

100% LEASED RETAIL INVESTMENT PROPERTY FOR SALE

AUTOMOTIVE RETAIL INVESTMENT OPPORTUNITY

JAMESON.

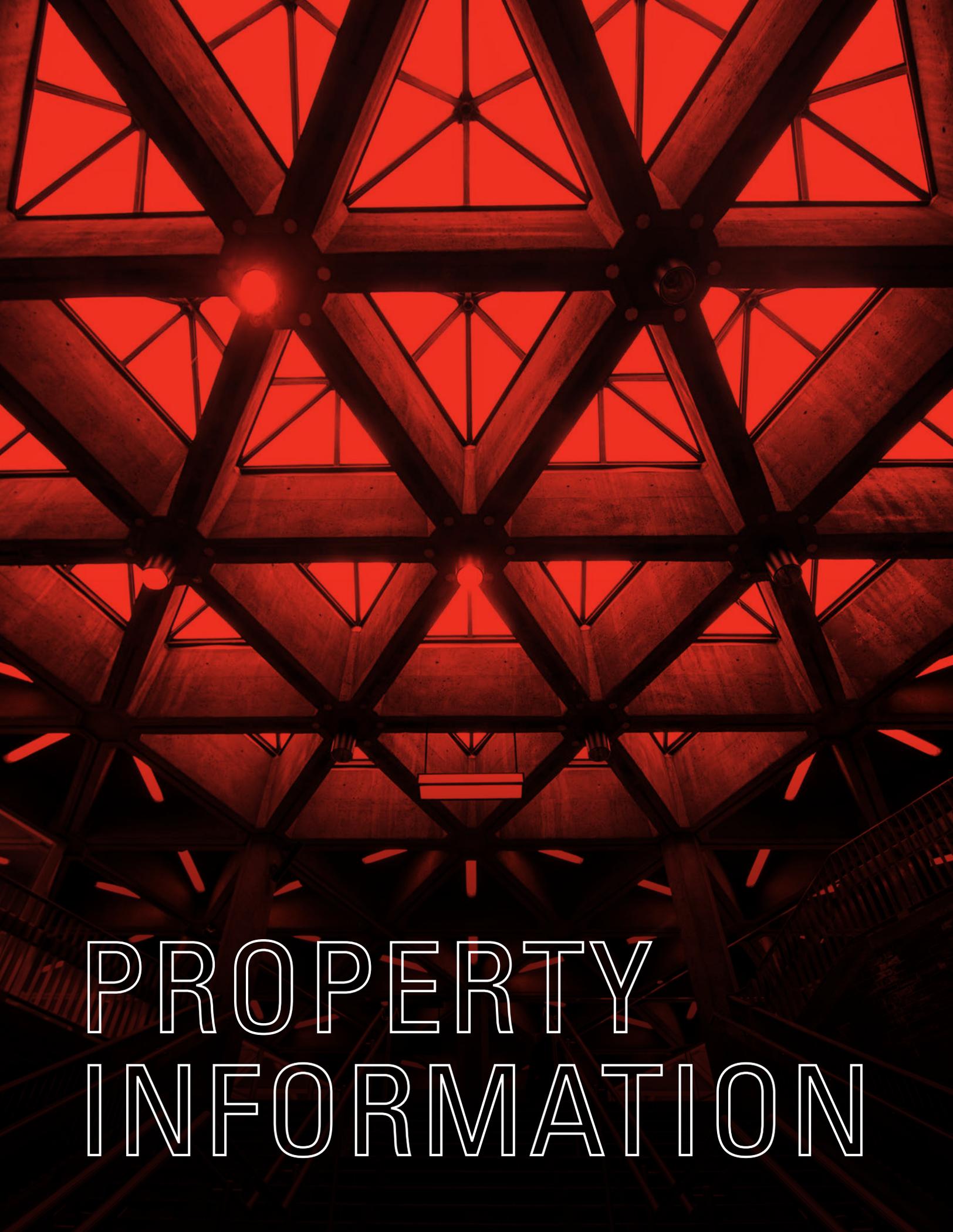
OFFERING
MEMORANDUM



5215-5233 N MILWAUKEE
CHICAGO, IL

STEVEN GOLDSTEIN

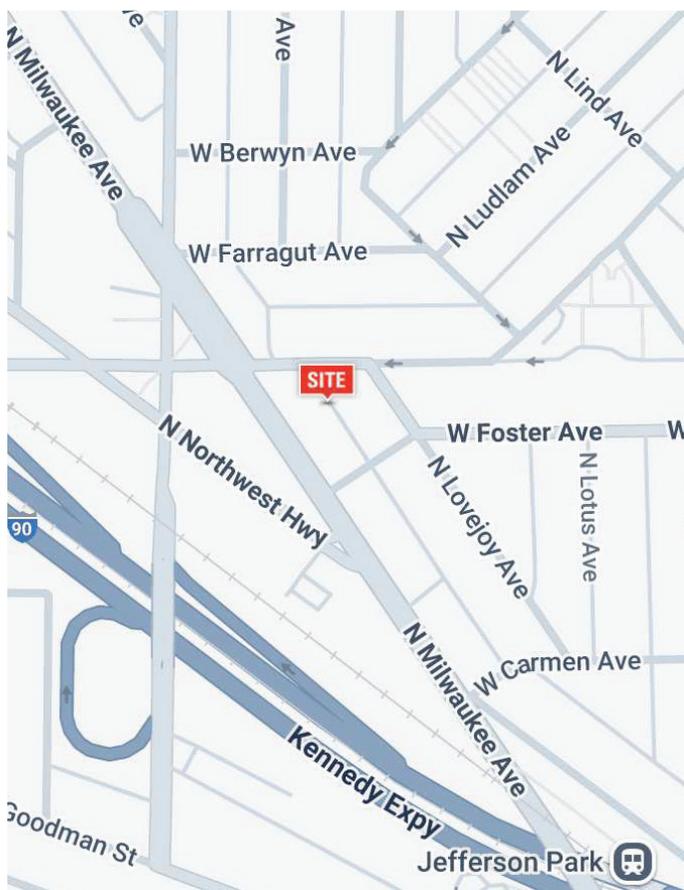
SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002



PROPERTY INFORMATION

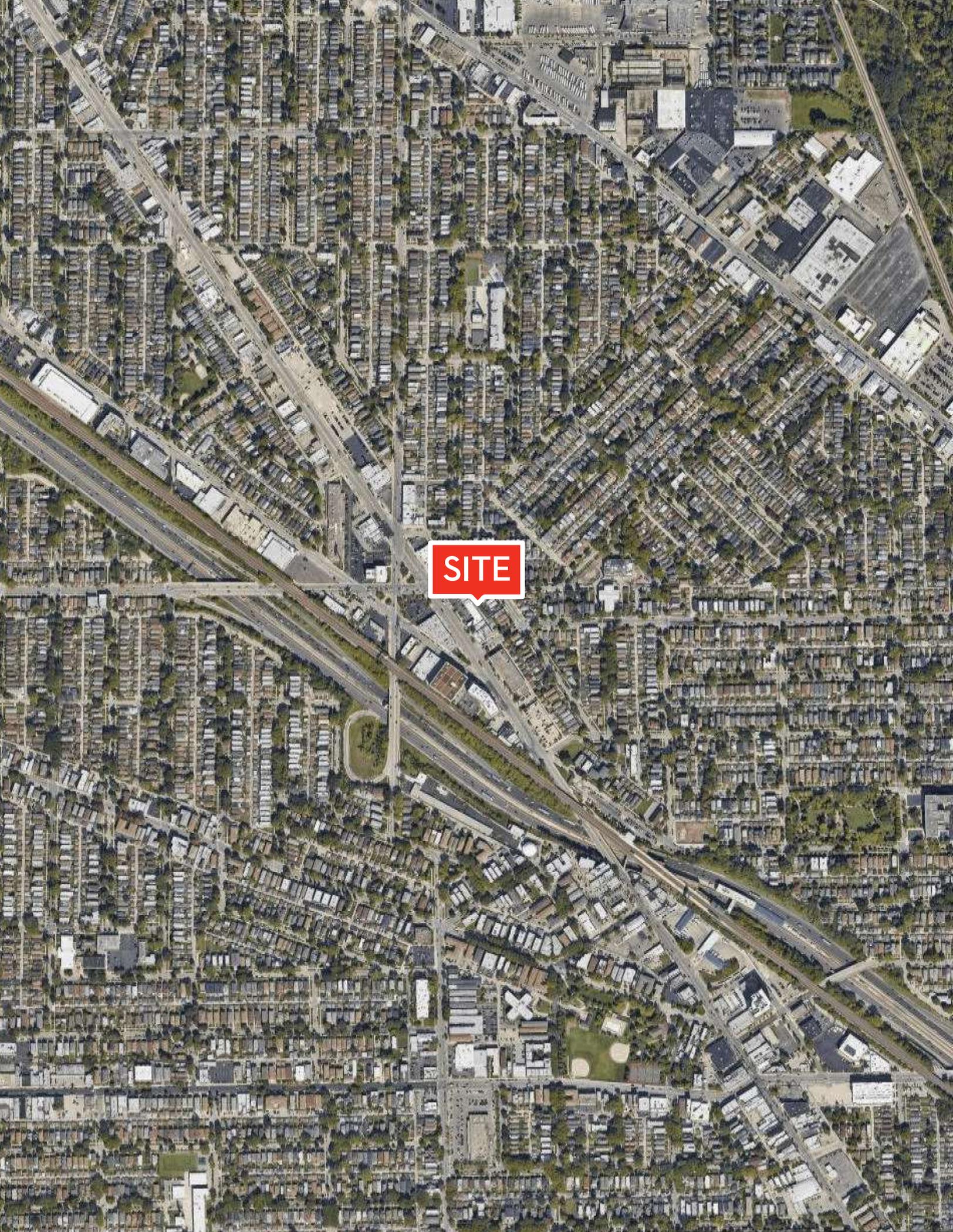
EXECUTIVE SUMMARY

Introducing an unprecedented opportunity—the first time to market in 25 years! This 8,870 RSF retail strip center commands an unparalleled location with exceptional demographics and visibility. Boasting 100% occupancy, the property is anchored by a long-term lease with Firestone Corporation, a staple in the community for over 25 years. The building offers tremendous signage and visibility, with parking for 23 cars, and is strategically situated at a busy stoplight corner opposite Walgreens. Firestone’s lease includes 6,827 RSF with 10 service bays and a small office, extending through 12-1-2029 with multiple extension options. Additionally, Jarasa Kabab occupies 2,043 RSF with a lease through 7-31-2029 and extension options, making this an unmissable investment opportunity.



PROPERTY SIZE:	8,870 SF
LAND SIZE:	22,697 SF
FIRESTONE CORP LEASE:	6827 RSF - 12/29
JARASA KABOB:	2043 RSF - 7/31/29
SALES PRICE:	\$2,400,000
CAP RATE:	6.6%
TOTAL GROSS INCOME:	\$175,184
<u>FIRESTONE TAX/CAM REIMBURSEMENT:</u>	<u>\$54,185</u>
ADJUSTED GROSS INCOME:	\$229,369
RE TAXES (2023):	\$51,000
TOTAL EXPENSES:	\$18,962
NET OPERATING INCOME:	\$159,407





SITE



NORTHWEST HIGHWAY

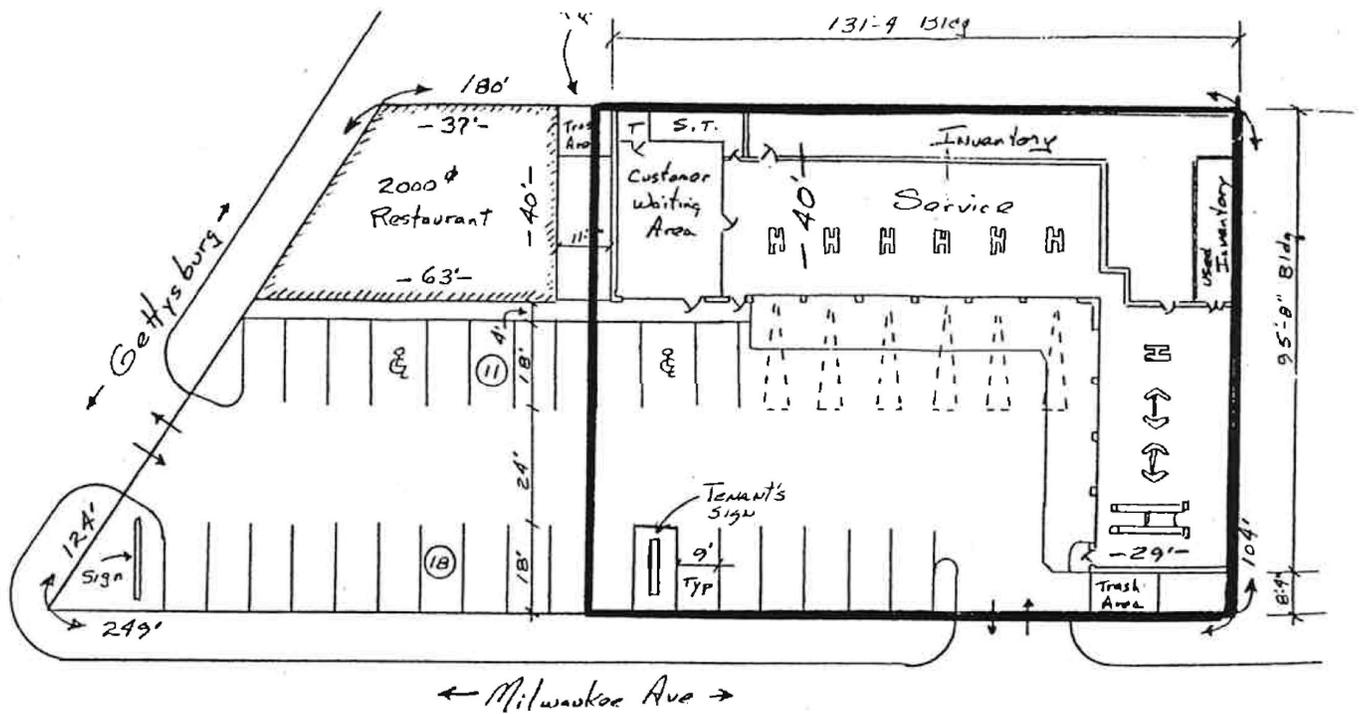
90

N CENTRAL AVENUE

N. MILWAUKEE AVENUE



SITE PLAN



POINTS OF INTEREST

RESTAURANTS

- JARASA KABOB
- DSD DELI
- YELLOW ROSE CAFE
- HARDING CAFE
- IZTATL COCINA MEXICANA
- THE WINDSOR TAVERN AND GRILL
- LOS AZARES MEXICAN GRILL
- SSYAL - CHICAGO
- SWEET CAFE
- HALA IN RESTAURANT
- MOM'S OLD RECIPE
- PHO DELICIOUS VIETNAMESE
- MARSHALL'S LANDING

BARS

- RABBITS BAR
- THE DISTRICT HOUSE

SHOPPING

- ALBANY SQUARE
- NORTH MAYFAIR COMMONS
- EDENS COLLECTIONS
- GLADSTONE CORNERS
- HIGGINS POINT PLAZA
- MARKETPLACE AT SIX CORNERS
- DUNNING SQUARE
- LINCOLN VILLAGE
- THE BRICKYARD

COFFEE SHOP

- ALIBABA COFFEE SHOP

FINANCIAL

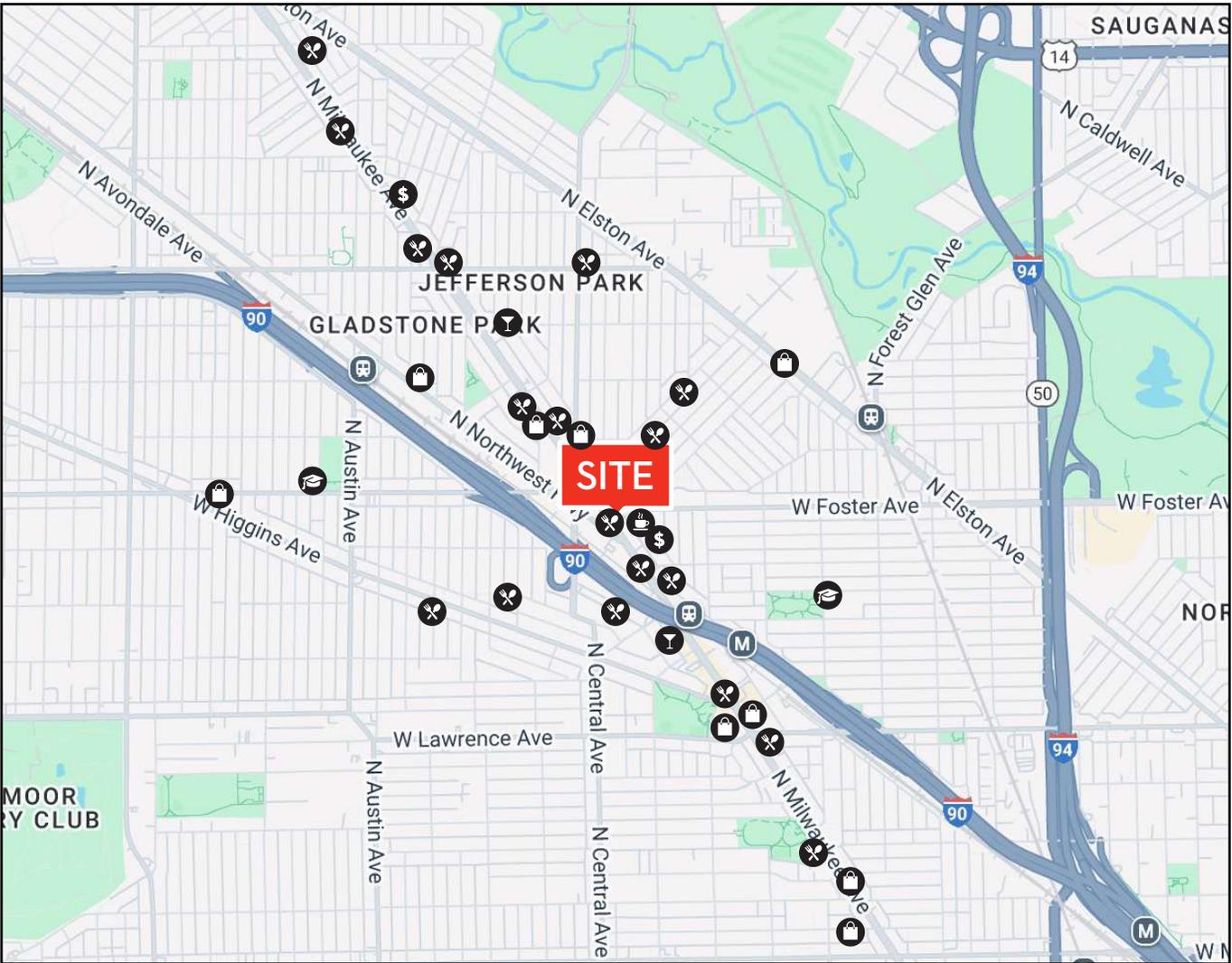
- CHASE BANK
- FIRST AMERICAN BANK

SCHOOLS

- PRUSSING ELEMENTARY SCHOOL
- HITCH ELEMENTARY SCHOOL

ENTERTAINMENT

- CHICAGO HISTORY MUSEUM
- NAVY PIER
- LINCOLN PARK ZOO



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	WALK	DISTANCE
Jefferson Park Station <i>(Blue Line - CTA)</i>	9 min	0.5 mi

COMMUTER RAIL	DRIVE	DISTANCE
Jefferson Park Station <i>(Union Pacific Northwest Regional Line)</i>	1 min	0.4 mi
Forest Glen Station <i>(Union Pacific North Line)</i>	2 min	0.7 mi

AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	13 min	7.7 mi
Chicago Midway International Airport	26 min	14.2 mi



MARKET INFORMATION

CHICAGOLAND MARKET DATA

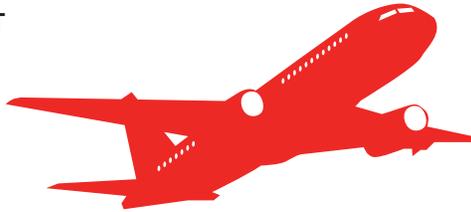
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT

79,828,183
passengers

903,000
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

303 MILES OF BIKE LANES

2nd highest percentage of commuters riding their bikes to work

714K



people with bachelor's degrees or greater live in the City of Chicago

145K



annual graduates from 138 degrees-granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

26 Michelin-Starred
40 James Beard Awards

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO
WHITE SOX
3 World series



CHICAGO
WHITE SOX
3 World series



CHICAGO
BEARS
9 Championships



CHICAGO
BLACKHAWKS
9 Stanley Cups



CHICAGO
BULLS
6 NBA Championships

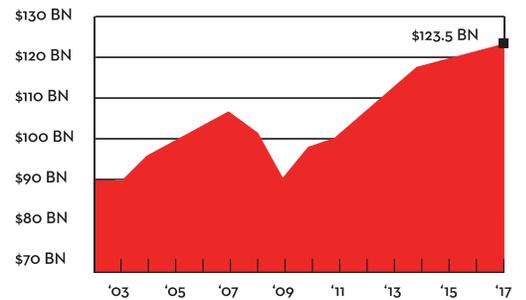
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12% DIVERSIFIED WORKFORCE

the largest portion of the workforce employed by any single industry

9.5 MILLION+

population - 3rd largest in the United States

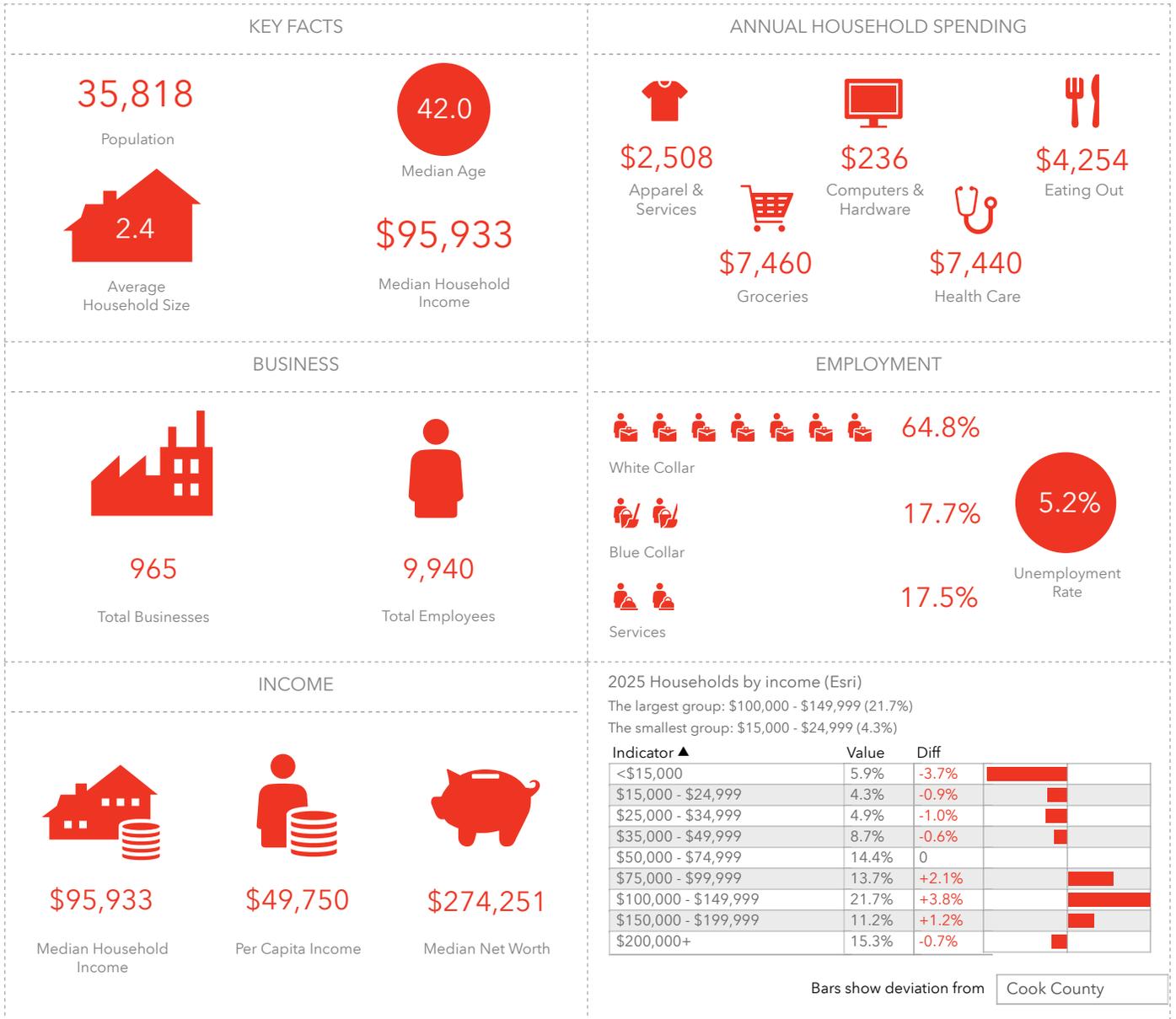
3RD LARGEST

gross metropolitan product exceeding \$680 BN

4.5 MILLION+

employees-3rd largest labor pool in the U.S.

DEMOGRAPHIC INSIGHTS



This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle. The vintage of the data is 2025, 2030.

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Since 1926
Firestone
COMPLETE AUTO CARE

FIRESTONE

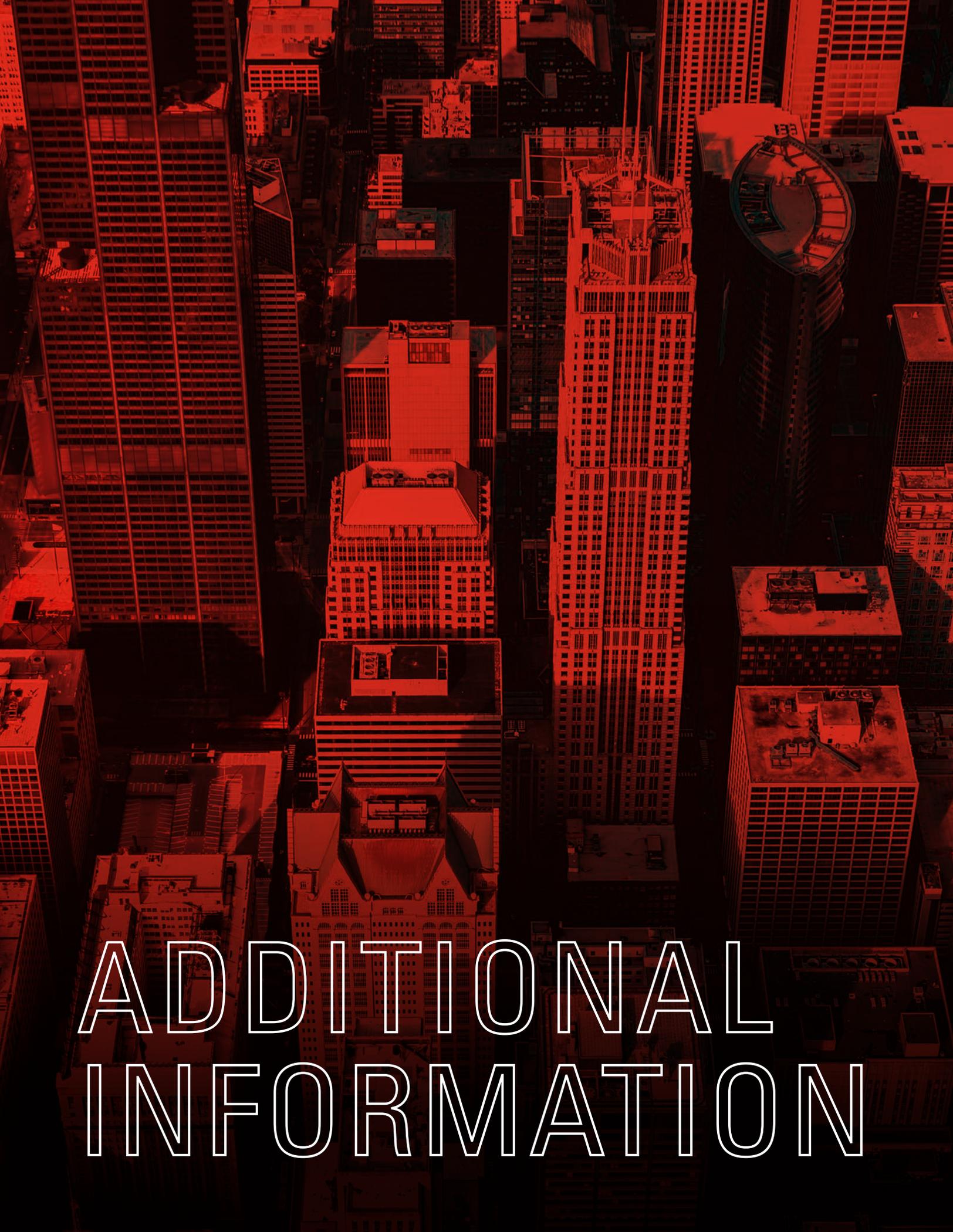
RESERVED
PARKING
\$250 FINE

ABOUT FIRESTONE

Firestone, a renowned name in the tire and auto care industry, operates as a subsidiary of Bridgestone Corporation, one of the world's largest tire and rubber companies. As of 2024, Bridgestone reported approximately \$28.9 billion in global revenue, with about \$12 billion of that generated in North America. This financial stability underscores Firestone's reliability as a tenant and reflects its strong market presence.

Firestone's footprint in the U.S. is substantial, with over 1,700 retail locations, including Firestone Complete Auto Care centers. These centers provide a wide range of services, from tire sales and repairs to comprehensive auto maintenance, making them a trusted name in vehicle care.

The combination of Firestone's extensive network and Bridgestone's financial backing provides a solid foundation for investors and property owners. Including Firestone as a tenant not only ensures steady rental income but also adds credibility to the property, given the brand's long-standing reputation and stability in the market.



ADDITIONAL
INFORMATION

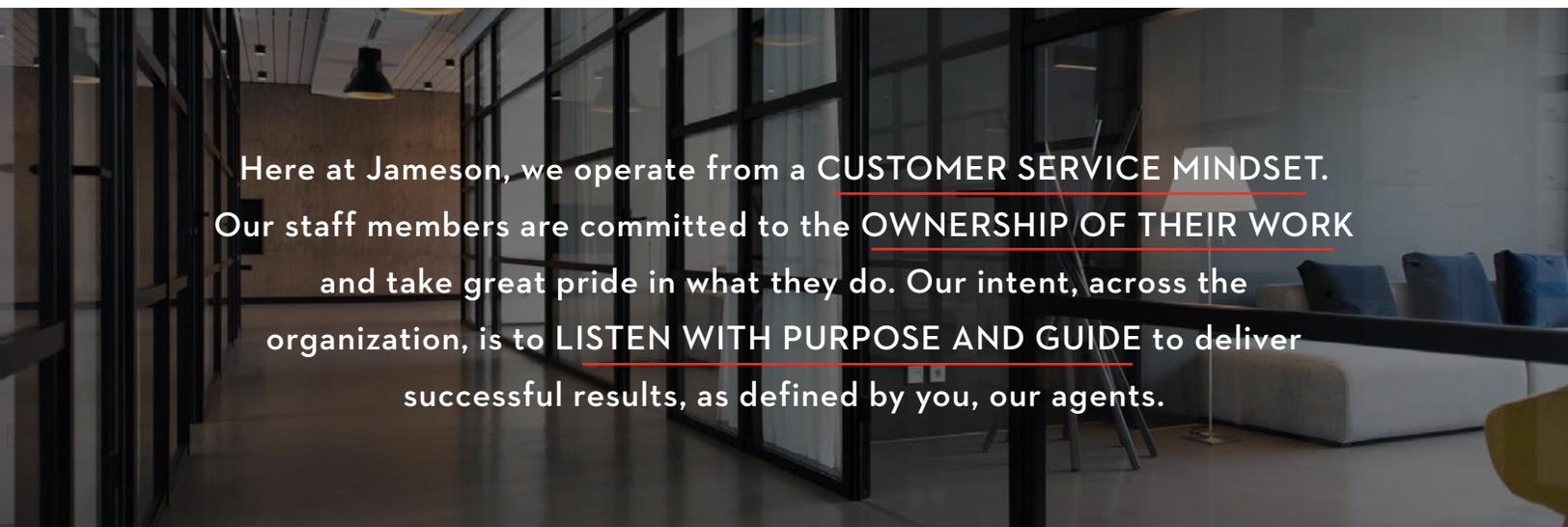
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET. Our staff members are committed to the OWNERSHIP OF THEIR WORK and take great pride in what they do. Our intent, across the organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
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STEVEN GOLDSTEIN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

Areas of Specialization

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



JAMESON.

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