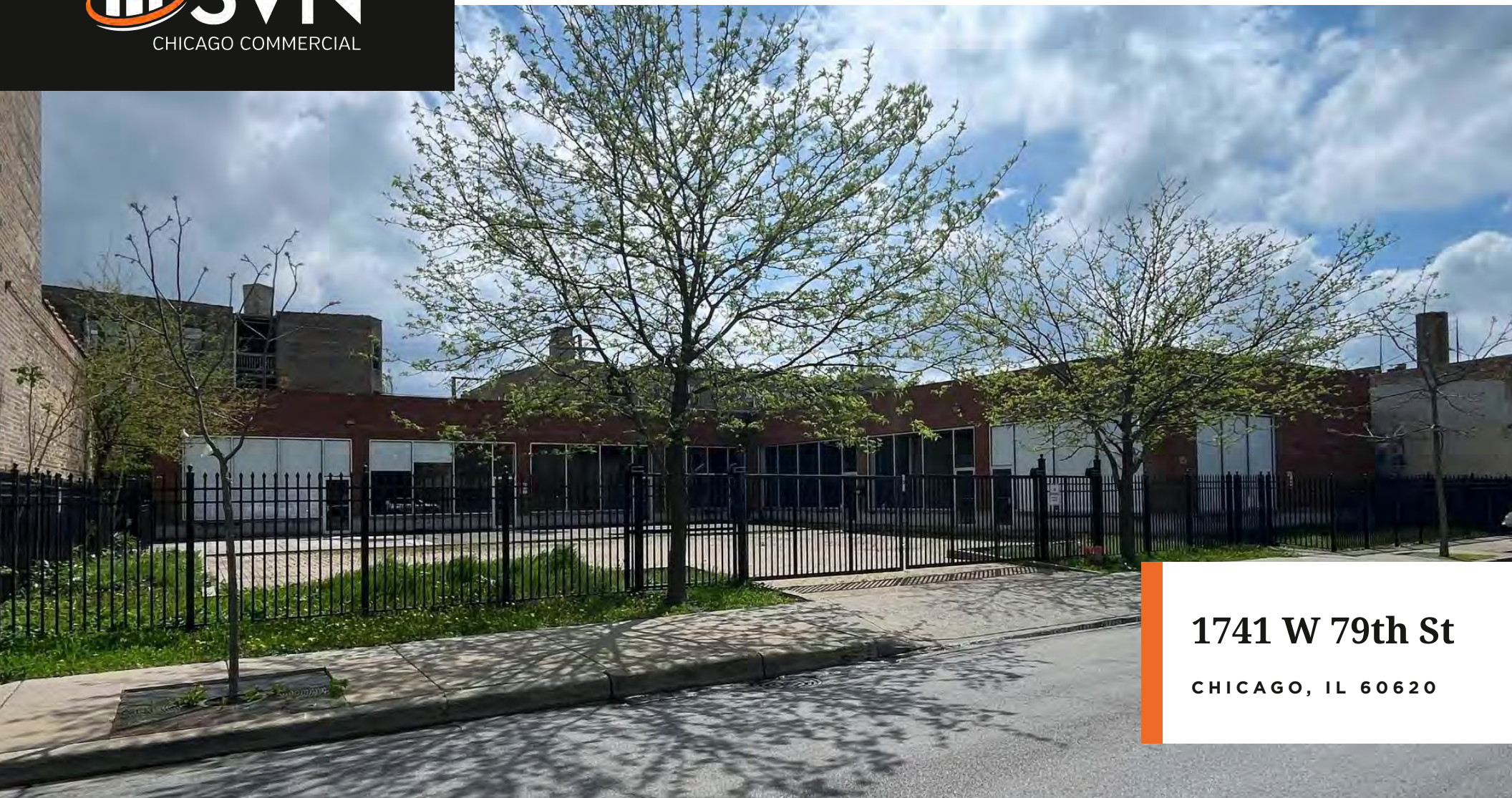




Sales Offering Memorandum



1741 W 79th St

CHICAGO, IL 60620

PROPERTY SUMMARY

1741 W 79TH ST

CHICAGO, IL 60620

OFFERING SUMMARY

SALE PRICE:	\$599,000
PRICE / SF:	\$79.65
NUMBER OF UNITS:	5
BUILDING SIZE:	7,520 SF
LOT SIZE:	15,620 SF
ZONING:	B1-1



A.I. altered image
for marketing purposes

PROPERTY SUMMARY

7,056 SF 5-Unit Retail Center with parking along W 79th Street. The building's exterior features a gated parking lot with 10 spaces, with the ability to add more. The property's interior features an open floor plan, allowing units to be conjoined depending on the usage.

PROPERTY HIGHLIGHTS

- *Single or Multi-Tenant Use*
- *2015 Construction*
- *Open Floor Plan*
- *Gated Lot*
- *On-Site Parking*
- *Owner/User or Investor Opportunity*



Gated Lot



On Site Parking



2015 Construction

PROPERTY DETAILS

SALE PRICE	\$599,000
PRICE / SF	\$79.65
LOCATION INFORMATION	
STREET ADDRESS	1741 W 79th St
CITY, STATE, ZIP	Chicago, IL 60620
COUNTY	Cook
BUILDING INFORMATION	
BUILDING SIZE	7,520 SF
OCCUPANCY %	0.0%
TENANCY	Multiple
YEAR BUILT	2015
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION	
PROPERTY TYPE	Retail
ZONING	B1-1
LOT SIZE	15,620 SF
APN #	20-31-204-003-0000 / 004 /005 /006
PARKING & TRANSPORTATION	
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	10
TAXES & VALUATION	
TAXES (2024)	\$59,887.46
TAXES PER SF	\$7.96

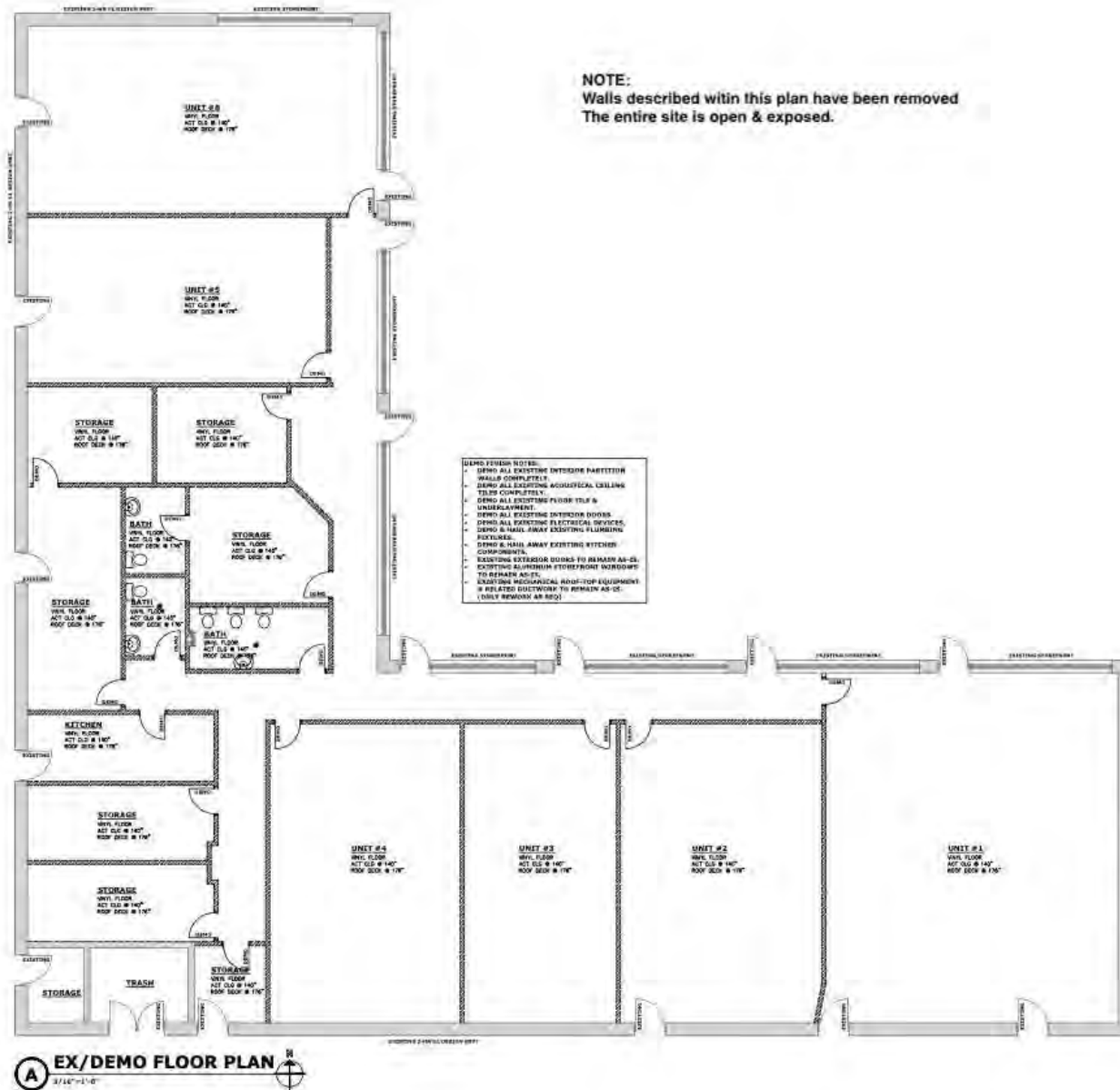
SITE PLAN



1 EX SITE PLAN
3/32" = 1'-0"

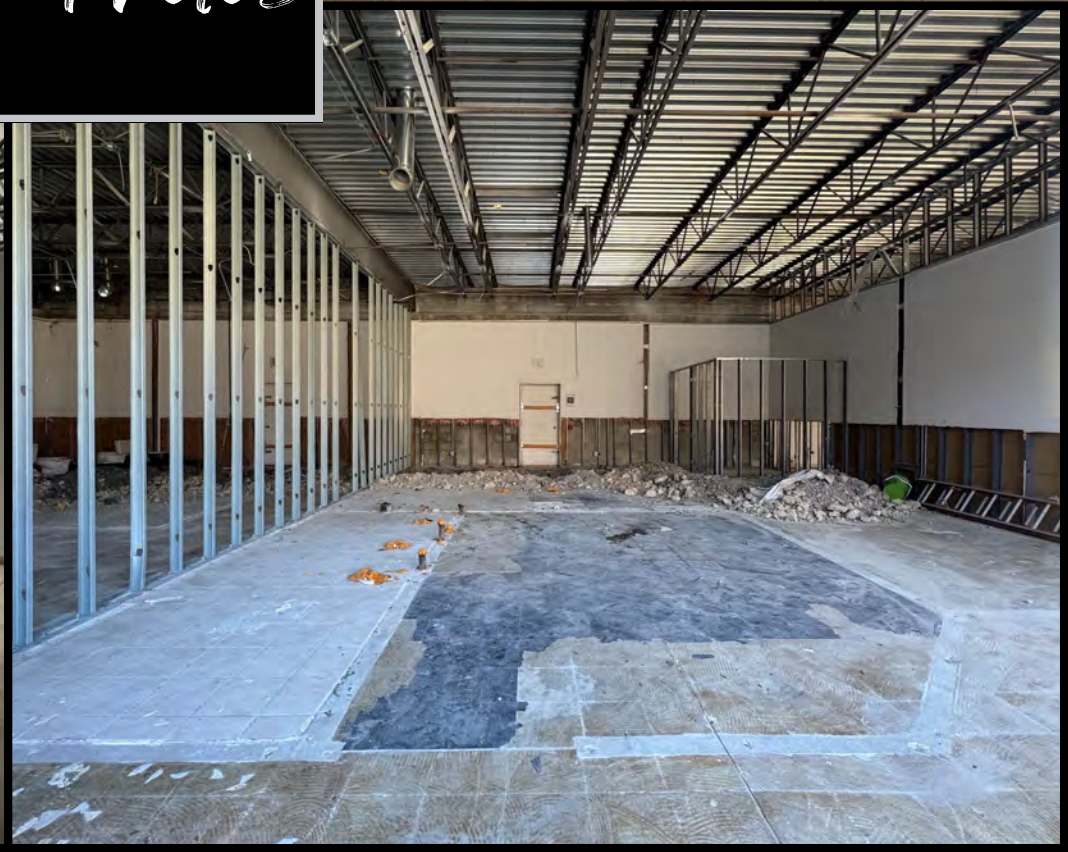
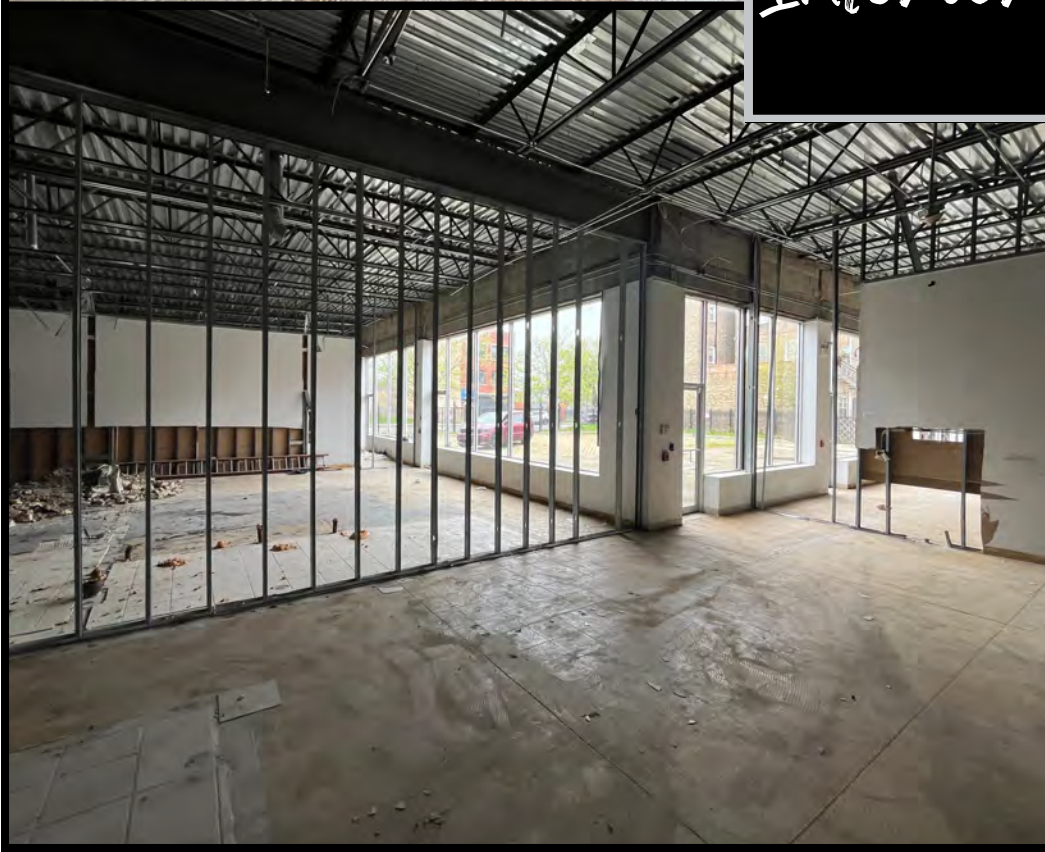


FLOOR PLANS

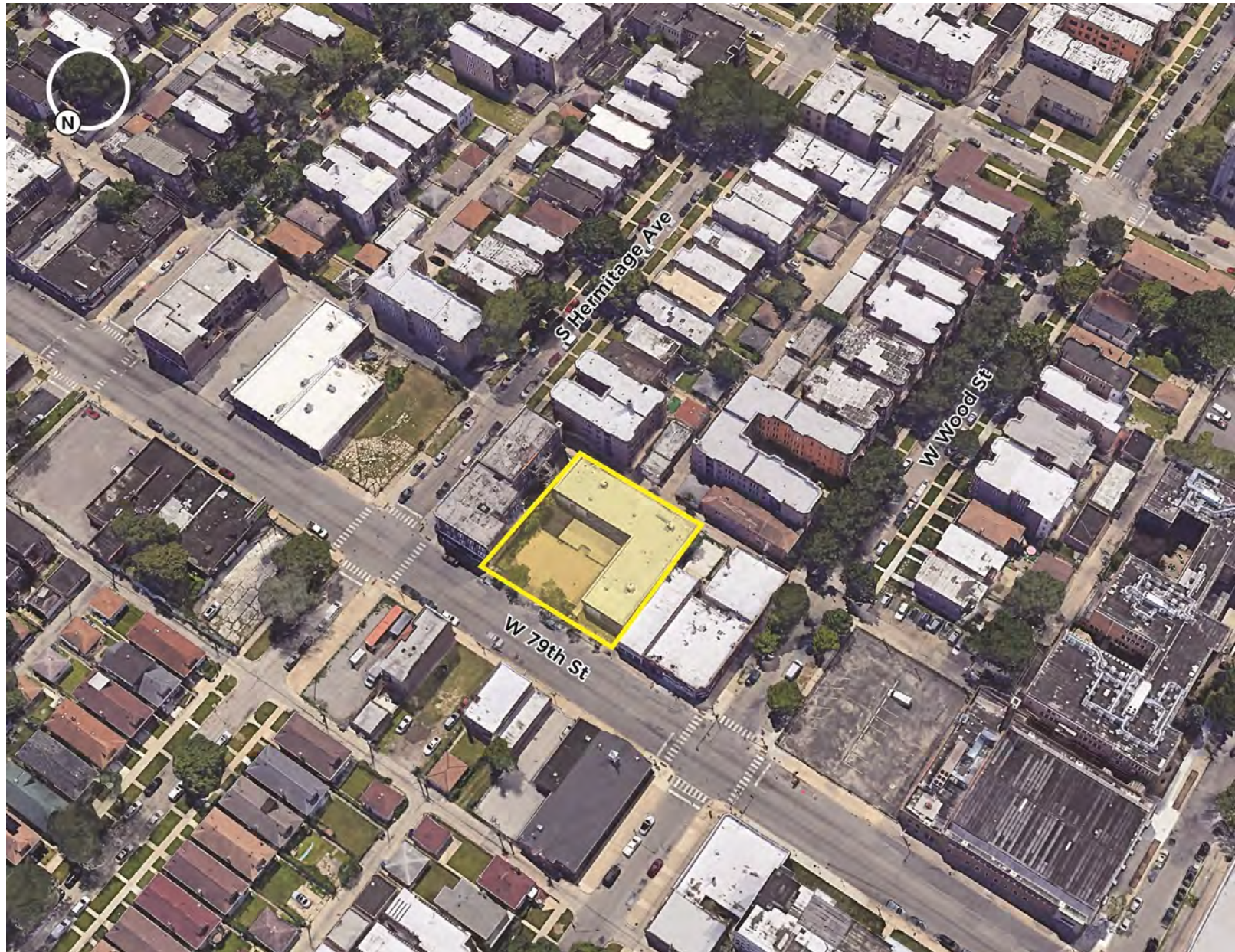




Interior Photos



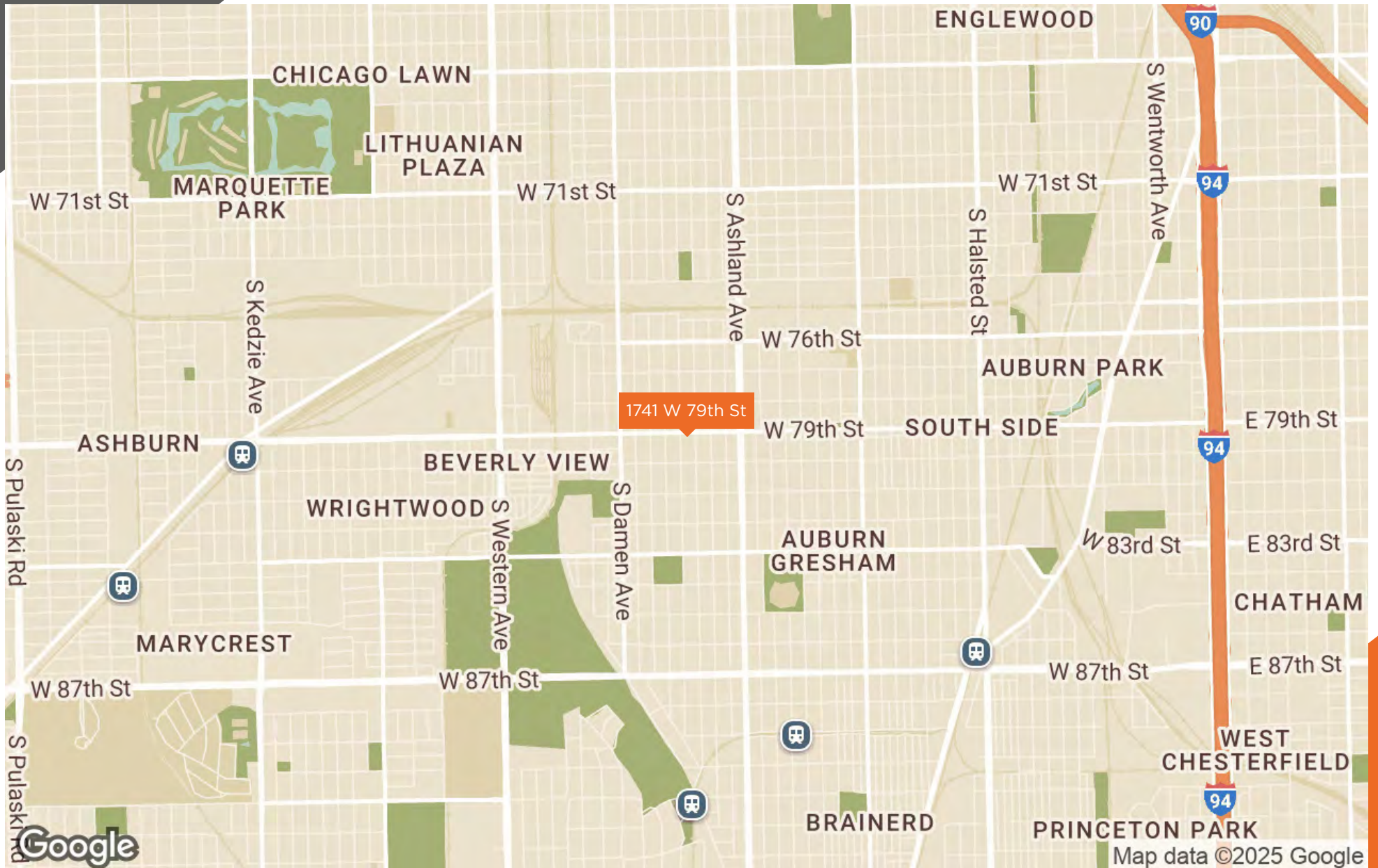
BIRDSEYE MAP



RETAILER MAP



REGIONAL MAP

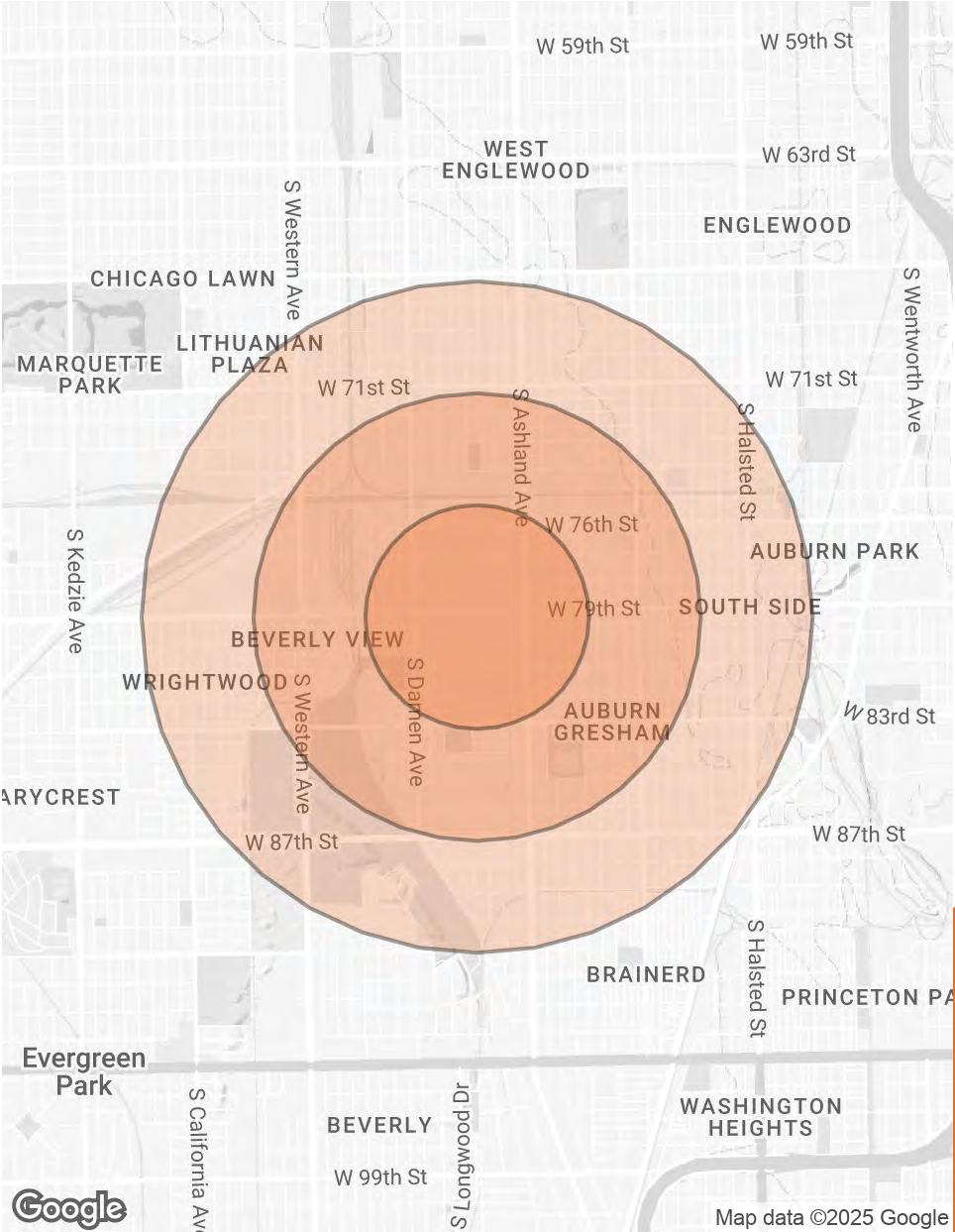


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,645	33,433	72,269
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	43	44	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,757	13,377	28,080
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$62,579	\$65,712	\$65,857
AVERAGE HOUSE VALUE	\$187,204	\$202,219	\$212,254

Demographics data derived from AlphaMap



MEET THE TEAM



Samuel Silveira

O: 312.414.0602

samuel.silveira@svn.com



Paul Cawthon

O: 312.676.1878

paul.cawthon@svn.com



Angelo Labriola

O: 312.676.1870

angelo.labriola@svn.com



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940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://SVNCHICAGO.COM)