



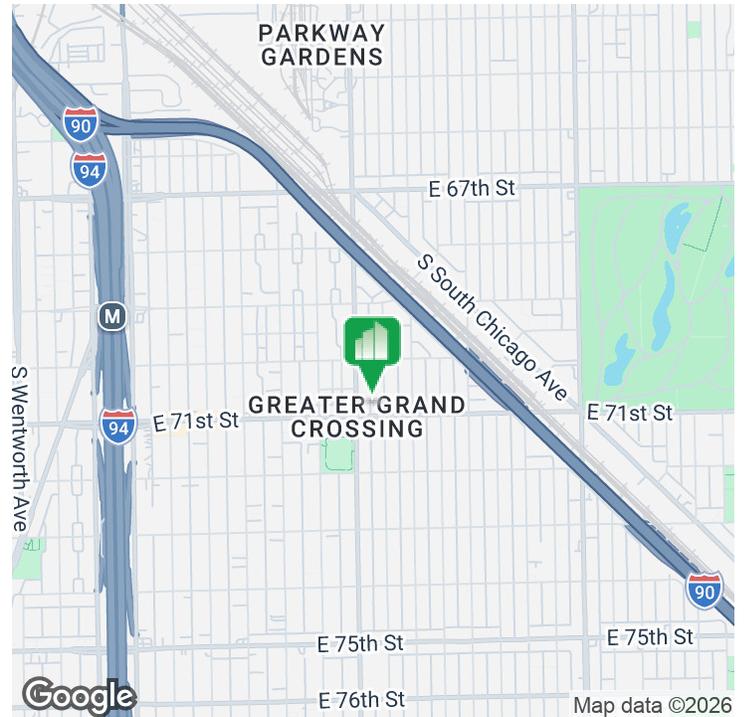
# FREESTANDING RETAIL STRIP CENTER FOR SALE

414-424 E 71ST ST, CHICAGO, IL 60619



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## OFFERING SUMMARY

**Sale Price:** \$525,000

**Available SF:** 4,800 SF

**Lot Size:** 0.14 Acres

**Year Built:** 1915

**Building Size:** 4,800 SF

**Zoning:** B3-1

**Price / SF:** \$109.38

## PROPERTY OVERVIEW

- Fully leased, cash-flowing strip center producing an 11% cap rate
- Three-unit, 4,800 SF freestanding commercial building
- Longtime tenants: laundromat, nail salon, and beauty supply
- Tenants pay all utilities
- 148 ft of frontage on 71st Street
- Prime corner location with excellent visibility
- Situated in the Park Manor area of the Greater Grand Crossing community
- Approximately 9 miles south of the Loop
- Middle-market neighborhood w/solid housing stock and strong community assets
- Easy access to CTA, Metra, I-94, the Edens Expressway, and the Skyway
- Nearby intersection sees 25,000+ VPD
- Close to South Shore Cultural Center, University of Chicago, and future Barack Obama Presidential Center
- Zoned B3-1 – Community Shopping District
- Located in the 67th/Wentworth TIF District (supports new residential, commercial & mixed-use development). Additional incentive options may include the Neighborhood Opportunity Fund and R3 Grant. Strong presence of local

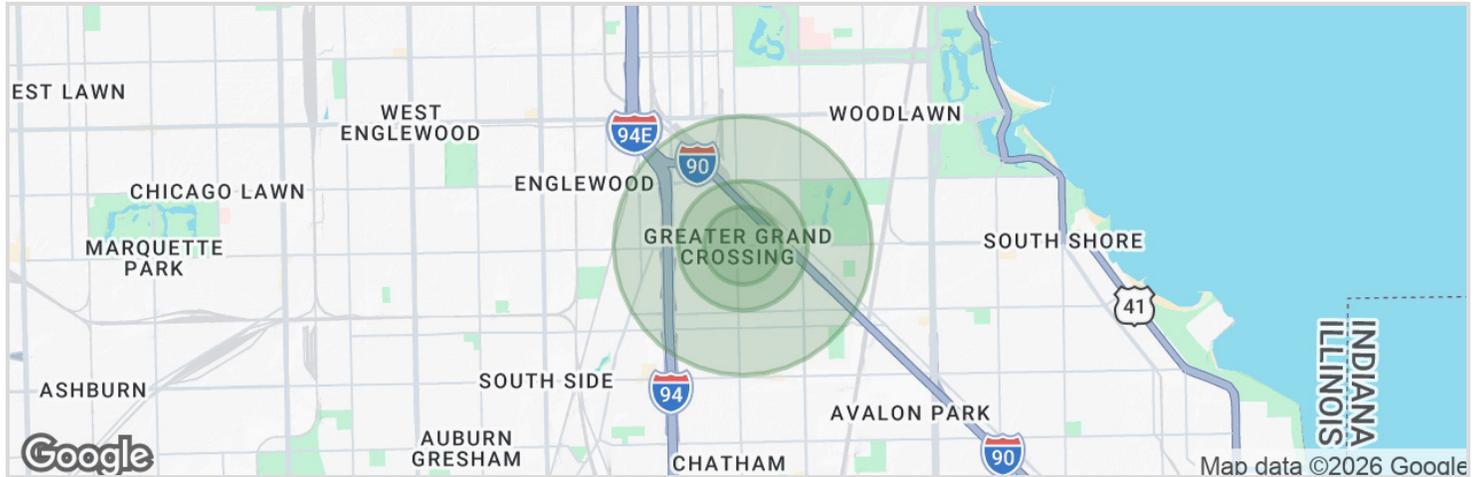
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## 1 mile



\$58,946

Median Household Income



3,713

Population



1,579

Households



39

Median Age



\$36,064

Median Disposable Income

## 3 miles



\$53,105

Median Household Income



9,565

Population



4,165

Households



40

Median Age



\$37,891

Median Disposable Income

## 5 miles



\$51,500

Median Household Income



32,036

Population



13,260

Households



39

Median Age



\$41,504

Median Disposable Income