

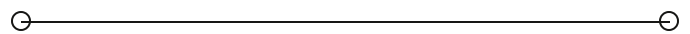


**SALE**

**15.2% Cap Former  
Retail Supermarket |  
OZ, EZRC & SBA  
HubZone Incentives**

**344 EAST 63RD STREET**

Chicago, IL 60637



**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119

olivia.wirth@svn.com

IL #475.161032

PROPERTY SUMMARY



SALE PRICE:	\$1,500,000
PRICE/SF:	\$92.08
LOT SIZE:	0.76 Acres
BUILDING SIZE:	16,290 SF
NOI:	\$228,060.00
TAXES:	\$3.04/SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 344 E. 63rd Street, a former Save-a-Lot Supermarket retail property in Chicago, Illinois. The 16,290 SF big-box retail space is no longer occupied, but has NNN lease income through February 2027. The property sits steps from the Green Line "el" station and is less than 1.5 miles from the I-94/I-90 interchange. Additionally, the building is across the street from Dulles Elementary School and the Norfolk Southern Intermodal Yard, and it is in proximity to major attractions like the University of Chicago campus, just 1.5 miles away.

PROPERTY HIGHLIGHTS

- ±16,290 SF Free-Standing Retail on 0.76 AC
- Dark former Save-a-Lot | NNN term through Feb 2027
- 12'x14' Exterior Drive-In Door
- EZRC & SBA HubZone Incentives
- Frontage on E. 63rd Street & S. Calumet Ave
- 35 Surface Parking Spaces

**KAREN KULCZYCKI, CCIM, SIOR**  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475161032



PROPERTY AERIAL

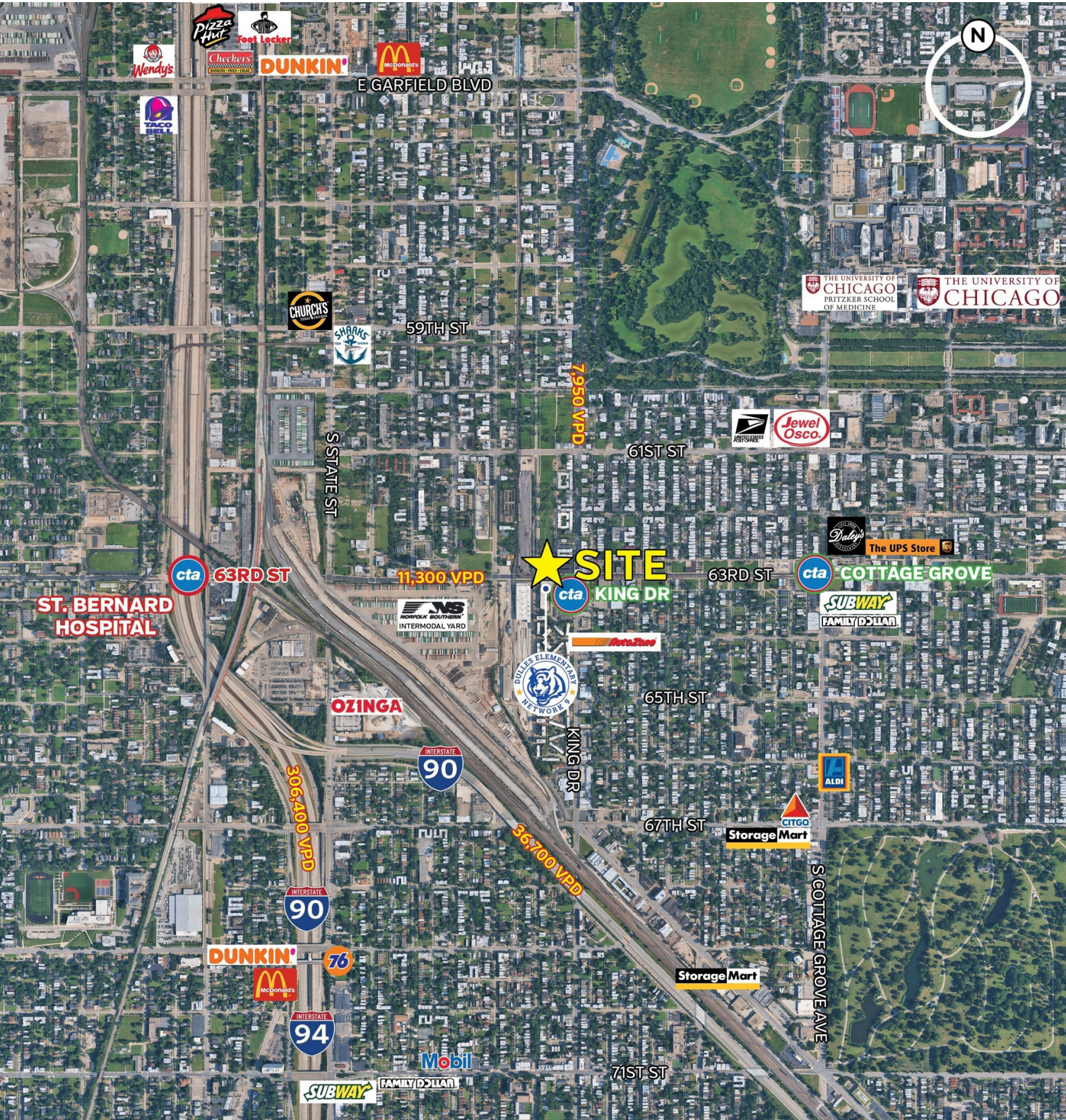


KAREN KULCZYCKI, CCIM, SIOR  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

OLIVIA WIRTH  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475161032



RETAILER MAP



KAREN KULCZYCKI, CCIM, SIOR  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

OLIVIA WIRTH  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475161032



<b>KAREN KULCZYCKI, CCIM, SIOR</b>	<b>OLIVIA WIRTH</b>
O: 630.330.3352	O: 312.770.0119
kkulczycki@svn.com	olivia.wirth@svn.com
IL #471020279	IL #475.161032





## ADDITIONAL PHOTOS



**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
olivia.wirth@svn.com  
IL #475161032



**KAREN KULCZYCKI, CCIM, SIOR**      **OLIVIA WIRTH**  
 O: 630.330.3352      O: 312.770.0119  
 kkulczycki@svn.com      olivia.wirth@svn.com  
 IL #471020279      IL #475.161032



RENT ROLL

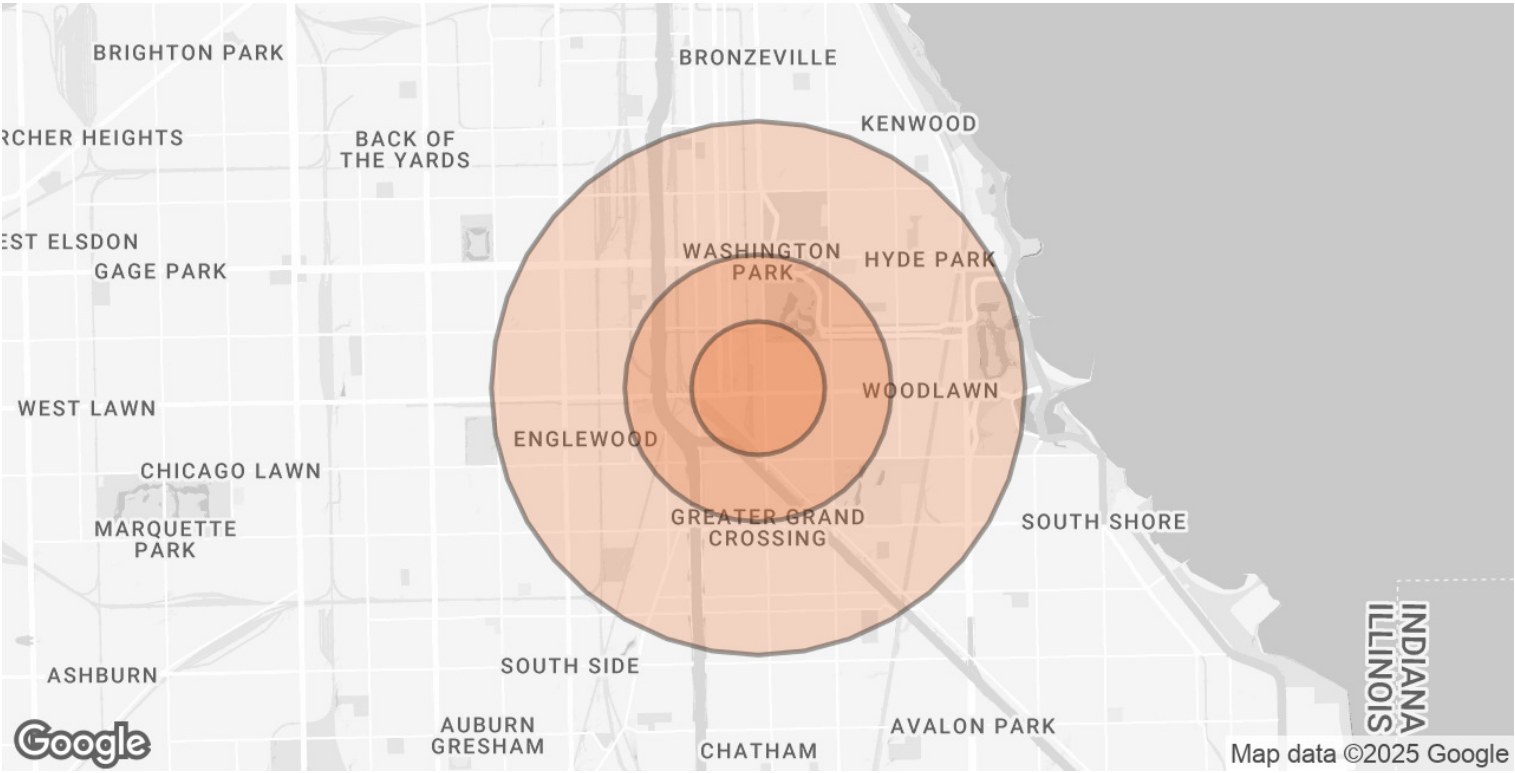
SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
Save-a-Lot	16,290 SF	100%	\$14.00	\$228,060.00	10/19/2010	2/28/2027	NNN Lease

**KAREN KULCZYCKI, CCIM, SIOR**  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475161032



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,542	31,519	132,100
AVERAGE AGE	34	36	38
AVERAGE AGE (MALE)	32	34	36
AVERAGE AGE (FEMALE)	36	37	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	4,704	13,286	57,477
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$41,840	\$44,380	\$63,816
AVERAGE HOUSE VALUE	\$323,460	\$302,604	\$343,150

Demographics data derived from AlphaMap

KAREN KULCZYCKI, CCIM, SIOR  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

OLIVIA WIRTH  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475161032



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

<b>KAREN KULCZYCKI, CCIM, SIOR</b>	<b>OLIVIA WIRTH</b>
O: 630.330.3352	O: 312.770.0119
kkulczycki@svn.com	olivia.wirth@svn.com
IL #471020279	IL #475161032