



POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Pop.	26,139	261,605	628,201
INCOME			
2024 Estimated AHJ	\$77,154	\$68,942	\$72,854

Parking Lot was recently re-sealed

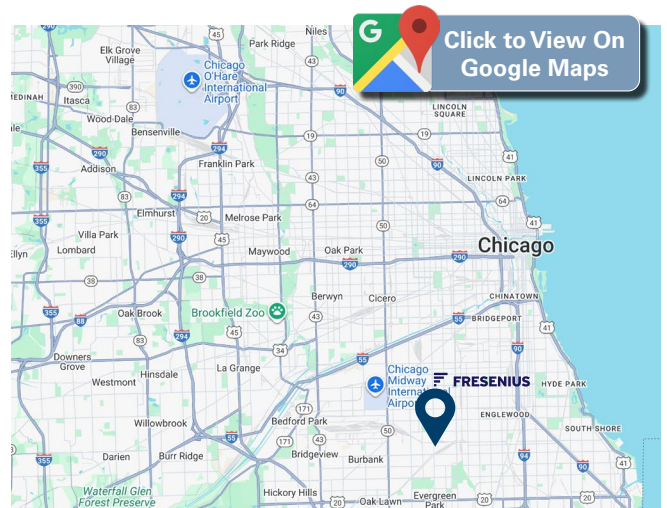
Property Overview - Fresenius

3134 W 76TH STREET, CHICAGO, IL 60652



FRESENIUS KIDNEY CARE

Price (PSF)	\$3,528,000 (\$322 PSF)
Cap Rate	6.75%
Rentable Building Area (SF)	10,947
Acreage	1.49
Year Built/Renovated	1998/2016
Lease Commencement	January 24, 2006
Lease Expiration	October 31, 2033
Lease Term Remaining	8.2 Years Remaining
Option Periods	2 (5-Year)
Current Annual Rent (PSF)	\$238,149 (\$21.75 PSF)
Rent Increases	2% Increase Nov-25 3% Decrease Nov-26 2% Increases Annually Thereafter
Lease Structure	NN (Contact Brokers)



Broker Contact:

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NEWMARK