

INVESTMENT

INDUSTRIAL



1623 CHICAGO DRIVE



1623 CHICAGO DRIVE , WYOMING, MI 49519

## PROPERTY OVERVIEW

Standalone industrial building featuring a newly updated showroom. Ample parking and multiple overhead doors provide convenient access for loading and unloading. Situated in a high-traffic area, ensuring excellent visibility and easy accessibility. Ideal for a variety of commercial uses with a mix of potential showroom and warehouse.

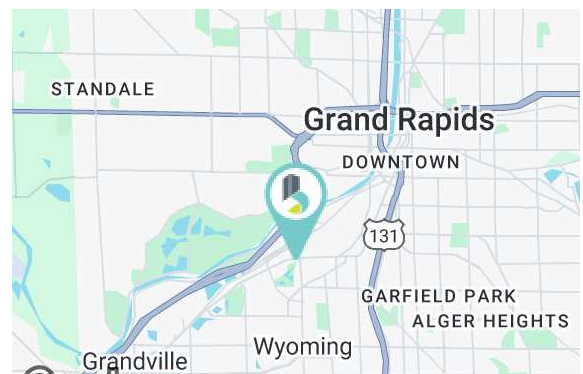
## PROPERTY HIGHLIGHTS

- Stand alone Industrial Building with a modernized showroom
- Former Hardware Store and Appliance Store
- Ability to be a single tenant or multi-tenant building
- Plenty of Parking

## SALE PRICE

\$1,279,290

|                   |                      |
|-------------------|----------------------|
| Building Size:    | 16,208 SF            |
| NOI:              | \$127,929.84         |
| Cap Rate:         | 10%                  |
| Lease Type:       | NNN                  |
| Lease Expiration: | September 30th, 2031 |



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## LEASE OVERVIEW

|                    |                      |
|--------------------|----------------------|
| Sale Price:        | \$1,279,290          |
| NOI:               | \$127,929.84         |
| Cap Rate:          | 10%                  |
| Lease Type         | NNN                  |
| Lease Expiration:  | September 30th, 2031 |
| Annual Escalation: | 3%                   |

## TENANT VS LANDLORD RESPONSIBILITIES

|                   |        |
|-------------------|--------|
| Property Taxes:   | Tenant |
| Insurance:        | Tenant |
| Utilities:        | Tenant |
| Roof & Structure: | Tenant |
| Parking Lot:      | Tenant |
| HVAC:             | Tenant |

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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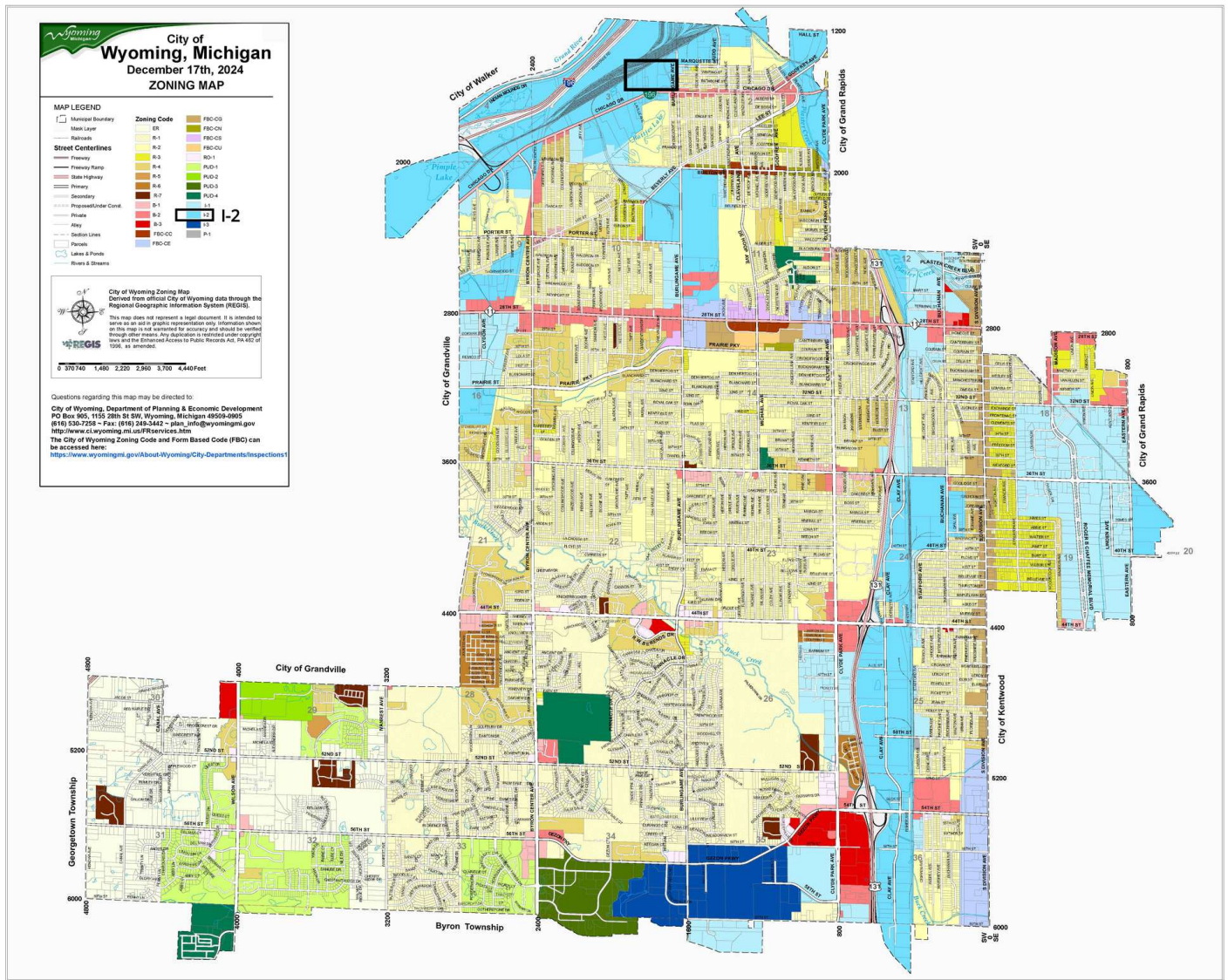
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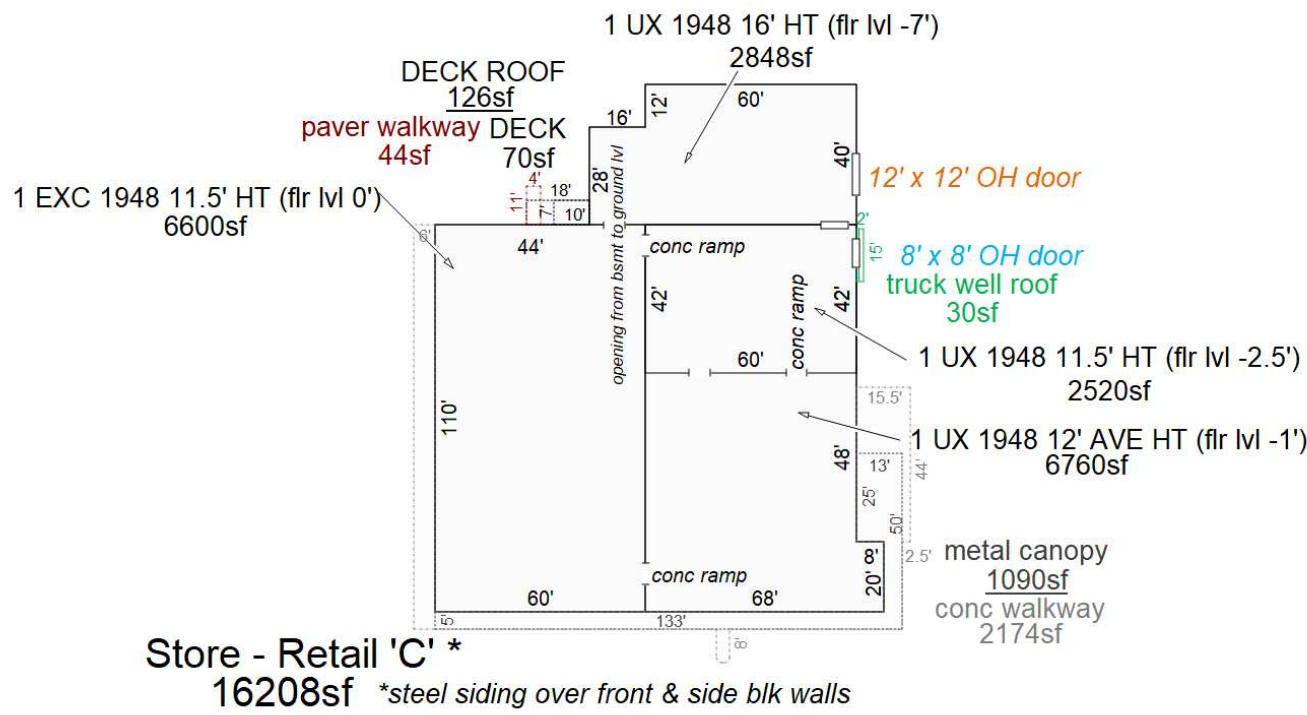
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Sketch by Apex Sketch

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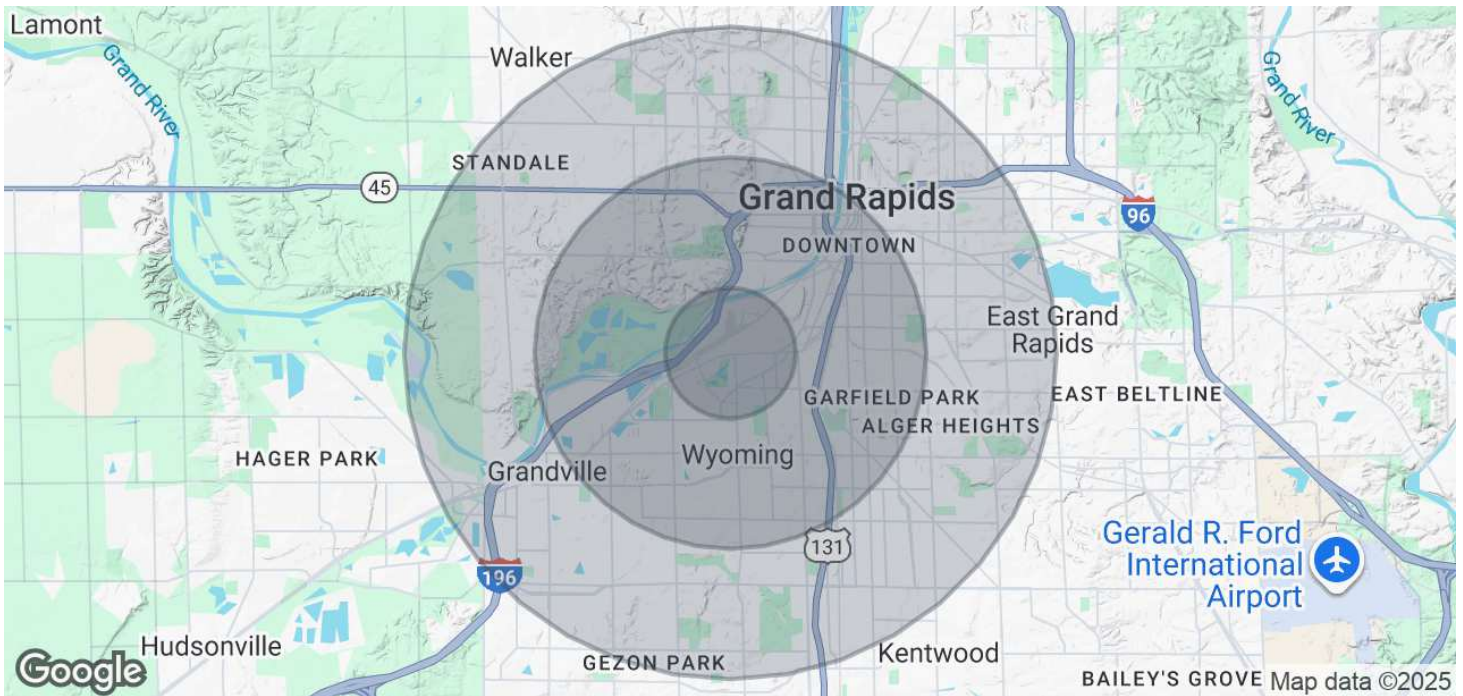


# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,495  | 53,213  | 97,753  |
| Average Age          | 42     | 40      | 39      |
| Average Age (Male)   | 41     | 38      | 38      |
| Average Age (Female) | 44     | 41      | 40      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,893     | 19,621    | 35,802    |
| # of Persons per HH | 2.6       | 2.7       | 2.7       |
| Average HH Income   | \$101,467 | \$111,398 | \$112,872 |
| Average House Value | \$314,150 | \$344,965 | \$353,560 |

Demographics data derived from AlphaMap

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