

FOR SALE BISHOP PLAZA

1400-1424 W 47TH ST | CHICAGO IL 60609
4626-4644 S BISHOP ST | CHICAGO IL 60609



MATANKY
REALTY GROUP

JAMES E. MATANKY

CEO

JMATANKY@MATANKY.COM | 312.337.1001

TERRI COX

SENIOR VP OF SALES

TCOX@MATANKY.COM | 312.337.1001



JAMES E. MATANKY

CEO

MATANKY REALTY GROUP

P: 312-337-1001

E: JMATANKY@MATANKY.COM



TERRI COX

SENIOR VP OF SALES

MATANKY REALTY GROUP

P: 312-337-1001

E: TCOX@MATANKY.COM

DISCLAIMER

This Offering Memorandum (the "Memorandum") has been prepared by Matanky Realty Group ("Broker") on behalf of the seller solely to provide preliminary information and is not intended to contain all the data required to evaluate a purchase. The information herein has been obtained from sources Broker believes to be reliable; however, its accuracy, completeness, and adequacy have not been independently verified, and no warranty or representation, express or implied, is made as to its accuracy or completeness. The Memorandum is subject to errors, omissions, prior sale, withdrawal from the market, or change without notice. Nothing contained herein should be construed as a promise, recommendation, or representation regarding the past, present, or future performance of the property. Recipients must conduct their own investigations, projections, and analyses and should consult qualified legal, tax, environmental, and other advisors— including but not limited to ADA compliance reviews and environmental assessments—before making any investment decision. By accepting this Memorandum, the recipient agrees that neither Broker nor its employees or agents shall be liable for the use of the information or for any inaccuracies or omissions. This Memorandum is the sole property of Broker and is furnished on the condition that it shall be used only by the party to whom it is delivered for the purpose of evaluating the proposed transaction. It may not be copied, reproduced, distributed, or disclosed to any other person without Broker's prior written consent and must be returned to Broker upon request. No broker, finder, or other party is entitled to any commission or fee in connection with the sale of the property unless such entitlement is covered by a separate, written agreement with Broker. All rights reserved. Unauthorized use or disclosure of this Memorandum may result in liability for damages.

TABLE OF CONTENTS

PROPERTY PHOTOS	4
BISHOP PLAZA RETAILERS	5
PROPERTY HIGHLIGHTS	6
OFFERING SUMMARY	7
SITE PLAN	8
FINANCIAL OVERVIEW	9
RENT ROLL	10
FINANCIALS	11
TENANT OVERVIEW	12
TENANT PROFILES	13
LOCATION OVERVIEW	20
NEARBY RETAILERS MAP	22
CONTACT	23







BISHOP PLAZA RETAILERS



BISHOP PLAZA

PROPERTY HIGHLIGHTS

- 96% LEASED, 76,075 SF RETAIL AND MEDICAL CENTER IN A FEDERAL OPPORTUNITY ZONE
- NEW ANCHORS CSL PLASMA 15 YEAR (2024) AND BURLINGTON 10 YEAR (2025), PLUS NATIONAL NET-LEASE TENANTS USPS ('1994), AMERICA'S BEST ('1994), LITTLE CAESARS ('1994), UI HEALTH ('1994), AND MORE
- PRIME INFILL LOCATION: 13,300 VPD ON 47TH STREET, WALK SCORE 78, CTA ROUTE 47 BUS STOP AT THE CURB, RED /GREEN/ ORANGE CTA LINES NEARBY, DIRECT ACCESS TO I-90/94 AND I-55, AND 311,000 RESIDENTS WITHIN THREE MILES
- ROOF AND PARKING LOT UPGRADES FROM 2023 TO 2024; BELOW-MARKET RENTS AND ABOUT 3,000 SF VACANCY OFFER VALUE-ADD UPSIDE WHILE CURRENT CASH FLOW AND TENANT MIX PROVIDE LONG-TERM STABILITY

PROPERTY SUMMARY

ASKING PRICE	INQUIRE
ADDRESS	1400 W 47TH ST, CHICAGO, IL 60609
COUNTY	Cook
YEAR BUILT	1983 (ADDITIONS & RENOVATION 2005; RENOVATION 2023-25)
BUILDING SIZE	76,075 SF
LOT SIZE	4.63 AC
IN-PLACE NOI	\$901,670.31
ZONING	PD 875
OCCUPANCY	96%
WALKABILITY SCORE	78/100

BISHOP PLAZA

THE OPPORTUNITY

BISHOP PLAZA IS A WELL-MAINTAINED, INSTITUTIONAL-QUALITY COMMUNITY SHOPPING CENTER LOCATED IN A HIGH-TRAFFIC, DENSELY POPULATED CORRIDOR. RECENT CAPITAL IMPROVEMENTS, INCLUDING A NEW ROOF OVER BURLINGTON AND CSL, ALONG WITH AN UPGRADED PARKING LOT, SUPPORT A STRONG NATIONAL TENANT MIX, PROVIDING IMMEDIATE CASH FLOW WITH MINIMAL CAPITAL NEEDS.

SEVERAL SUITES ARE LEASED BELOW MARKET, CREATING RENT GROWTH POTENTIAL THROUGH RENEWALS OR RE-TENANTING. THE EXPANSIVE PARKING FIELD AND CORNER VISIBILITY ALLOW ADDITIONAL INCOME STREAMS SUCH AS EV CHARGING OR SMALL FORMAT PADS. WITH LONG TERM ANCHORS IN PLACE AND ROBUST CONSUMER DEMAND, BISHOP PLAZA IS POSITIONED FOR DURABLE PERFORMANCE AND FUTURE NOI GROWTH.

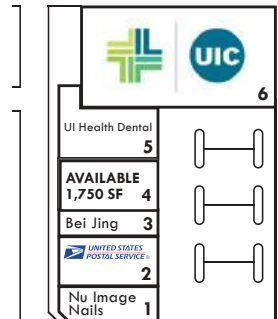
THE TENANT ROSTER BLENDS DAILY NEEDS RETAIL, MEDICAL, AND SERVICE USES. NATIONAL BRANDS SUCH AS USPS, BURLINGTON, CSL PLASMA, AMERICA'S BEST, LITTLE CAESARS, AND UNIVERSITY OF ILLINOIS HEALTH OCCUPY THE MAJORITY OF GLA UNDER NET LEASES WITH STAGGERED EXPIRATIONS THAT ENSURE PREDICTABLE INCOME. LOCAL FAVORITES LIKE BEI JING CHINESE AND NU IMAGE NAILS COMPLEMENT THE MIX AND DRIVE CONSISTENT TRAFFIC AND COMMUNITY LOYALTY.



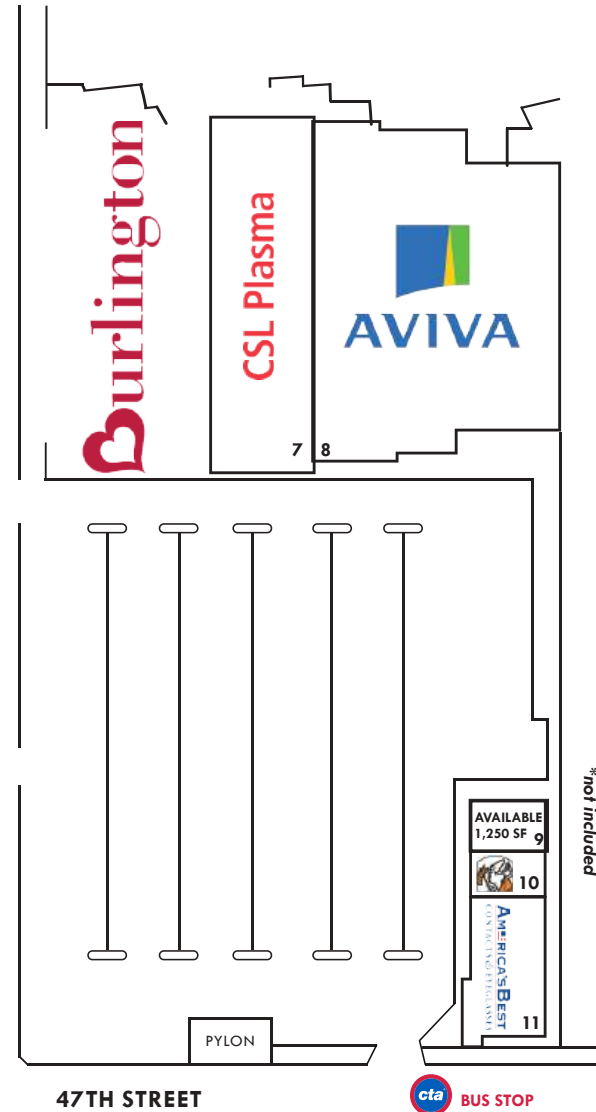
TENANTS



#	SF	TENANT
1400	3,750	AMERICA'S BEST
1406	1,250	LITTLE CAESAR'S
1408	1,250	VACANT
1914	24,025	AVIVA WHOLESAL
1918	13,014	CSL PLASMA
1924	19,292	BURLINGTON
4630	6,000	UI HEALTH MILE SQUARE
4634	2,379	UI HEALTH DENTAL
4638	1,750	VACANT
4640	1,175	BEI JING CHINESE
4642	1,210	US POSTAL SERVICE
4644	980	NU IMAGE NAILS



BISHOP STREET



FINANCIAL OVERVIEW

IN-PLACE RENT ROLL - 1424 W 47TH ST

SUITE	TENANT	SQUARE FEET	SF%	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	RENT SF/YR
1400	AMERICA'S BEST	3,750 SF	4.93%	3/21/2007	9/30/2027	\$10,312.20	\$123,750.00	\$33 SF/YR
1406	LITTLE CAESER'S	1,250 SF	1.64%	8/1/2007	7/31/2027	\$3,250.00	\$39,000.00	\$31.20 SF/YR
1408	VACANT	1,250 SF	1.64%					
1414	AVIVA WHOLESALE	24,025 SF	31.58%	1/1/2021	6/30/2031	\$13,155.00	\$157,860.00	\$6.57 SF/YR
1418	CSL PLASMA	13,014 SF	17.11%	2/20/2024	2/28/2039	\$14,131.03	\$169,572.36	\$13.03 SF/YR
1424	BURLINGTON	19,292 SF	25.36%	2/15/2025	7/31/2034	\$14,502.00	\$174,024.00	\$9.02 SF/YR
4630	MILE SQUARE CLINIC	6,000 SF	7.89%	11/1/2007	10/31/2028	\$11,583.33	\$139,000.00	\$23.17 SF/YR
4634	UI HEALTH - DENTAL	2,379 SF	3.13%	1/1/2023	10/31/2027	\$3,517.00	\$42,204.00	\$17.74 SF/YR
4638	VACANT	1,750 SF	2.30%					
4540	BEI JING CHINESE	1,175 SF	1.54%	11/1/2010	10/31/2028	\$2,414.00	\$28,968.00	\$24.65 SF/YR
4642	US POSTAL SERVICE	1,210 SF	1.59%	10/1/1994	9/30/2029	\$2,614.58	\$31,374.96	\$25.93 SF/YR
4644	NU IMAGE NAILS	980 SF	1.29%	11/1/2007	6/30/2031	\$2,409.61	\$28,915.32	\$29.51 SF/YR

TOTALS

SQUARE FEET	VACANT	OCCUPIED	ANNUAL RENT	REIMBURSEMENT
76,075 SF	3,000 SF	73,075 SF	\$923,961.87	\$822,268.73
	4%	96%		

CASH FLOW - 2026

BASE RENT	CURRENT	PER SF
BASE RENT	\$923,961.87	\$12.15
EXPENSE REIMBURSEMENTS		
REAL ESTATE TAXES	\$543,367.03	\$7.14
INSURANCE	\$32,213.44	\$0.42
CAM	\$187,066.64	\$2.46
MANAGEMENT/ADMINISTRATIVE FEE	\$59,621.62	\$0.78
TOTAL EXPENSE REIMBURSEMENTS	\$822,268.73	\$10.81
GROSS POTENTIAL INCOME	\$1,746,230.60	\$22.95
EFFECTIVE GROSS INCOME	\$1,746,230.60	\$22.95
EXPENSES		
REAL ESTATE TAXES	\$551,488.21	\$7.25
INSURANCE	\$36,624.74	\$0.48
CAM	\$207,007.34	\$2.72
MANAGEMENT FEE	\$49,440.00	\$0.65
TOTAL EXPENSES	\$844,560.29	\$11.10
NET OPERATING INCOME	\$901,670.31	\$11.85



TENANT PROFILES



UNIVERSITY OF ILLINOIS HEALTH WAS FOUNDED IN 1967 AND IS AMONG THE NATION'S FIRST PUBLICLY RUN FEDERALLY QUALIFIED HEALTH CENTERS. IT'S 11 CLINICS ACROSS CHICAGO'S WEST AND SOUTH SIDES, CICERO, AND ROCKFORD HANDLED MORE THAN 150,000 VISITS IN 2024 WHILE TRAINING UIC PHYSICIANS, NURSES, PHARMACISTS, AND OTHER PROFESSIONALS. BACKED BY UI HEALTH AND THE CITY'S DEPARTMENT OF PUBLIC HEALTH, UI HEALTH DELIVERS VITAL PRIMARY CARE TO NEIGHBORHOODS, GENERATING STEADY DEMAND AND SUBSTANTIAL COMMUNITY GOODWILL.



11
CLINICS



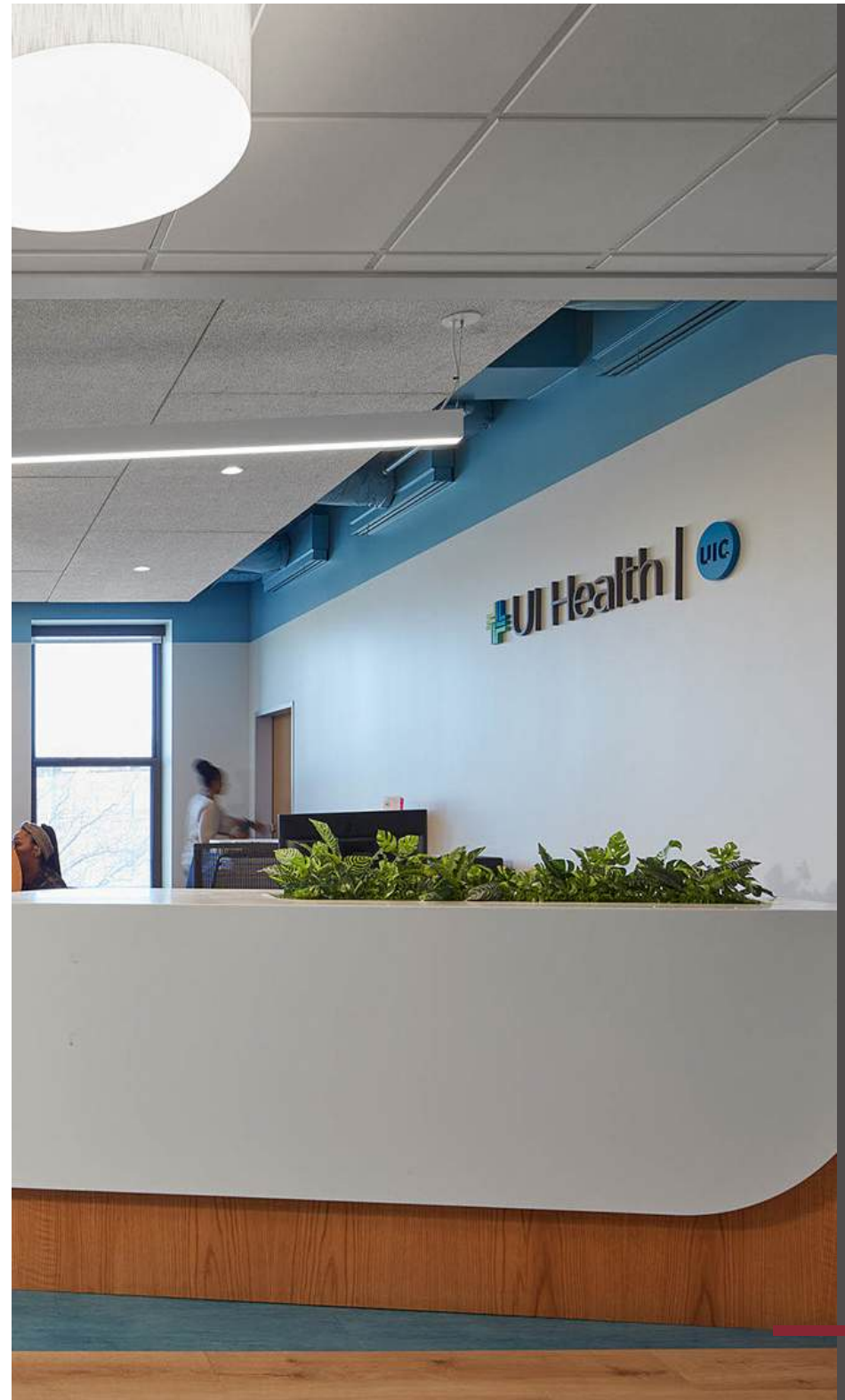
REGIONAL
TENANT



FEDERALLY QUALIFIED
HEALTH CENTERS



58 YEARS
OF EXPERIENCE



TENANT PROFILE



THE UNITED STATES POSTAL SERVICE, AN INDEPENDENT FEDERAL AGENCY HEADQUARTERED IN WASHINGTON, DC, REACHES EVERY ONE OF THE NATION'S 169 MILLION DELIVERY POINTS THROUGH ROUGHLY 33,780 POST OFFICES AND A WORKFORCE OF MORE THAN 630,000, GENERATING ABOUT \$79.5 BILLION IN OPERATING REVENUE FOR FISCAL 2024. THE ORGANIZATION IS MODERNIZING WITH INITIATIVES SUCH AS ITS LABEL BROKER PROGRAM, WHICH LETS CUSTOMERS PRINT PREPAID SHIPPING LABELS IN STORE, FURTHER REINFORCING USPS'S UNMATCHED LAST-MILE DELIVERY INFRASTRUCTURE.



**NATIONAL
TENANT**



**\$79.5 BILLION
IN REVENUE**



**630,000+
EMPLOYEES**



**33,904
LOCATIONS**



TENANT PROFILE



LITTLE CAESARS, A PRIVATELY HELD DETROIT BRAND FOUNDED IN 1959, HAS CLIMBED TO THE WORLD'S THIRD-LARGEST QUICK-SERVICE PIZZA CHAIN WITH ROUGHLY 4,300 U.S. RESTAURANTS AND MORE THAN 5,500 UNITS ACROSS ABOUT 30 COUNTRIES AND TERRITORIES. ITS HALLMARK HOT N READY MODEL AND CONVENIENCES LIKE THE PIZZA PORTAL HELPED GENERATE AN ESTIMATED \$4.4 BILLION IN 2024 U.S. SALES, SECURE THE NO. 21 SPOT ON RESTAURANT BUSINESS MAGAZINE'S TOP 500 LIST, AND AMPLIFY NATIONAL VISIBILITY THROUGH ITS ROLE AS THE NFL'S OFFICIAL PIZZA SPONSOR.



TOP 500 CHAIN
RESTAURANT



65 YEARS OF
EXPERIENCE



28 COUNTRIES
& TERRITORIES



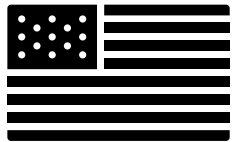
LARGEST PIZZA
CHAIN IN THE WORLD



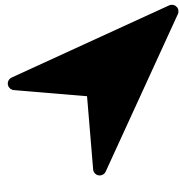
TENANT PROFILE

AMERICA'S BEST CONTACTS & EYEGLASSES

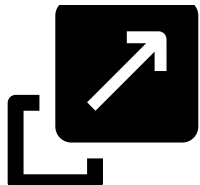
AMERICA'S BEST CONTACTS & EYEGLASSES IS A VALUE-ORIENTED OPTICAL CHAIN WITH MORE THAN 1,000 LOCATIONS IN 31 STATES WHERE CUSTOMERS CAN COMPLETE AN EXAM AND CHOOSE EYEWEAR IN A SINGLE VISIT. THE BRAND BELONGS TO NATIONAL VISION HOLDINGS, WHICH REPORTED ROUGHLY \$1.82 BILLION IN 2024 REVENUE AND OVERSEES ABOUT 1,200 OPTICAL STORES NATIONWIDE. SIGNATURE PROMOTIONS, SUCH AS TWO PAIRS OF GLASSES PLUS AN EYE EXAM FOR UNDER \$90, CONTINUE TO DRIVE STEADY, REPEAT TRAFFIC AND SOLIDIFY THE CHAIN'S REPUTATION FOR AFFORDABLE EYE CARE.



NATIONAL TENANT
31 STATES



1,000+
LOCATIONS



EXPANDING
TENANT



AFFORDABLE
VISION CARE



TENANT PROFILE

CSL Plasma

CSL PLASMA OPERATES ONE OF THE WORLD'S LARGEST PLASMA COLLECTION NETWORKS, SPANNING NEARLY 350 DONOR CENTERS IN THE UNITED STATES AND EUROPE, EMPLOYING ABOUT 17,000 PEOPLE, WITH EVERY DONATION SENT TO SISTER COMPANY CS BEHRING TO CREATE LIFE-SAVING THERAPIES FOR PATIENTS IN MORE THAN 100 COUNTRIES. SUPPORTED BY PARENT CSL LIMITED, THE VERTICALLY INTEGRATED GROUP RECORDED ROUGHLY \$14.8 BILLION IN REVENUE AND \$2.7 BILLION IN NET PROFIT FOR FISCAL 2024, DEMONSTRATING THE SCALE AND RESILIENCE THAT FUEL ITS ONGOING GLOBAL GROWTH.



LOCATED IN
31 STATES



350
CENTERS



GLOBAL
TENANT



17,000+
EMPLOYEES



TENANT PROFILE

Burlington

BURLINGTON STORES INC., FOUNDED IN BURLINGTON TOWNSHIP, NEW JERSEY, IN 1972, RUNS ABOUT 1,115 OFF-PRICE LOCATIONS ACROSS 47 STATES, AND PUERTO RICO, AND GENERATED ROUGHLY \$ 10.6 BILLION IN FISCAL 2024 REVENUE. AFTER ADDING 101 NET NEW STORES LAST YEAR AND ACQUIRING DOZENS OF FORMER BED BATH & BEYOND LEASES, THE RETAILER HAS RAISED ITS LONG-TERM AMBITION TO A TWO-THOUSAND-STORE FOOTPRINT WHILE DEEPENING COMMUNITY TIES THROUGH THE BURLINGTON STORES FOUNDATION.



NATIONAL TENANT
46 STATES



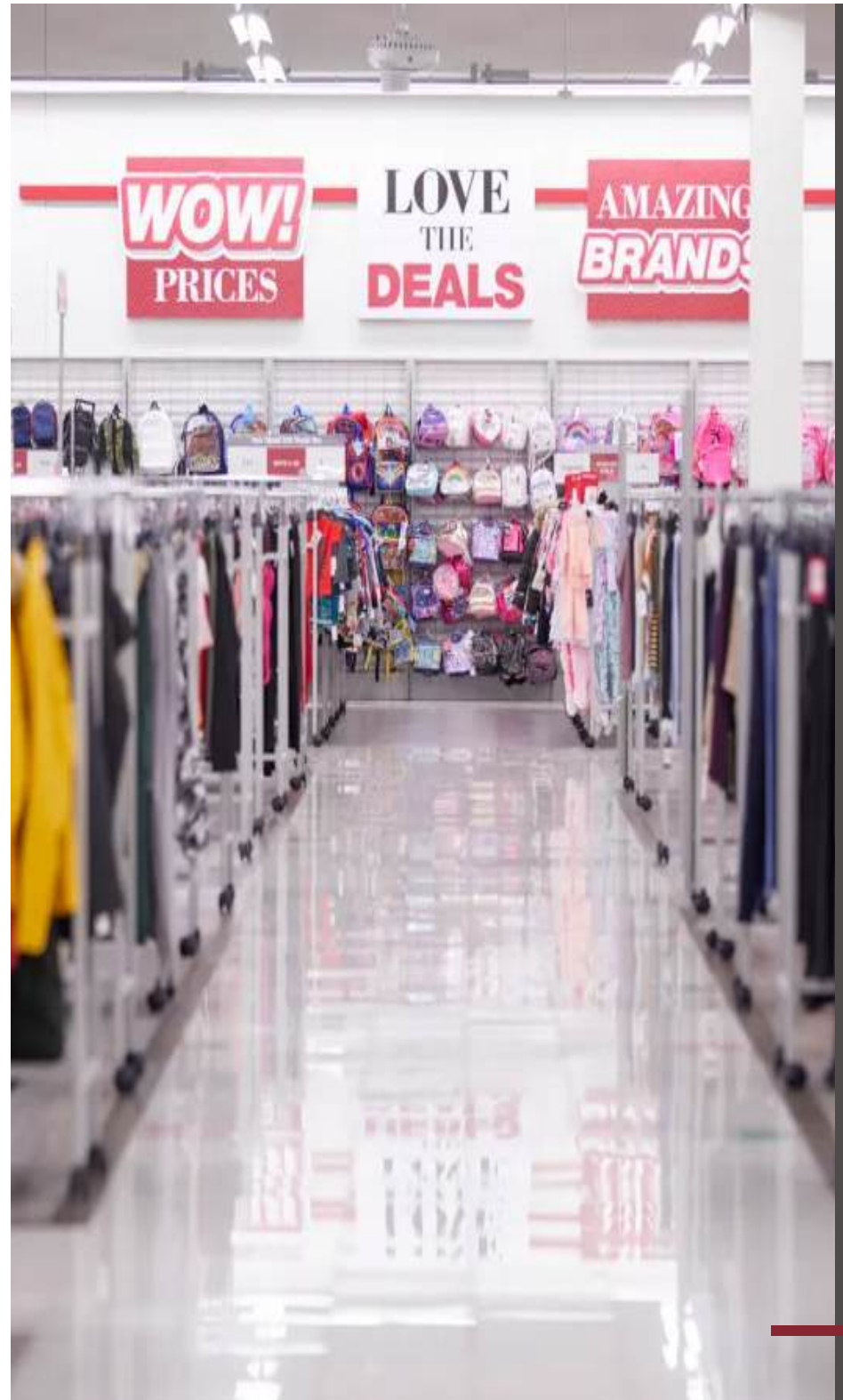
1,100
LOCATIONS



EXPANDING
TENANT



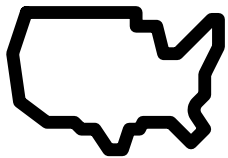
53 YEARS
OF EXPERIENCE



TENANT PROFILE



AVIVA WHOLESALE, A FAMILY-RUN COMPANY FOUNDED IN 2000, MANUFACTURES AND DISTRIBUTES BLANK APPAREL, HEAT TRANSFER VINYL, DECORATING EQUIPMENT, AND MORE FROM OVER TEN GLOBAL PLANTS, SUPPLYING PRINTERS AND CUSTOM MERCH SHOPS NATIONWIDE THROUGH SHOWROOMS IN CHICAGO, DALLAS, HOUSTON, ATLANTA, ORLANDO, AND SAN. ANTONIO, AND METAIRIE, PLUS A COAST-TO-COAST E-COMMERCE PLATFORM WHILE SOURCING TEXTILES FROM LONG-STANDING PARTNERS IN PAKISTAN, CHINA, INDIA, BANGLADESH, TURKEY, AND EGYPT.



**NATIONAL TENANT
5 STATES**



**SOURCES FROM 10
PLANTS GLOBALLY**



**25 YEARS OF
EXPERIENCE**



**8
SHOWROOMS**



TENANT PROFILE

LOCATION OVERVIEW



CHICAGO, IL

NEW CITY

CHICAGO ANCHORS A METRO AREA OF 9.46 MILLION RESIDENTS AND HAS RANKED FIRST AMONG U.S. METROS FOR CORPORATE RELOCATIONS FOR TWELVE CONSECUTIVE YEARS. THE REGION SUPPORTS MORE THAN 255,000 BUSINESSES, INCLUDING OVER 30 FORTUNE 500 HEADQUARTERS SUCH AS MCDONALD'S, JOHN DEERE, STATE FARM, ALLSTATE, AND GE HEALTHCARE, ALONG WITH 1.2 MILLION SMALL BUSINESSES. ITS INDUSTRIAL INVENTORY SPANS ABOUT 1.2 BILLION SQUARE FEET, THE LARGEST IN THE NATION, POWERING A 1.1 TRILLION-DOLLAR REGIONAL ECONOMY THAT IS THE THIRD LARGEST IN THE COUNTRY. EMPLOYMENT AVERAGED 4.76 MILLION IN 2024, THE HIGHEST LEVEL SINCE AT LEAST 1990, AND THE POPULATION GREW BY MORE THAN 70,000 BETWEEN 2023 AND 2024.

LOCATED ABOUT EIGHT MILES SOUTHWEST OF THE LOOP, NEW CITY SPANS THE HISTORIC 47TH AND HALSTED CORRIDOR, WHERE THE 460-ACRE STOCKYARDS INDUSTRIAL CORRIDOR SUPPORTS MORE THAN 15,000 INDUSTRIAL AND LOGISTICS JOBS. SURROUNDING RESIDENTIAL NEIGHBORHOODS ADD ROUGHLY 26,000 HOUSING UNITS AND MORE THAN 30 SCHOOLS, CREATING A STRONG BUILT-IN CUSTOMER BASE SERVED BY CTA BUSES, THE ORANGE LINE, AND CONVENIENT ACCESS TO I-90, I-94, AND I-55.

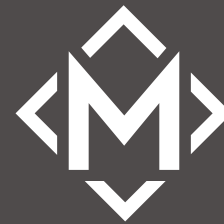
REINVESTMENT CONTINUES TO DRIVE GROWTH THROUGHOUT THE AREA. UNITED YARDS OPENED IN MAY 2025 WITH 51 AFFORDABLE APARTMENTS, HEALTH CARE SERVICES, AND NEW RETAIL ALONG 47TH STREET. A 180,000-SQUARE-FOOT CLASS A LOGISTICS FACILITY BROKE GROUND IN JULY 2025 AT 4002 S. PRINCETON, AND THE PLANT CHICAGO NOW SUPPORTS 19 FOOD AND MANUFACTURING STARTUPS AND A WEEKLY FARMERS MARKET IN A REPURPOSED STOCKYARD BUILDING. NEW MIXED-USE PROJECTS WILL BRING SENIOR LIVING, AFFORDABLE HOUSING, AND COMMUNITY SPACE WITH RETAIL TO NEARBY INTERSECTIONS, WHILE INVEST SOUTH/WEST CONTINUES TO FUND INFRASTRUCTURE AND SMALL BUSINESS GROWTH, SUSTAINING THE AREA'S MOMENTUM.

EST POPULATION (3 MILES)	311,765
DAYTIME POPULATION (3 MILES)	258,061
HOUSEHOLDS (3 MILES)	114,020
AVG HH INCOME (3 MILES)	\$74,723
MEDIAN HH INCOME (3 MILES)	\$51,483



NEARBY RETAILERS

SHAPING COMMUNITIES



MATANKY
REALTY GROUP

PRESENTED BY MATANKY REALTY GROUP

JAMES E. MATANKY | CEO | MATANKY REALTY GROUP

TERRI COX | SENIOR VP OF SALES | MATANKY REALTY GROUP

MATANKY REALTY GROUP | 200 N LASALLE ST STE 2350 | CHICAGO, IL 60601 | MATANKY.COM | 312.337.1001