

FOR LEASE

2561 E. Sauk Trail, Sauk Village, IL 60411

Retail Property for Rent:

- **Rental Rate: \$11.00 /SF/Year NNN**
- **Total Space: 8,000 SF (may be subdivided)**
- **Building size: 18,326 SF**
- **Lot Size: 1.79 Acres**
- **Year Built: 1997**
- **Zoning: C-2 General Commercial**
- **Traffic Counts: Approximately 17,000 VPD**
(as per TrafficMetrix products)



Marcus & Millichap

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Property Description:

Introducing an exceptional leasing opportunity by Marcus & Millichap: a versatile 8,000 square foot space located at 2561 E. Sauk Trail, Sauk Village, IL.

Previously occupied by Family Dollar, this prime location offers the flexibility to be subdivided into 2,000 or 4,000 square foot units to suit your specific needs.

Strategically situated adjacent to Walgreens and positioned near the signalized, four-lane intersection of Torrence Avenue and Sauk Trail, the property enjoys excellent visibility and accessibility.

Sauk Village boasts a thriving business landscape, highlighted by a 425-acre master-planned Business Logistics Park with rail spur access. Just a brief 15-minute drive from the City of Chicago, Sauk Village is strategically positioned along Sauk Trail and Illinois 394, offering unparalleled connectivity and convenience.

Don't miss this opportunity to be a part of Sauk Village's dynamic commercial scene. Contact us today to learn more about this exceptional leasing opportunity.

This information has been secured from sources we believe to be reliable but we make no representations or warranties expressed or implied as to the accuracy of the information.



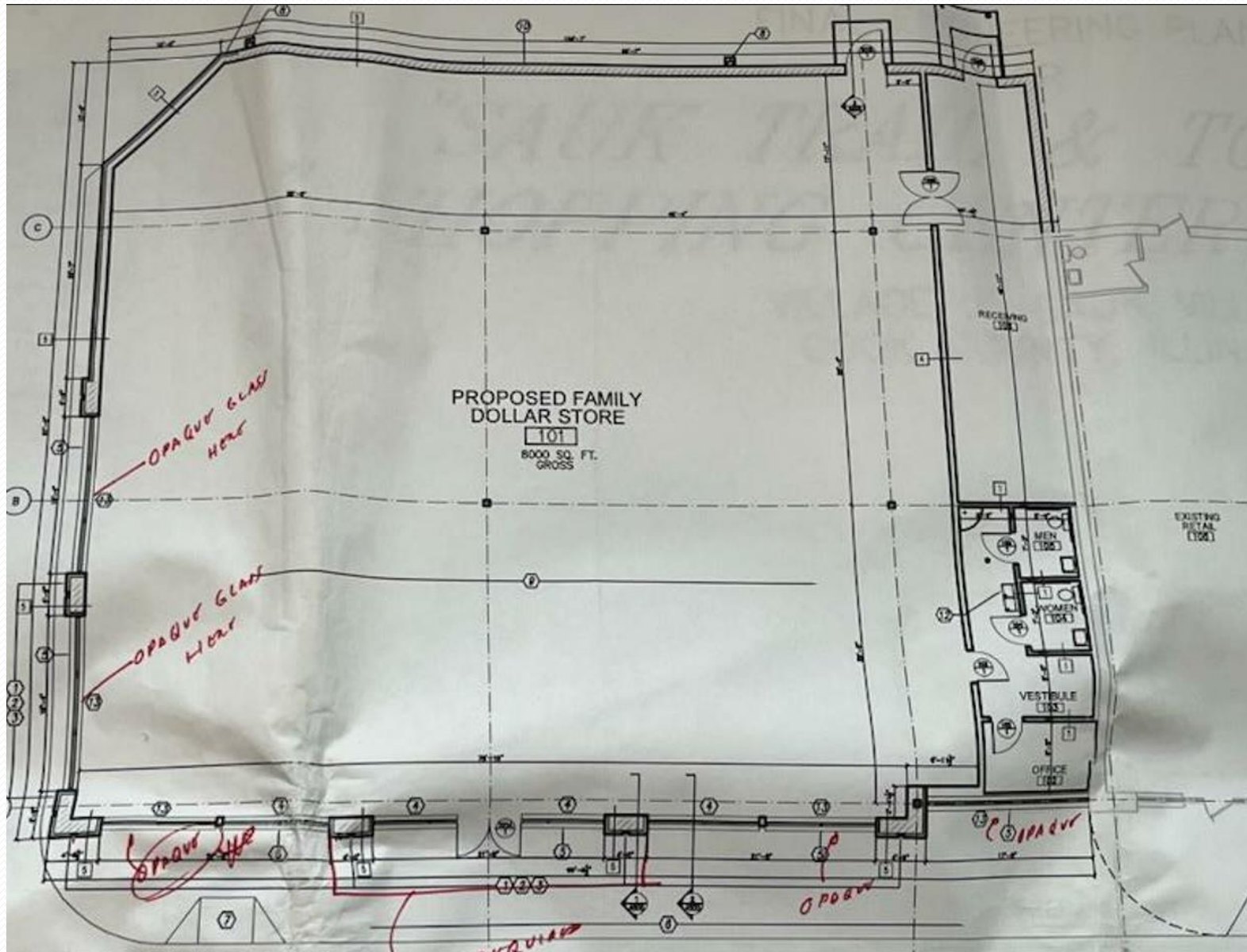
Exterior Photos



Exterior Photos



Floor Plan



Site Plan





Walgreens

Walgreens Pharmacy

Walgreens

Sauk Trail

approx. 12,870 VPD

HomeTown Gyros

U.S. Bank Branch

2561 E Sauk Trail

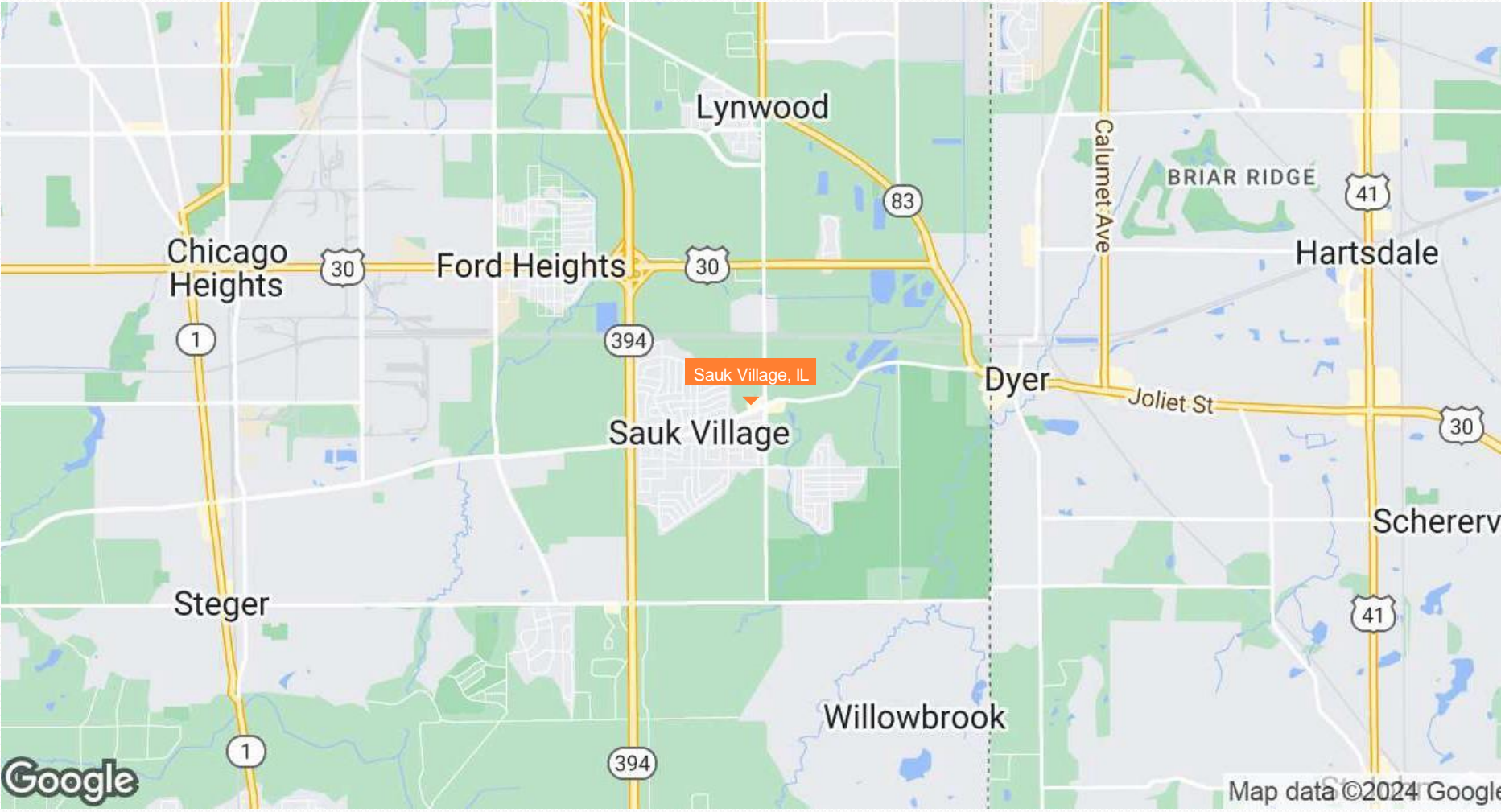
Family Dollar

Hidden Gem Entertainment



Torrence Ave.

approx. 4,260 VPD



LOCAL MAP // Sauk Village



Google, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE



Google map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

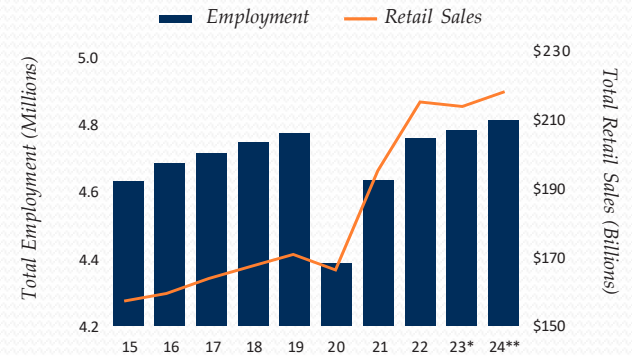
CHICAGO

Limited New Supply Timely as Space Demand Ebbs; Investment Activity Still Poised to Accelerate

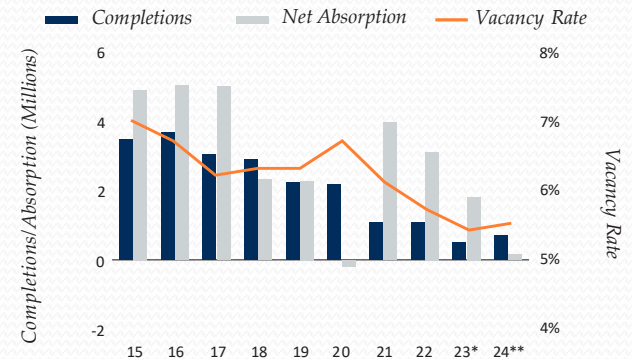
Economic hurdles moderately soften historically tight conditions. The metro's overall retail vacancy rate stood at its lowest year-end point on record in 2023. This was bolstered by nation-leading, single-tenant net absorption that prompted the segment to register the same historical feat. Momentum could soften this year, however, as household income growth of 11 percent since the onset of the pandemic has failed to keep pace with inflation. This maintains near-term pressure on consumer spending and weighs on retail sales growth in 2024, which will stand 200 basis points below the market's prior decade-long average. Still, the metro is well positioned to overcome these hurdles amid tight conditions and another marginal delivery slate, directing demand to existing floor plans. For a second straight year, completions will total less than 1 million square feet, a measure that had not been observed since before 2007.

CBD-adjacent areas continue to garner investor attention. An improved financing outlook, coupled with the metro's notably tight conditions, should help garner a more active investment market this year. Velocity, nevertheless, is likely to be segmented in select suburbs. An expanded residential populace in the Oak Brook-Naperville-Aurora area correlated with a local retail net absorption total that led all Chicago submarkets last year. As a result, the area garnered the largest share of overall deal flow. This trend likely carries forward this year, concurrent with notable anticipated move-ins. The North Side should also generate investor interest. At the onset of 2024, the area held the lowest vacancy rate among national submarkets with at least 50 million square feet of stock. Single-tenant storefronts below 10,000 square feet trade most frequently here amid a sub-4 percent segment vacancy rate entering 2024.

Economic Trends



Supply and Demand

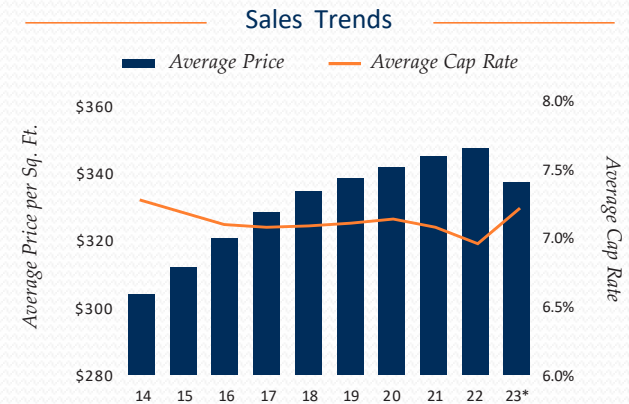
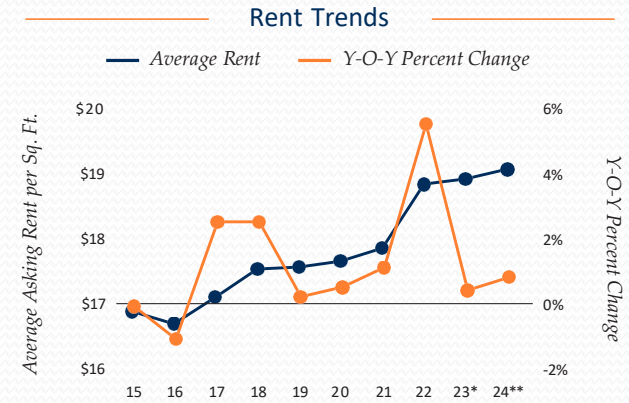


* Estimate; ** Forecast
Sources: CoStar Group, Inc.; Real Capital Analytics

2024 MARKET FORECAST

- +0.6%**  **EMPLOYMENT:** After eclipsing the metro's pre-pandemic employment total by 10,000 jobs last year, local firms will add a net of 30,000 new positions in 2024.
- 700,000** sq. ft.  **CONSTRUCTION:** This year's delivery slate increases by 200,000 square feet relative to the more than 15-year low recorded in 2023. Completions will be well dispersed across the metro.
- +10 bps**  **VACANCY:** Despite limited completions, deliveries will outweigh net absorption by more than 500,000 square feet in 2024. As such, Chicago's vacancy rate lifts to 5.5 percent.
- +0.8%**  **RENT:** Although 2024's rent growth rate will double last year's limited gain, this pace falls below the 1.4 percent prior 10-year average. Chicago's average asking rent will lift to \$19.05 per square foot.

INVESTMENT: *Ongoing discussions to considerably raise Cook County's real estate transfer tax rate may have a noticeable effect on investor sentiment this year, guiding more buyers to assets in surrounding areas.*



* Estimate; ** Forecast
Sources: CoStar Group, Inc.; Real Capital Analytics

DEMOGRAPHICS // Sauk Village

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	9,624	35,509	122,286
2022 Estimate			
Total Population	9,675	35,620	122,446
2010 Census			
Total Population	9,680	35,840	122,903
2000 Census			
Total Population	9,868	34,353	115,338
Daytime Population			
2022 Estimate	6,686	31,560	103,850
HOUSEHOLDS			
2027 Projection			
Total Households	3,049	12,396	45,552
2022 Estimate			
Total Households	3,050	12,355	45,264
Average (Mean) Household Size	3.2	2.9	2.7
2010 Census			
Total Households	3,002	12,254	44,673
2000 Census			
Total Households	3,168	11,650	41,190
Occupied Units			
2027 Projection	3,508	13,478	49,572
2022 Estimate	3,485	13,382	49,078
HOUSEHOLDS BY INCOME			
2022 Estimate			
\$150,000 or More	4.5%	12.0%	13.2%
\$100,000-\$149,999	14.3%	19.8%	19.2%
\$75,000-\$99,999	15.5%	15.3%	13.9%
\$50,000-\$74,999	18.8%	17.6%	16.8%
\$35,000-\$49,999	12.2%	10.2%	10.5%
Under \$35,000	34.6%	25.1%	26.3%
Average Household Income	\$63,625	\$91,219	\$92,302
Median Household Income	\$53,877	\$70,448	\$68,867
Per Capita Income	\$20,104	\$31,717	\$34,239

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$112,652	\$132,246	\$130,763
Consumer Expenditure Top 10 Categories			
Housing	\$19,392	\$22,036	\$21,783
Transportation	\$9,785	\$11,499	\$11,356
Food	\$7,007	\$7,748	\$7,692
Personal Insurance and Pensions	\$6,007	\$7,474	\$7,393
Healthcare	\$5,540	\$6,490	\$6,374
Entertainment	\$2,658	\$3,390	\$3,343
Gifts	\$1,695	\$1,890	\$1,842
Apparel	\$1,547	\$1,768	\$1,717
Cash Contributions	\$1,394	\$2,061	\$2,075
Education	\$743	\$981	\$980
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	9,675	35,620	122,446
Under 20	32.6%	26.0%	24.6%
20 to 34 Years	20.1%	17.6%	17.8%
35 to 39 Years	6.2%	5.4%	5.7%
40 to 49 Years	12.3%	12.2%	12.3%
50 to 64 Years	17.7%	20.9%	20.9%
Age 65+	11.2%	17.9%	18.7%
Median Age	32.7	40.8	41.5
Population 25+ by Education Level			
2022 Estimate Population Age 25+	5,757	24,057	84,884
Elementary (0-8)	4.6%	3.0%	4.3%
Some High School (9-11)	7.0%	4.9%	4.7%
High School Graduate (12)	34.7%	32.4%	30.8%
Some College (13-15)	32.6%	25.7%	24.3%
Associate Degree Only	6.9%	8.3%	8.2%
Bachelor's Degree Only	9.9%	17.4%	17.8%
Graduate Degree	4.2%	8.2%	9.8%



POPULATION

In 2022, the population in your selected geography is 122,446. The population has changed by 6.2 percent since 2000. It is estimated that the population in your area will be 122,286 five years from now, which represents a change of -0.1 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 41.5, compared with the U.S. average, which is 38.6. The population density in your area is 1,556 people per square mile.



HOUSEHOLDS

There are currently 45,264 households in your selected geography. The number of households has changed by 9.9 percent since 2000. It is estimated that the number of households in your area will be 45,552 five years from now, which represents a change of 0.6 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2022, the median household income for your selected geography is \$68,867, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 33.6 percent since 2000. It is estimated that the median household income in your area will be \$78,973 five years from now, which represents a change of 14.7 percent from the current year.

The current year per capita income in your area is \$34,239, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$92,302, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 60,184 people in your selected area were employed. The 2000 Census revealed that 60.4 percent of employees are in white-collar occupations in this geography, and 39.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 24.3 minutes.



HOUSING

The median housing value in your area was \$202,249 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 31,638 owner-occupied housing units and 9,552 renter-occupied housing units in your area. The median rent at the time was \$559.



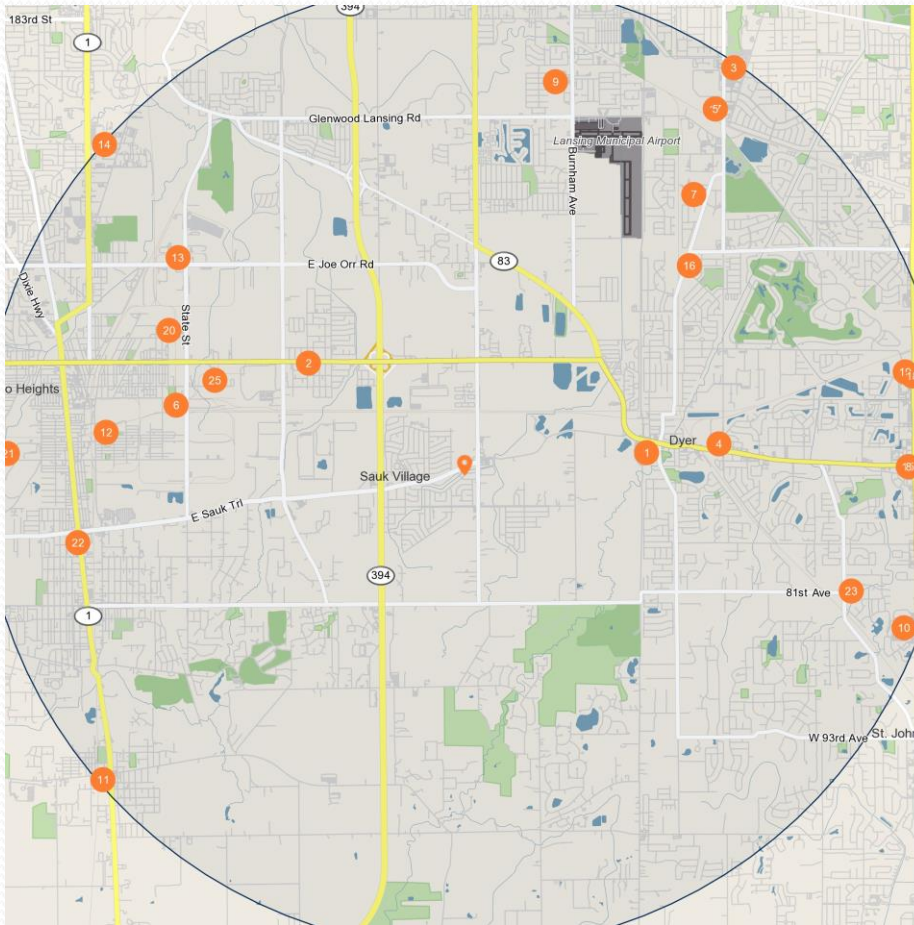
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 9.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 17.8 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 8.2 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 30.8 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 24.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Sauk Village



Major Employers		Employees
1	Saint Mrgret Mrcy Hlthcare Ctr	3,000
2	Ford Motor Company-Ford	1,920
3	Community Hospital-Community Cardiology Center	720
4	Texas Roadhouse Inc	620
5	CB Manufacturing Company Inc	361
6	Ozinga Bros Inc	347
7	Community Village Inc-HARTSFIELD VILLAGE	300
8	Arcelrmittal Tired Blnks Amrcas	300
9	De Paul University	256
10	Lake Central School Corp-Lake Central High School	254
11	Crete Township Supervisors Off-Crete Police Department	251
12	CHS Acquisition Corp-Chicago Heights Steel	250
13	CFC International Corporation-CFC Applied Holographics	240
14	United States Postal Service-US Post Office	210
15	Coldwell Bnkr Residential Brkg-Coldwell Banker	205
16	Genesis Healthcare LLC-Dyer Nursing	200
17	P-Americas LLC-Pepsico	200
18	Menard Inc	197
19	Home Depot USA Inc-Home Depot The	180
20	Gerresheimer Glass Inc	180
21	Century Steel Company LLC-Century Steel	180
22	Jewel Osco Inc-Jewel-Osco 3167	180
23	Community Village Inc-HARTSFIELD VILLAGE	175
24	CCL Label Inc	175
25	Ptc Group Holdings Corp-Ptc Alliance	174

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