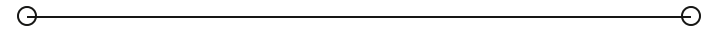


**SALE / LEASE**

# Elite Auto Spa

**1215 RAND ROAD**

Des Plaines, IL 60016



**PRESENTED BY:**

**DIONE DURHAM**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,800,000
<b>LEASE RATE:</b>	\$18.79 SF/yr (NNN)
<b>LOT SIZE:</b>	0.65 Acres
<b>BUILDING SIZE:</b>	8,649 SF

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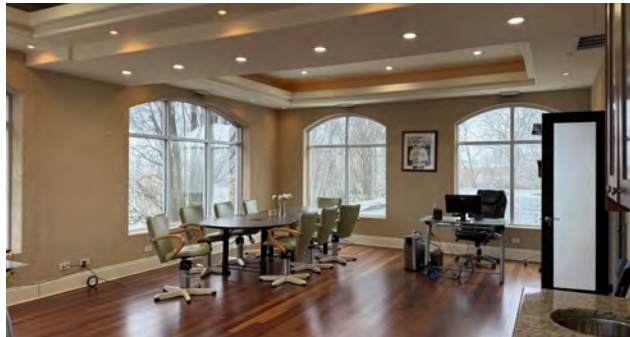
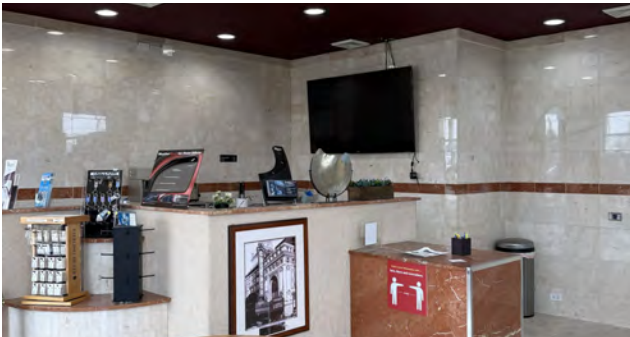


## PROPERTY HIGHLIGHTS

- Express Tunnel Wash with Full-Service Retail (Tunnel 90 feet)
- Zoned M-2 and Renovated in 2018
- 0.13 miles from ComEd Substation
- Hand Car Wash with 4 detail bays
- 22,800 Vehicles Per Day
- 3,016 SF lower-level garage with Drive-in Access and an exterior door
- Custom Car Wash Chemical System
- High-quality finished lobby and offices on Mezzanine level
- Potential for multiple streams of income

**SVN | CHICAGO COMMERCIAL** 2

## ADDITIONAL PHOTOS



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## LOCATION MAP



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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,099	135,795	309,513
AVERAGE AGE	45	43	43
AVERAGE AGE (MALE)	43	42	42
AVERAGE AGE (FEMALE)	47	45	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,499	52,340	119,137
PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$103,988	\$119,968	\$132,411
AVERAGE HOUSE VALUE	\$343,205	\$384,987	\$440,693
PER CAPITA INCOME	\$47,267	\$46,141	\$50,927

Demographics data derived from AlphaMap

DEMOGRAPHICS	DES PLAINES IL
TOTAL POPULATION / DAYTIME POPULATION	60,697 / 80,000
VEHICLE COUNT PER HOUSHOLD	2
VEHICLE TRAFFIC ON RAND ROAD	22,800 Vehicles Per Day
COMMUTING	69.7% Drive Alone

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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.

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