just off IL Route 59 in Bartlett where first-floor tenants - a dental practice and a professional office user on fresh three-year leases - generate \$59,550 annually, more than covering the building’s current operating expenses. The seller occupies the second floor and will leaseback at market rate for an investor or vacate for an owner-user who wants a professional home base with prominent Bartlett Road signage, dedicated suite entrances, and a private parking lot.

LOCATION OVERVIEW

Located in the Far Northwest Submarket of Bartlett, Illinois, at 840 W Bartlett Rd. The property is situated in Cook County, offering convenient access to major transportation routes. It is a 20-minute walk to Bartlett Station and an 8-minute drive to Hanover Park Station, providing excellent commuter rail connectivity. Chicago O’Hare International Airport is a 35-minute drive, while Chicago Midway International Airport is 50 minutes away. The area is car-dependent with a Walk Score of 40, and the property features ample parking with surface and covered spaces available. Nearby traffic volume includes 41,866 vehicles on W Bartlett Rd (2023).



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 5,100 SF | Two identical floors of 2,550 SF each
- 3 suites, each with a dedicated entrance
- Prominent signage on W Bartlett Road
- Private dedicated off-street parking lot
- Close proximity to IL Rt 59
- Owner/user with income or investment



JEFF CADWALLADER

Advisor

C: 630.254.4734

jeff.cadwallader@svn.com

840 W BARTLETT RD | Bartlett, IL 60103

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



JEFF CADWALLADER

Advisor

C: 630.254.4734

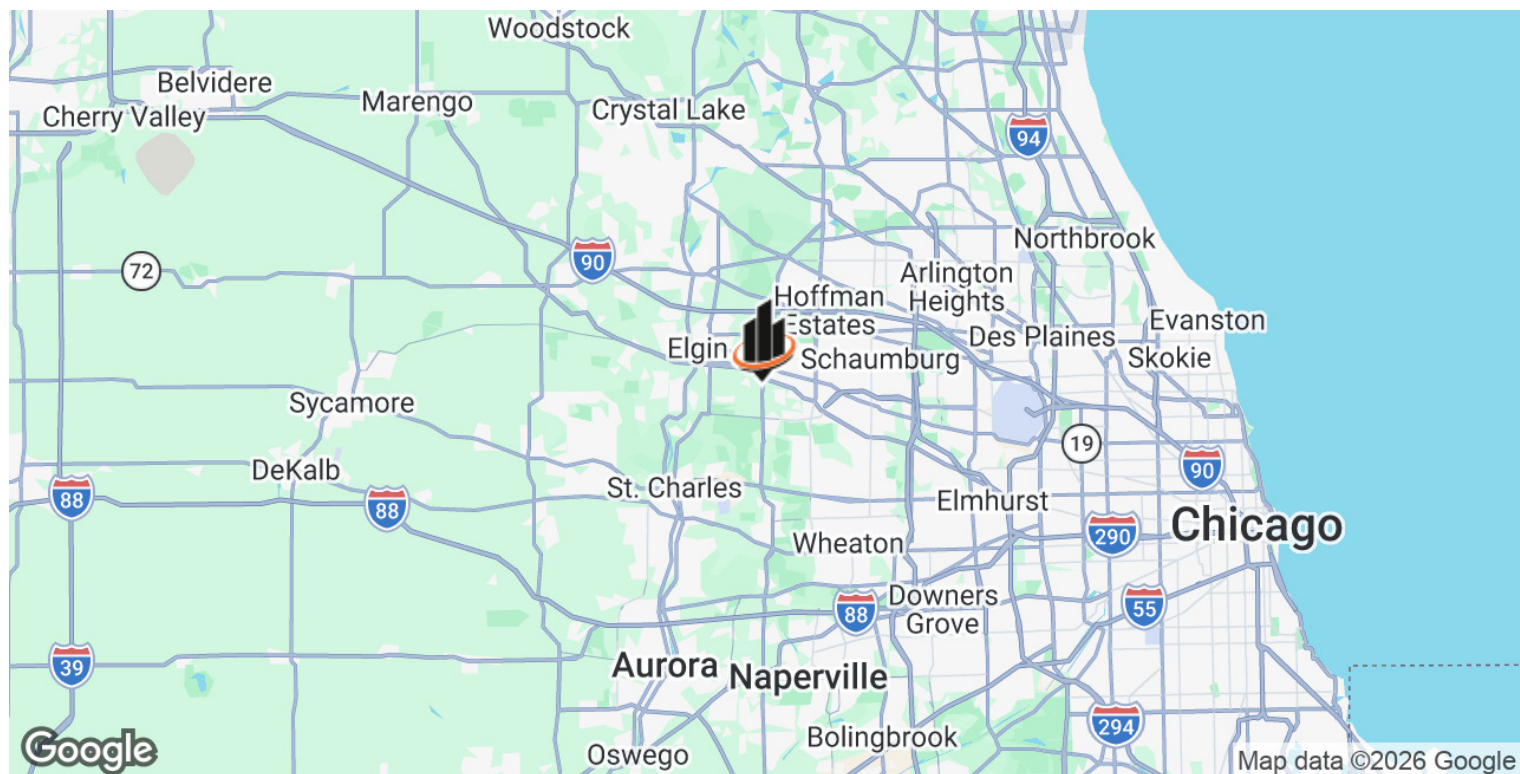
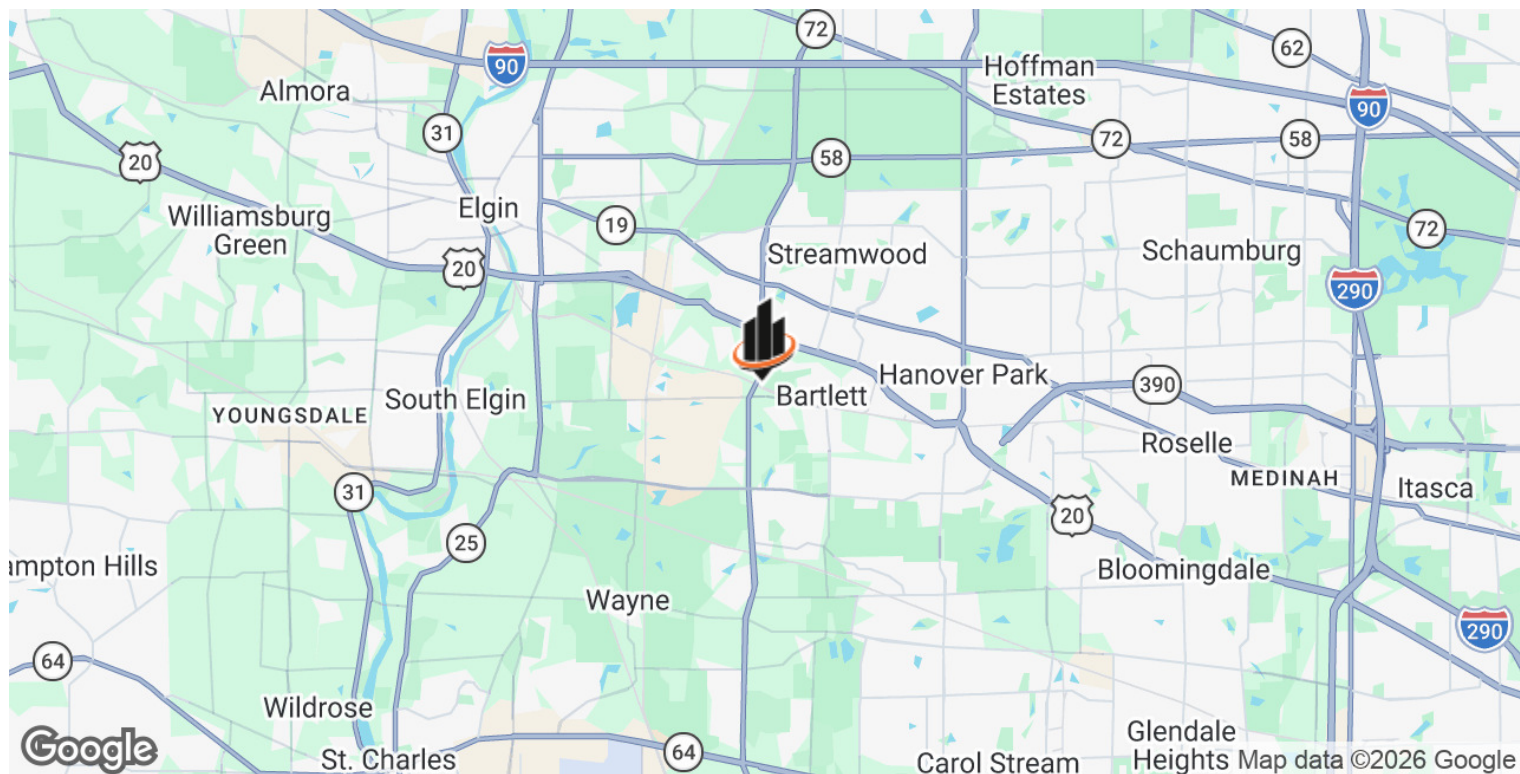
jeff.cadwallader@svn.com

840 W BARTLETT RD | Bartlett, IL 60103

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



REGIONAL MAP



JEFF CADWALLADER

Advisor

C: 630.254.4734

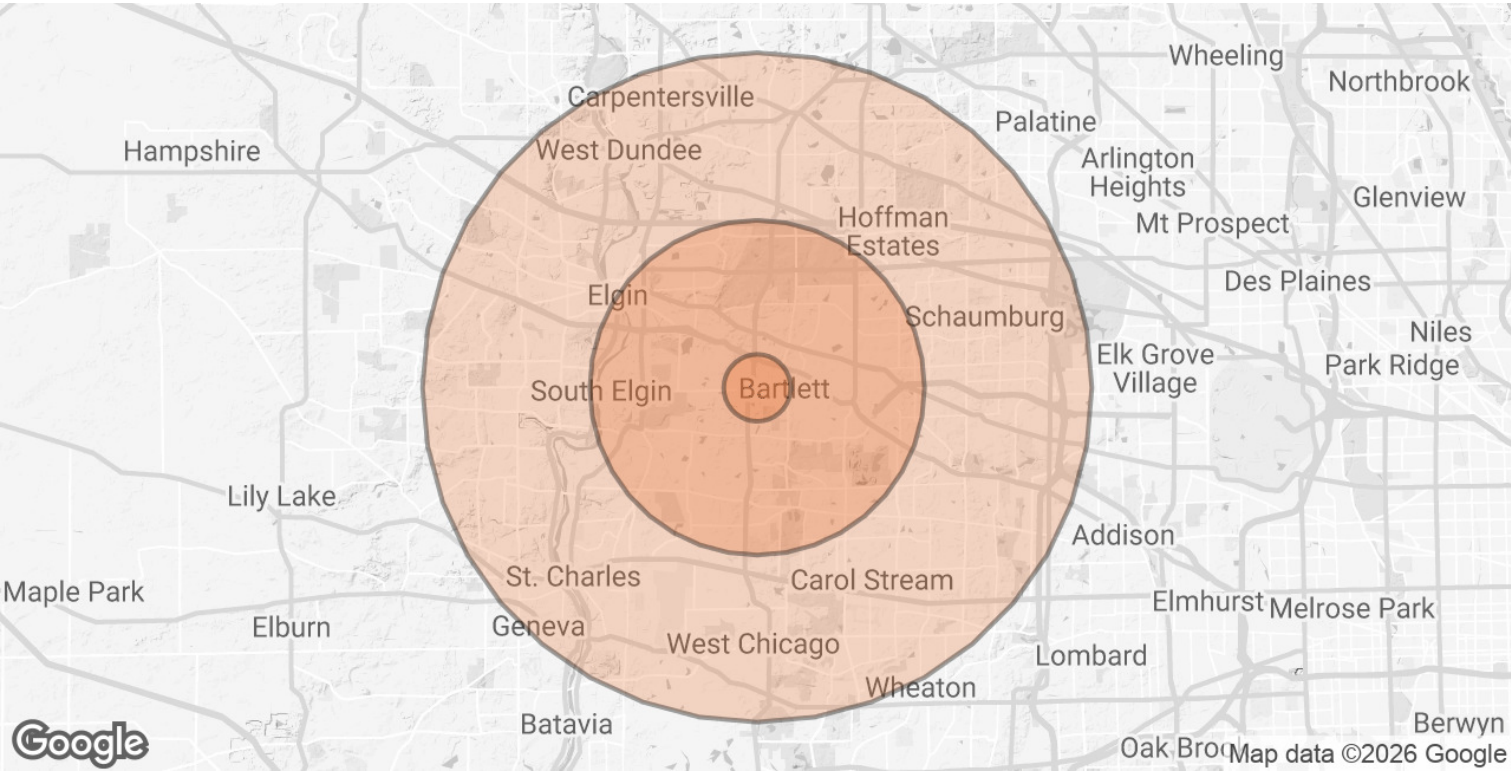
jeff.cadwallader@svn.com

840 W BARTLETT RD | Bartlett, IL 60103



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,639	210,478	696,793
AVERAGE AGE	44	40	40
AVERAGE AGE (MALE)	42	39	40
AVERAGE AGE (FEMALE)	46	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,950	72,378	248,627
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$130,671	\$123,345	\$131,043
AVERAGE HOUSE VALUE	\$392,196	\$320,902	\$364,791

2020 American Community Survey (ACS)

JEFF CADWALLADER

Advisor
C: 630.254.4734
jeff.cadwallader@svn.com

840 W BARTLETT RD | Bartlett, IL 60103



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.