

FULLY LEASED STARBUCKS PROPERTY

9438 S Ashland Ave | Chicago, Illinois 60620

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

9438 S Ashland Ave | Chicago, Illinois 60620

 **Douglas Elliman**
Commercial

Building Size:	2,354 SF	Lot Size:	23,551 SF
Cap Rate:	5.49%	Zoning:	PD-430
Year Built:	2022	Sale Price:	\$2,499,000.00

**enter disclaimer here...*

Property Overview

We are pleased to present an exceptional investment opportunity—a newly constructed Starbucks property completed in 2022, featuring a secure 10-year lease with Starbucks Corporation (NASDAQ: SBUX S&P: BBB+).

This property is strategically positioned as a pad site to Jewel-Osco Grocery Store, ensuring strong consumer traffic and visibility. Situated at highly visible and heavily traveled corner of S. Ashland Ave. and W. 95th Street. The surrounding area is home to a variety of well-established retailers, including McDonald's, Taco Bell, Burger King, Walgreens, BMO Bank, Dollar Tree, and Dunkin' Donuts, Subway and more, making this location highly desirable for continued foot traffic and long-term growth.

The asset is backed by a stable NN lease structure, offering minimal landlord responsibilities and ease of management. With over (7) seven years remaining on the lease term, the investment benefits from (4), five-year extension options, providing long-term stability. Additionally, rent increases of 10% every five years ensure steady income growth throughout the lease duration.

For more information or inquiries, please contact Michael Murphy or Christopher Mauriello.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

Christopher Mauriello

Licensed Real Estate Salesperson

631.664.5220 Email: christopher.mauriello@elliman.com

PROPERTY HIGHLIGHTS

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- NN Property with Limited Landlord Responsibilities
- Newly Constructed in 2022 with 7 Years Remaining on the Lease Term
- Pad Site to Jewel-Osco Grocery Store
- Corner Location
- 10% Increases Every Five Years

- Located at a Traffic Light Regulated Intersection
- Corporate Signed (S&P: BBB+)
- Strong Demographics + Tremendous Traffic Counts
- Fee Simple Ownership
- Surrounded by National Retailers

Join Neighbors:



Walgreens **DUNKIN'**



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RETAILER MAP

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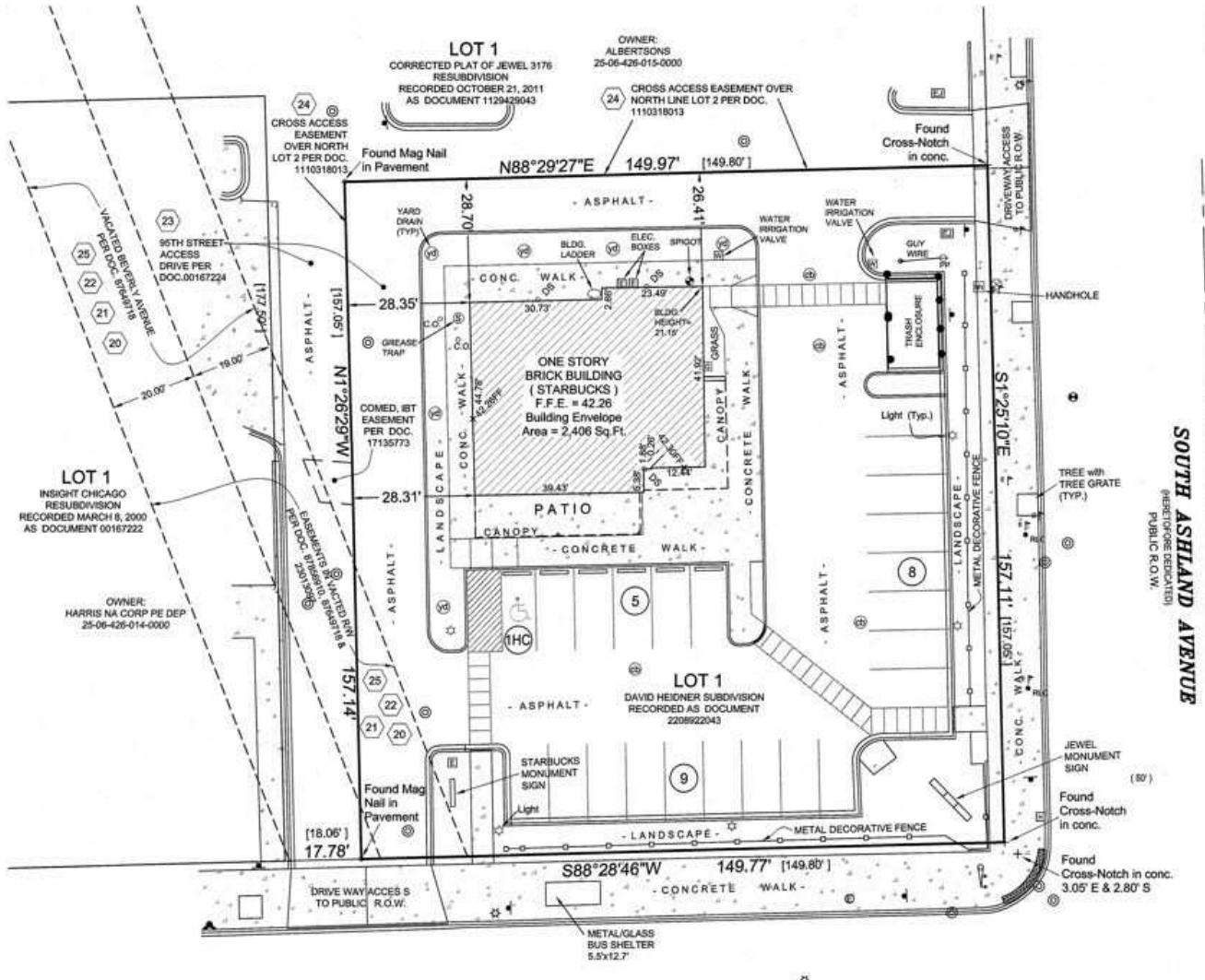
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SITE PLANS

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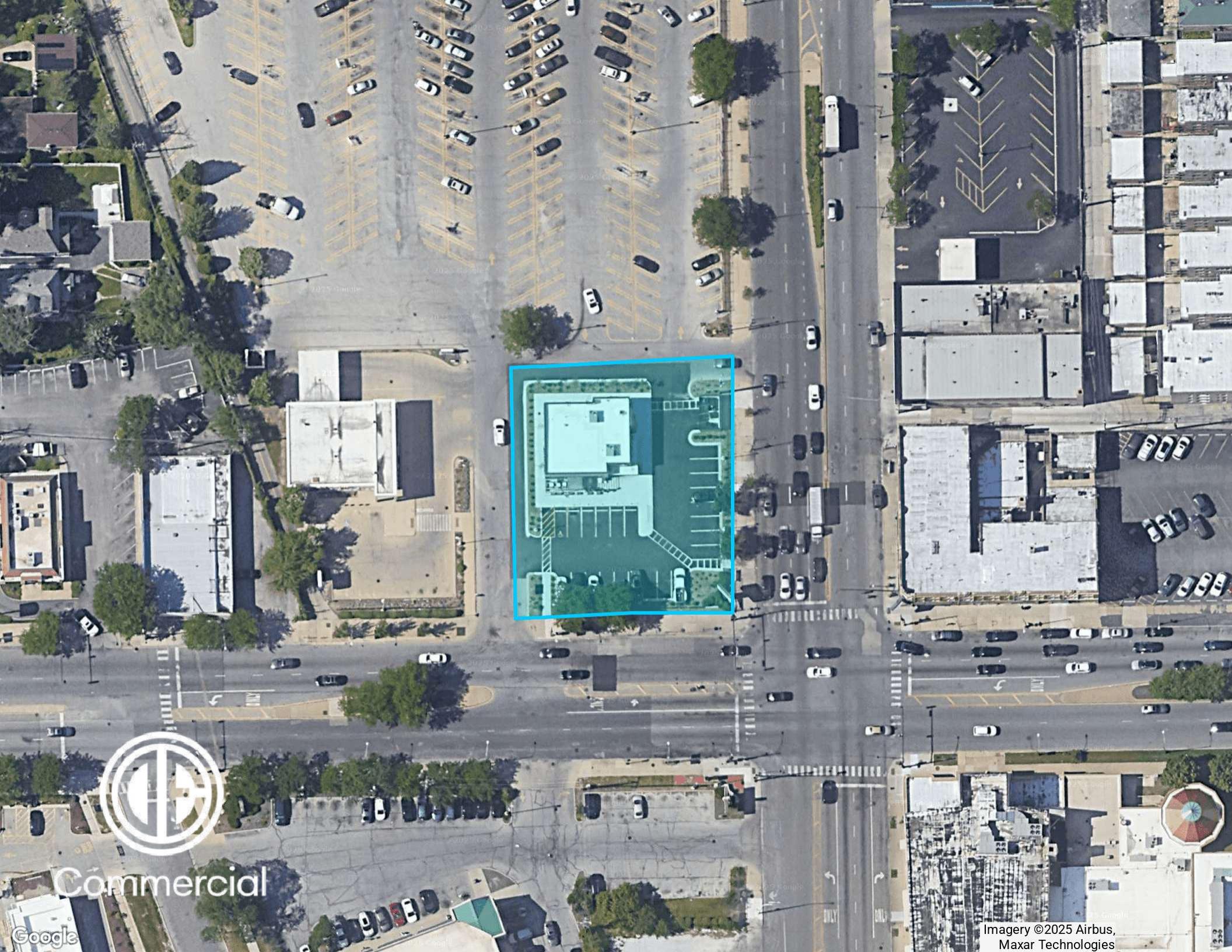
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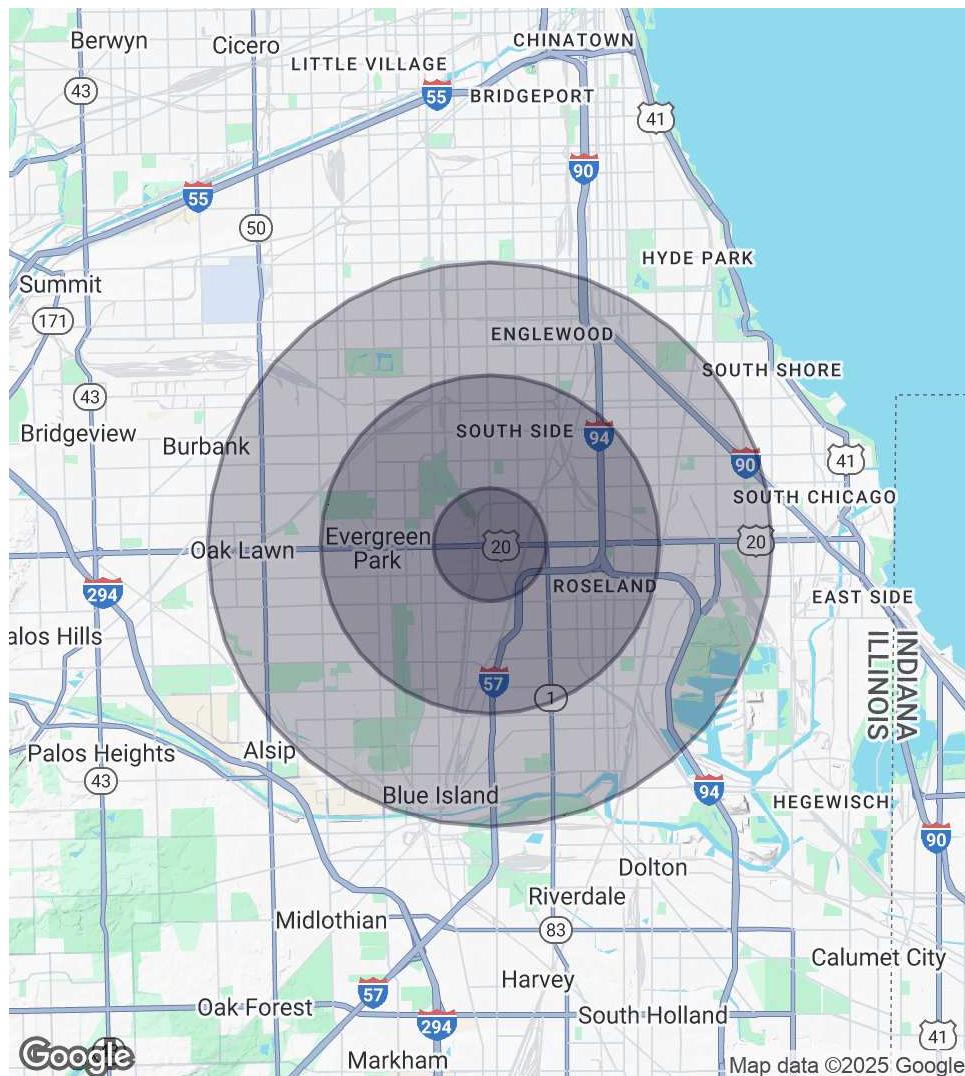


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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

23,303

Households

9,139

Average HH Income

\$107,487

3 Miles Radius

Population

211,732

Households

82,045

Average HH Income

\$87,548

5 Miles Radius

Population

579,398

Households

222,612

Average HH Income

\$77,052

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THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHSTOWN BYPASS STE. 117 SMITHSTOWN, NY 11787 631.858.2405
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ADVISOR BIO 1

9438 S Ashland Ave | Chicago, Illinois 60620



Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: **631.858.2460** | Cell: **631.834.2626**

Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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Professional Background

Licensed Real Estate Salesperson and Commercial Specialist Christopher Mauriello started his career concentrating in Net Lease Properties across the nation. Chris, a Hauppauge High School alumnus, was an all-star wrestler, bringing home both the county and the national titles each twice. While attending Old Dominion University and Hofstra, Chris continued his long-running career in wrestling as a Division 1 athlete while also studying finance. Chris is prepared to assist his clients with difficult transactions and lead them through even the most challenging situations because of his financial understanding.

Chris approaches every client with meticulous attention to detail, making sure that every transaction is completed professionally and effectively. He brings the same grit and commitment to the commercial real estate industry as he did to the wrestling mat.

As part of the Douglas Elliman Commercial Division, Chris has swiftly broadened his scope of knowledge to encompass all asset classes including Land & Development, Retail, Office, Medical, Industrial and Investment properties.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.