



# VCA Animal Hospitals, Inc.

21000 Olympian Way | Olympia Fields, Illinois 60461

OFFERED  
EXCLUSIVELY BY

## BROKERAGE TEAM

### Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

### Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

### David Read

Associate

dread@northmarq.com | 918.884.3141

## IN ASSOCIATION WITH

### Isaiah Harf

Illinois Broker

IL Lic. #471019332

## Northmarq

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

northmarq.com



Subject Property (Construction Status - June 15, 2024)



Click here for more information & to download the full Offering Memorandum



\$6,680,583

Offering Price



6.00%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single tenant animal hospital and surgery center located in Olympia Fields (Chicago), Illinois. The Property consists of 1.96 acres and a one-story, 11,888-SF animal hospital and surgery center built-to-suit in 2024. It's situated adjacent to Olympia Fields Country Club near I-30 (34k VPD) and Olympian Way (7k VPD) just east of the intersection with I-57 (74k VPD). The location has access to over 160,000 residents (5-mile) earning an AHHI over \$96k. It is also located across from the 211th Street Metra Station. Chicago is the third largest MSA in the U.S. with a population near ten million. The Tenant operates a 24-hour-a-day animal hospital and surgery center out of the subject Property, which is a relocation/expansion of an already successful VCA location in Forest South.