



865-895 MAPLEWOOD DR - IRVING PARK SHOPPING PLAZA

865 Maplewood Drive, Itasca, IL 60143

VICKIE C. SOUPOS

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PROPERTY INFORMATION

Section 1

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PROPERTY DESCRIPTION

Prime Investment Opportunity in Itasca! Exceptional chance for investors to acquire a high-visibility strip center in a high-traffic area of Itasca. Currently owner-occupied, with ownership vacating upon sale, offering immediate potential for repositioning or lease-up. This property features nearly 13,000 SF of flexible retail space with up to four storefronts possible, ideal for a variety of tenants. The site includes 65 parking spaces and six rooftop HVAC units ensuring optimal comfort and convenience. Located at the entrance of the Spring Lake Business Park, this property offers outstanding exposure and accessibility-an ideal setup for an investor seeking strong ROI potential and long-term value growth.

PROPERTY HIGHLIGHTS

- High-visibility retail strip center in a high-traffic area of Itasca. Currently owner-occupied, with ownership set to vacate upon sale, this asset offers immediate potential for repositioning or lease-up.
- Approx. 13,000 square feet of flexible retail space, ideal for a wide range of tenant uses. 65 on-site parking spaces and six rooftop HVAC units
- Strategically located at the entrance of the Spring Lake Business Park, the center benefits from excellent visibility, strong traffic counts, and easy accessibility. This is an exceptional value-add opportunity for investors seeking strong ROI potential and long-term value growth in one of DuPage County’s most active commercial corridors.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	4
Lot Size:	1.5 Acres
Building Size:	12,480 SF
NOI:	-\$41,956.00
Cap Rate:	-2.47%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	478	1,829
Total Population	17	1,197	4,744
Average HH Income	\$149,331	\$153,902	\$152,571

PROPERTY DESCRIPTION

Prime Investment Opportunity in Itasca! Exceptional chance for investors to acquire a high-visibility strip center in a high-traffic area of Itasca. Currently owner-occupied, with ownership vacating upon sale, offering immediate potential for repositioning or lease-up. This property features nearly 13,000 SF of flexible retail space with up to four storefronts possible, ideal for a variety of tenants. The site includes 65 parking spaces and six rooftop HVAC units ensuring optimal comfort and convenience. Located at the entrance of the Spring Lake Business Park, this property offers outstanding exposure and accessibility-an ideal setup for an investor seeking strong ROI potential and long-term value growth.

LOCATION DESCRIPTION

Located in the heart of DuPage County's vibrant business hub, the Irving Park Shopping Plaza at 865-895 Maplewood Drive is strategically positioned at the entrance to the Spring Lake Business Park in Itasca, IL. This high-visibility, single-story retail center offers approximately 12,500 SF of flexible storefront space, abundant on-site parking, and excellent exposure to both business-park traffic and nearby commuter routes





PROPERTY HIGHLIGHTS

- Outstanding opportunity for investors to acquire a high-visibility retail strip center in a high-traffic area of Itasca. Currently owner-occupied, with ownership set to vacate upon sale, this asset offers immediate potential for repositioning or lease-up.
- The property features nearly 13,000 square feet of flexible retail space, divisible into up to four storefronts, ideal for a wide range of tenant uses. Additional highlights include 65 on-site parking spaces and six rooftop HVAC units providing efficient climate control and tenant comfort.
- Strategically located at the entrance of the Spring Lake Business Park, the center benefits from excellent visibility, strong traffic counts, and easy accessibility. This is an exceptional value-add opportunity for investors seeking strong ROI potential and long-term value growth in one of DuPage County's most active commercial corridors.





LOCATION INFORMATION

Section 2

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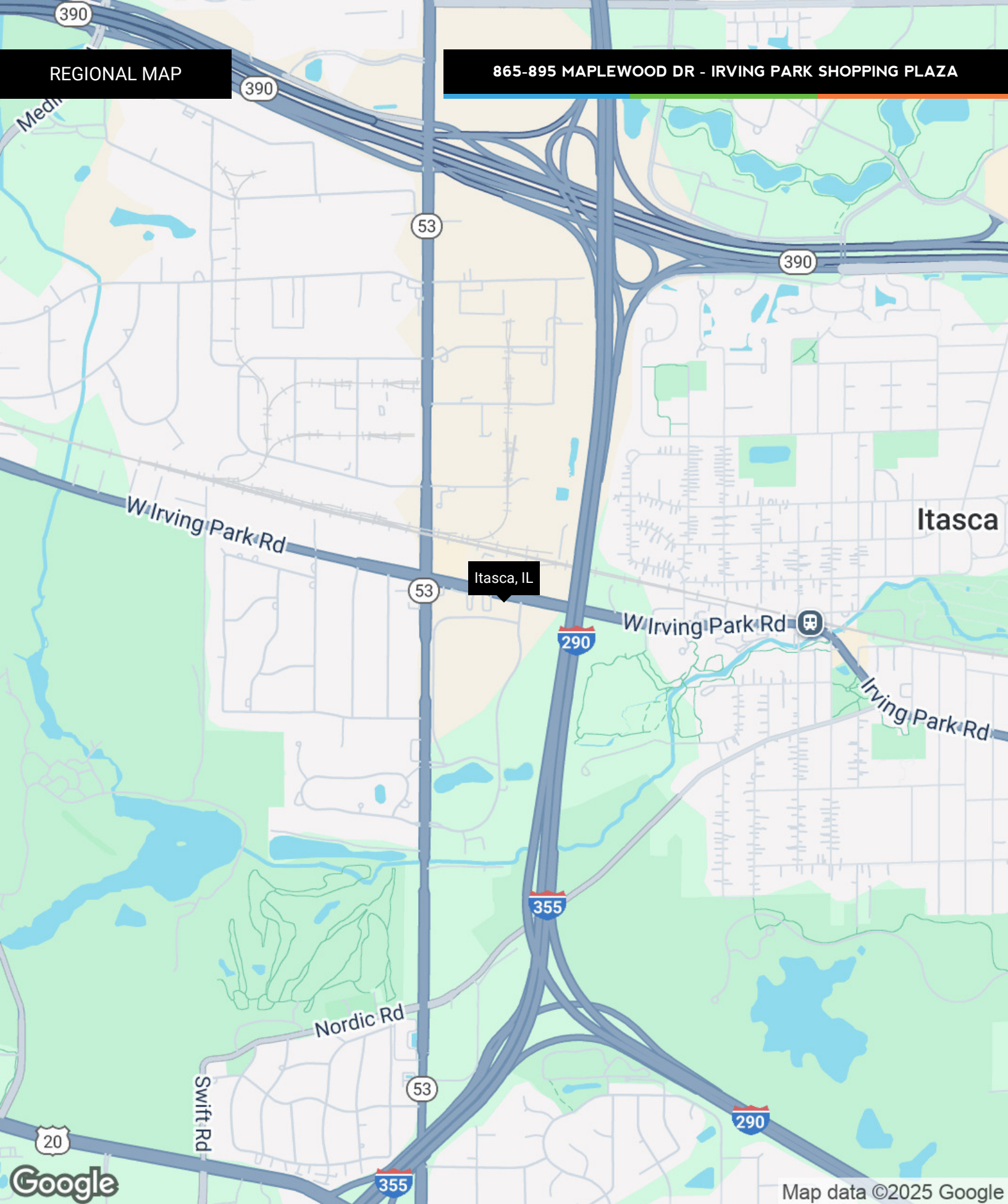
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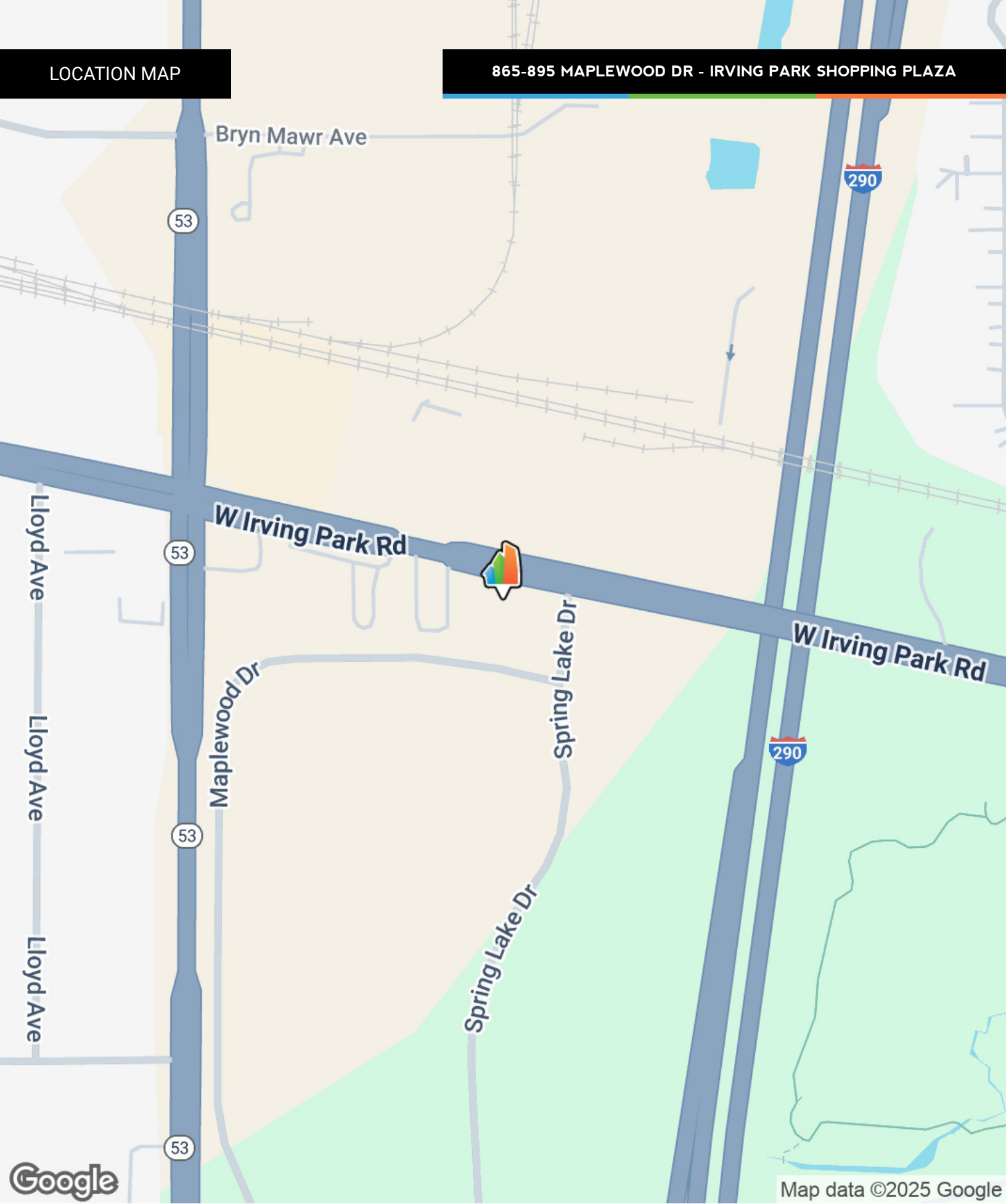


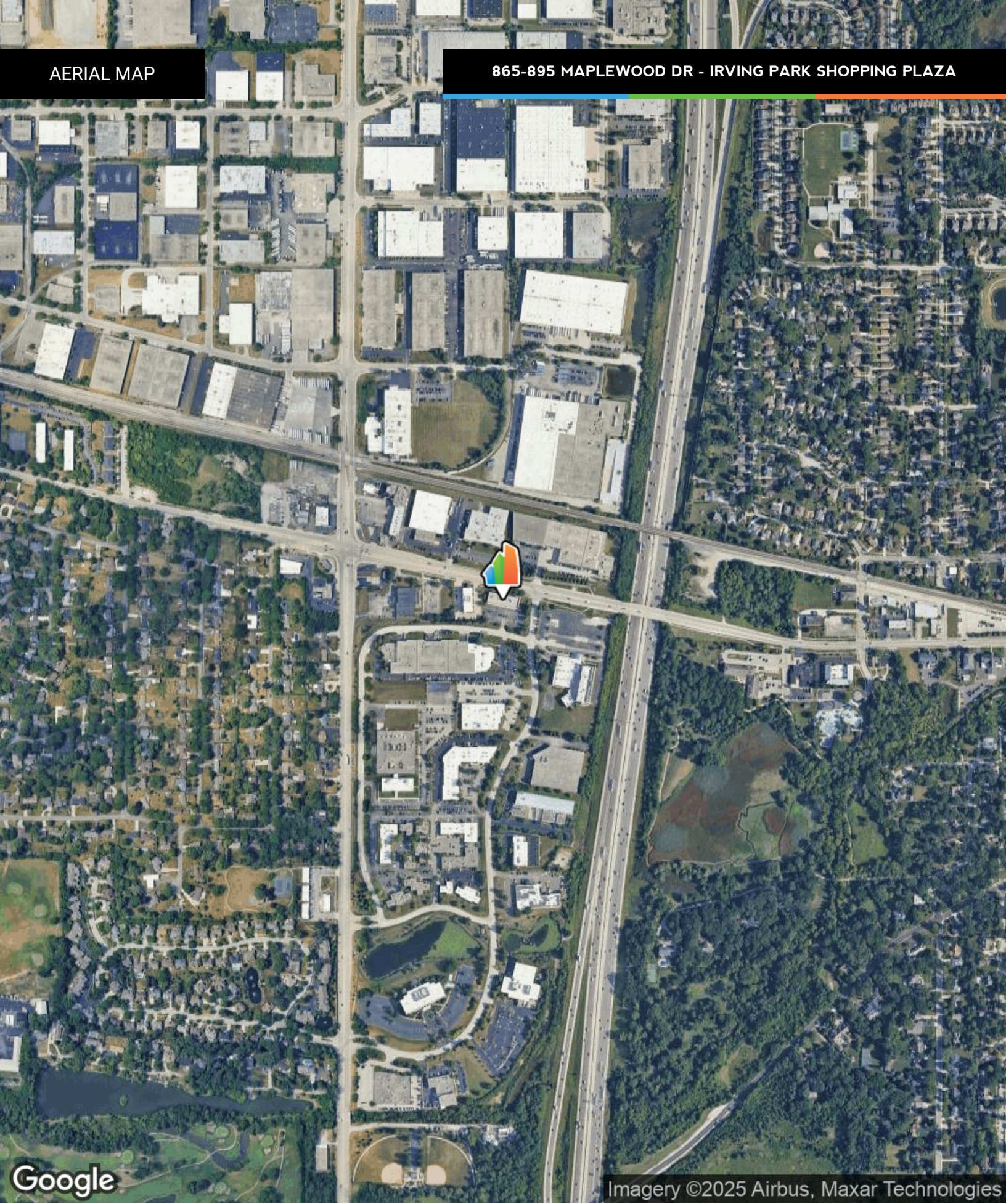
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REGIONAL MAP

865-895 MAPLEWOOD DR - IRVING PARK SHOPPING PLAZA







Google

Imagery ©2025 Airbus, Maxar Technologies

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

2024 Taxes	\$41,956
OPERATING EXPENSES	\$41,956
NET OPERATING INCOME	(\$41,956)



DEMOGRAPHICS

Section 3

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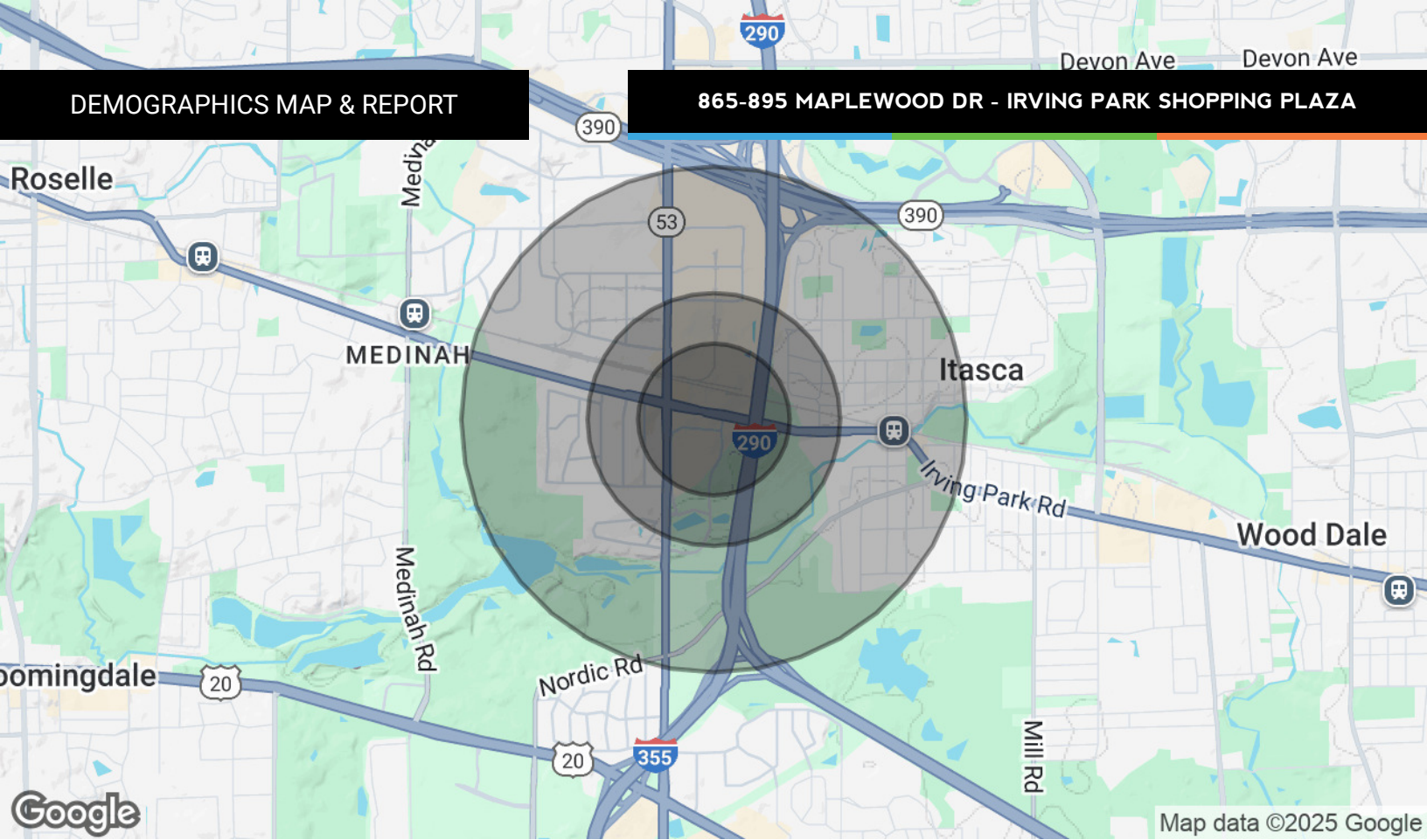
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DEMOGRAPHICS MAP & REPORT

865-895 MAPLEWOOD DR - IRVING PARK SHOPPING PLAZA



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	17	1,197	4,744
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	478	1,829
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$149,331	\$153,902	\$152,571
Average House Value	\$436,945	\$465,063	\$456,727

Demographics data derived from AlphaMap



ADVISOR BIOS

Section 4

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**VICKIE C. SOUPOS****Broker**

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Direct: **630.965.6000** | Cell: **630.965.6000****PROFESSIONAL BACKGROUND**

Vickie C. Soupos is a seasoned real estate professional with a dynamic background that merges financial expertise with a deep-seated passion for property. With a career spanning over two decades, Vickie's journey into real estate was catalyzed by a pivotal moment in history—the aftermath of September 11, 2001. After a decade-long tenure as a financial consultant, Vickie found herself at a crossroads when she was laid off from her job. However, fate intervened as her mother, Georgia Colovos, a venerable figure in the real estate industry since 1985, extended an invitation for Vickie to join forces with her.

Initially hesitant, Vickie eventually embraced the opportunity, marking the beginning of a fruitful collaboration that continues to thrive to this day. With a wealth of experience encompassing both residential and commercial properties, Vickie has facilitated transactions ranging from multi-million-dollar condominiums to expansive retail centers and industrial properties. Her stellar track record is punctuated by numerous accolades, including being ranked as high as #1 among all her former brokerage agents in Illinois and 14th worldwide. Notably, Vickie has clinched the title for the largest commercial sale four times in the past five years at her former brokerage.

A graduate of DePaul University, Vickie holds a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy. Her academic journey was marked by accolades, including a departmental award for Outstanding Leadership in the IME Program—an Honors Program for Business majors. Prior to her real estate tenure, Vickie honed her negotiation skills and business acumen during a nine-year tenure at American Benefit Services, Inc. (ABSi), where she served as the National Accounts Director.

Beyond her professional endeavors, Vickie's life is characterized by a rich tapestry of interests and passions. An avid athlete, she finds solace and exhilaration in both playing and watching sports, while her dedication to fitness is evident through her commitment to CrossFit. Additionally, Vickie channels her creative energy into artistic pursuits, with a flair for calligraphy honed during her high school years—where she operated a successful side business crafting handwritten wedding invitations.

Rooted in her lifelong residence in the area and fueled by her roles as a devoted mother to her children, Panos and Andriana, Vickie's approach to real estate transcends transactions. Her ability to seamlessly navigate both urban and suburban markets, coupled with her unwavering dedication to maximizing client satisfaction, positions her as a trusted advisor and ally in the pursuit of real estate excellence. Whether facilitating a sale or guiding buyers towards their dream property, Vickie's steadfast commitment to integrity, diligence, and client-centric service remains unwavering—a testament to her enduring impact in the realm of real estate.

EDUCATION

Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during its induction.

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