



# LEGACY

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4050 147TH ST , MIDLOTHIAN, IL 60445

# BMO HARRIS BANK

**FOR SALE** \$1,300,000 | 7.28% CAP

LEGACYCREA.COM

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## MIDLOTHIAN, IL

- **Single-Tenant Freestanding BMO Harris Bank** - Situated on Hard Corner with 4 Drive Thru Lanes
- **Absolute NNN Lease Structure** with Zero (0) Landlord Responsibilities
- **Chicago, IL MSA** - Ranked as the #3 MSA in the U.S
- BMO Invested \$2M Toward a Complete Interior Transformation of the Building
- **BMO Harris Bank has an A+ Credit Rating (S&P) / A3 (Moody's)** Rated Credit, with Over \$550 Billion in Assets
- **BMO Financial Group** Has Grown Into **One Of The Largest Diversified Financial Services Providers In North America**
- **Dense Demographics** - 15,700+ People Reside within 1 Mile Radius of Site - 90,400+ People Reside within 3 Mile Radius of Site
- **High Traffic Counts** - 27,500+ Vehicles Pass Site Per Day on IL 83
- **32,300+ Daytime Employees** within 3 Mile Radius of Site
- **Located in a Dense Retail Corridor Surrounded by Several National Tenants** Including Save A Lot, Walgreens, McDonald's, and Many More
- **Rent Increase Effective November** – Provides Additional Upside Beyond Current NOI

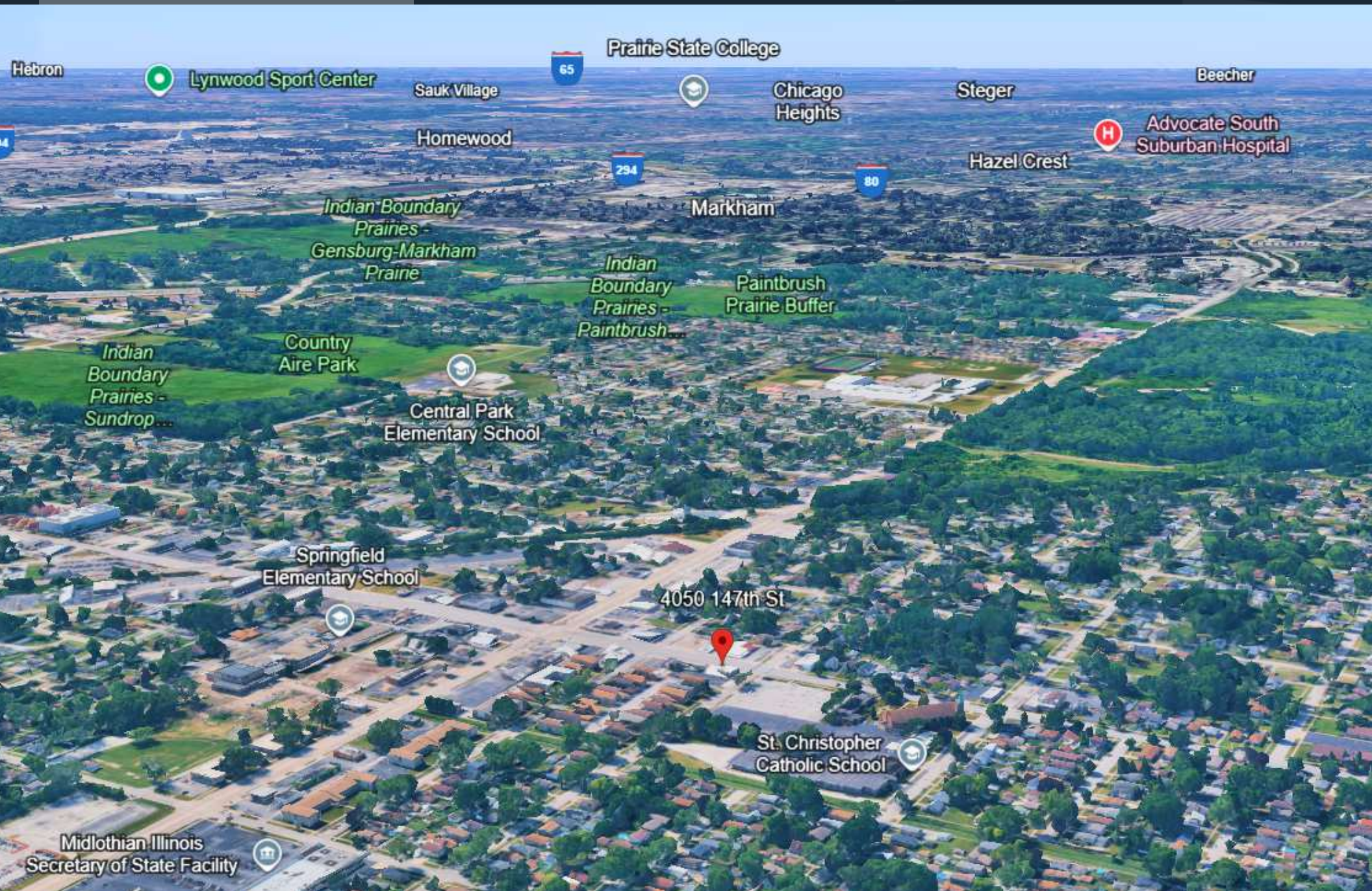
### PROPERTY DETAILS

Building Area:	3,817 SF
Land Area:	0.41 Acres
Year Built:	1961
Year Renovated:	2020
Price:	\$1,300,000
Cap Rate:	7.28%
Price (PSF):	\$340.58

### LEASE OVERVIEW

Remaining Lease Term:	1+ Years
Rent Commencement:	10/2000
Lease Expiration:	10/31/2026
NOI:	\$94,596
Lease Type:	NNN
Scheduled Rent Increases:	2% Annually
Options & Increases:	(3) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant

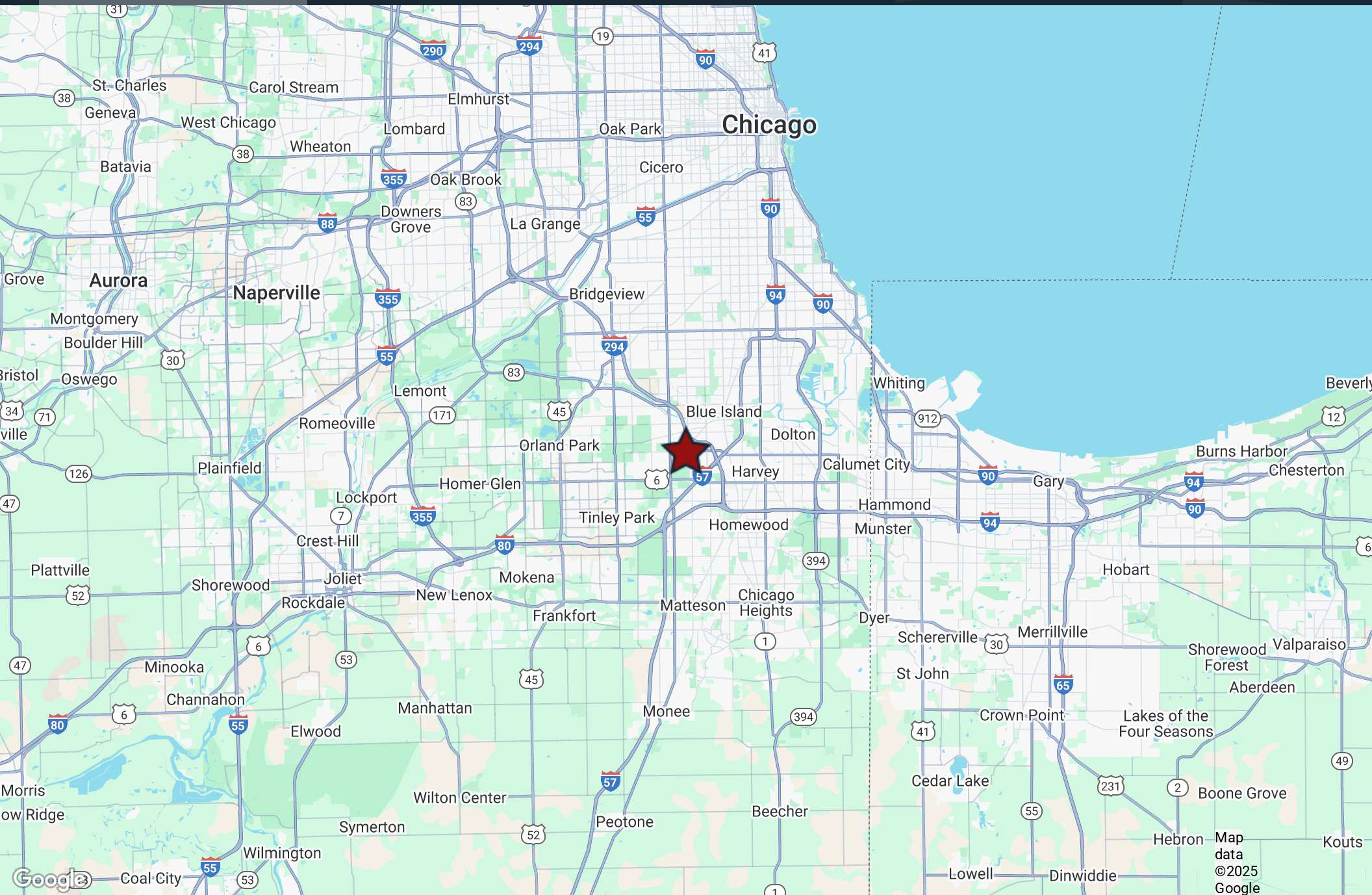








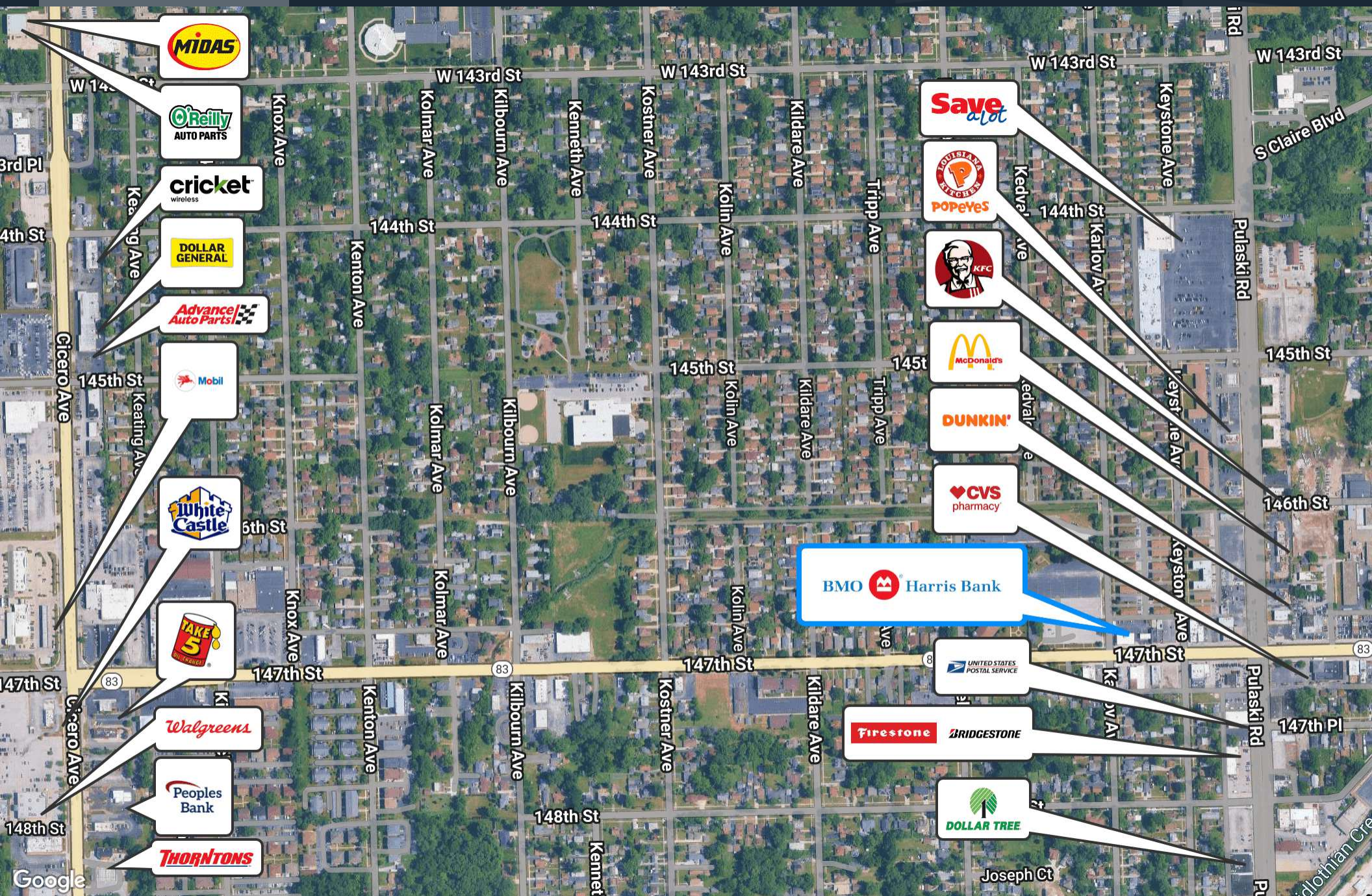






# RETAILER MAP

4050 147TH ST | MIDLOTHIAN, IL 60445







**BMO**  
Harris Bank

27,556 Vehicles Per Day

Map data ©2025 Imagery ©2025 Airbus,  
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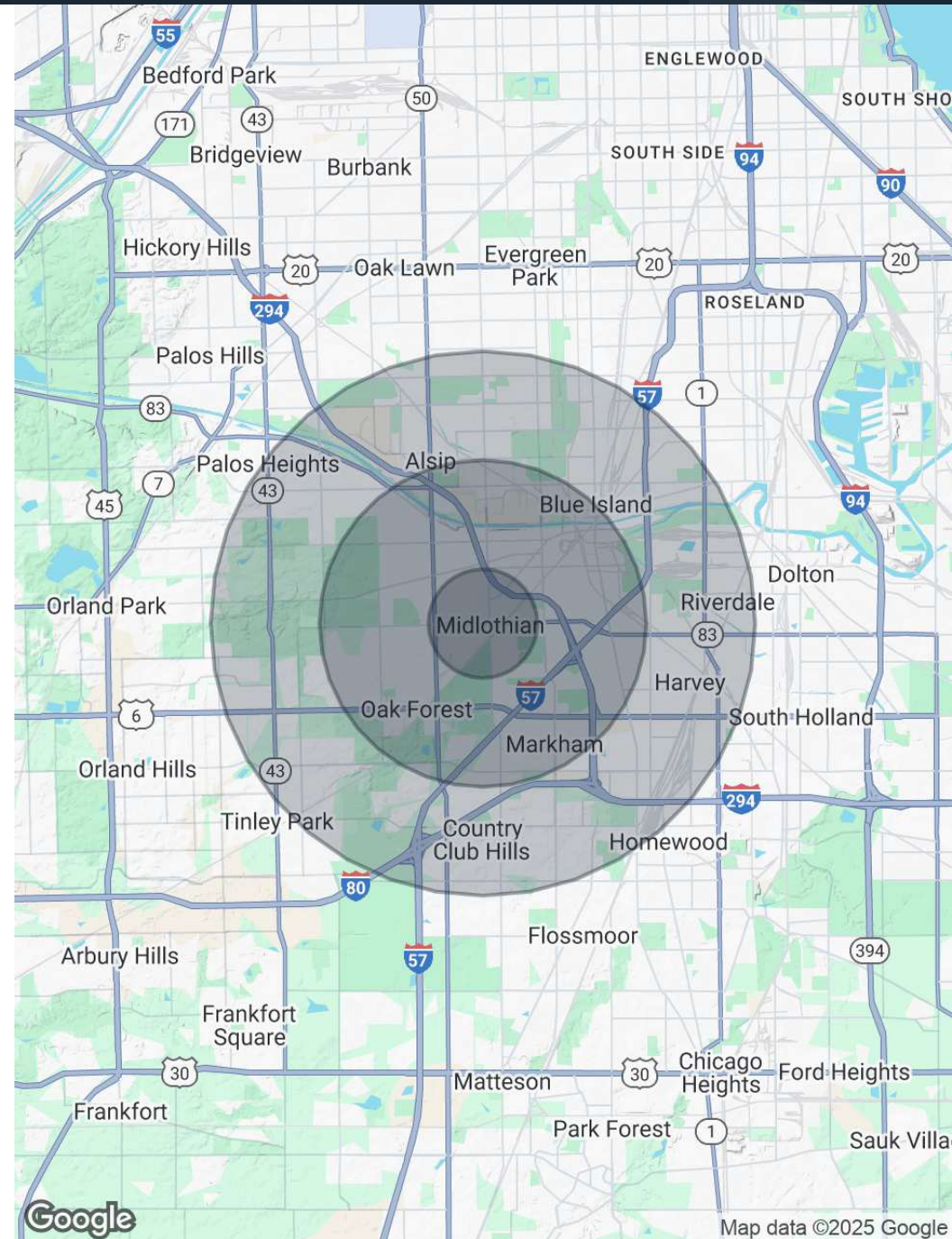


# DEMOGRAPHICS MAP & REPORT

4050 147TH ST | MIDLOTHIAN, IL 60445

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,741	90,490	259,659
Average age	35.5	36.4	136.6
Average age (Male)	32.0	34.1	34.5
Average age (Female)	39.6	39.0	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,608	33,523	97,533
# of persons per HH	3.0	2.9	2.8
Average HH income	\$73,094	\$74,105	\$80,154
Average house value	\$191,855	\$190,267	\$192,785







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