

6417 South Ridgeland Avenue, Oak Lawn, IL 60453

# SWC of 87th & Ridgeland Ave



## OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Sale Price:    | \$3,300,000       |
| Cap Rate:      | 7.71%             |
| NOI:           | \$254,336         |
| Lot Size:      | 1.1 Acres         |
| Year Built:    | 1990              |
| Building Size: | 15,810            |
| Renovated:     | 2025              |
| Zoning:        | C-2 Retail/Office |
| Market:        | Chicago MSA       |
| Submarket:     | Southwest Suburbs |
| Price / SF:    | \$208.73          |

## PROPERTY OVERVIEW

Offering a prime investment opportunity in Oak Lawn, IL: 6417-6421 W 87th St. Well maintained property boasts a 15,810 SF building on a +/-48,138 site (roughly 1.10 acres) Features 6 fully leased units. The property offers a solid revenue stream from day one. Renovated in 2025, it presents a contemporary, attractive space for tenants and shoppers alike. Situated in the Chicago MSA at the Oak Lawn & Burbank borders, this 100% occupied strip center is a beacon for retail investors seeking a stable, high-performing asset in a thriving market. With its strategic location and strong tenant base, this property represents an exceptional addition to an investment portfolio.

## PROPERTY HIGHLIGHTS

- 15,810 SF building
- Renovated in 2025
- 100% occupancy
- Located in Major Shopping & Business District

for more information

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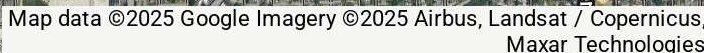
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| SUITE         | TENANT NAME            | SIZE SF          | % OF BUILDING | MARKET RENT     | ANNUAL RENT      | LEASE START | LEASE END  |
|---------------|------------------------|------------------|---------------|-----------------|------------------|-------------|------------|
| 8716          | Bison Kitchen and Bath | 2,070 SF         | 13.09%        | \$3,474         | \$41,688         | 4/1/2029    | 3/31/2027  |
| 8712          | Pharmacy               | 1,200 SF         | 7.59%         | \$2,500         | \$30,000         | 2/9/2024    | 5/31/2034  |
| 8708          | Barbershop             | 1,200 SF         | 7.59%         | \$2,834         | \$34,008         | 8/15/2023   | 7/31/2028  |
| 8704          | Kozal Dentist          | 2,400 SF         | 15.18%        | \$6,600         | \$79,200         | 12/1/2023   | 3/31/2034  |
| 6417          | Daycare                | 5,636 SF         | 35.65%        | \$11,737        | \$140,844        | 6/1/2024    | 12/31/2034 |
| 6419          | Grocery Store          | 3,304 SF         | 20.90%        | \$7,431         | \$89,175         | 3/1/2024    | 6/30/2027  |
| <b>TOTALS</b> |                        | <b>15,810 SF</b> | <b>100%</b>   | <b>\$34,576</b> | <b>\$414,915</b> |             |            |

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## INCOME SUMMARY

|                     |                  |
|---------------------|------------------|
| <b>GROSS INCOME</b> | <b>\$414,915</b> |
|---------------------|------------------|

## EXPENSES SUMMARY

|                                       |           |
|---------------------------------------|-----------|
| Electric                              | \$4,424   |
| Gas                                   | \$1,787   |
| Water/Sewer                           | \$4,161   |
| Trash Removal                         | \$1,581   |
| Snow Removal                          | \$2,500   |
| Electric Repairs                      | \$2,790   |
| Building Repairs                      | \$9,985   |
| HVAC Repairs                          | \$500     |
| Security                              | \$537     |
| Fire Protection                       | \$1,408   |
| Property Insurance                    | \$10,160  |
| Property Maintenance                  | \$6,518   |
| Property Management                   | \$6,518   |
| Property Taxes (2023 Payable in 2024) | \$107,711 |

|                           |                  |
|---------------------------|------------------|
| <b>OPERATING EXPENSES</b> | <b>\$160,579</b> |
|---------------------------|------------------|

|                             |                  |
|-----------------------------|------------------|
| <b>NET OPERATING INCOME</b> | <b>\$254,336</b> |
|-----------------------------|------------------|

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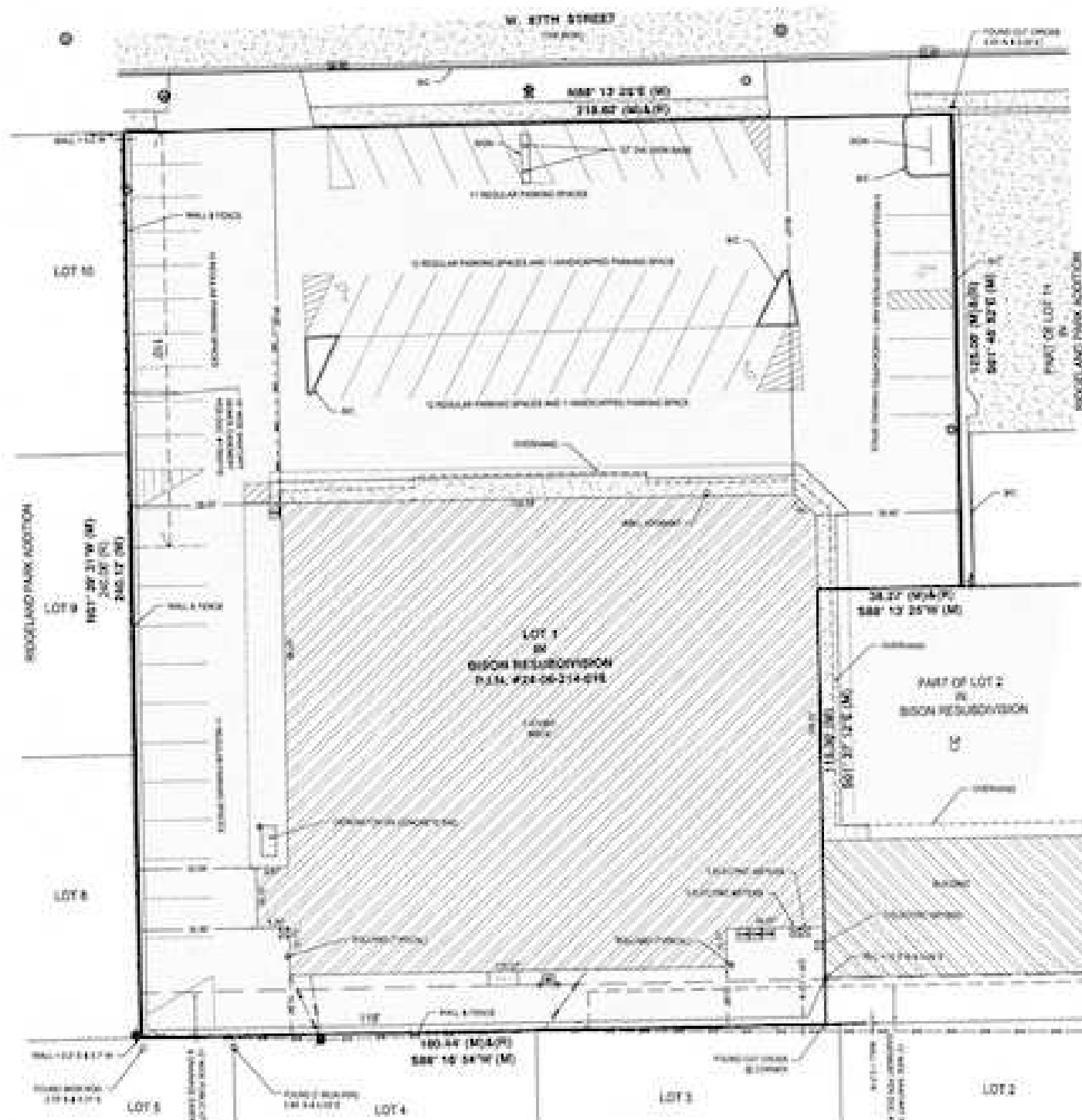
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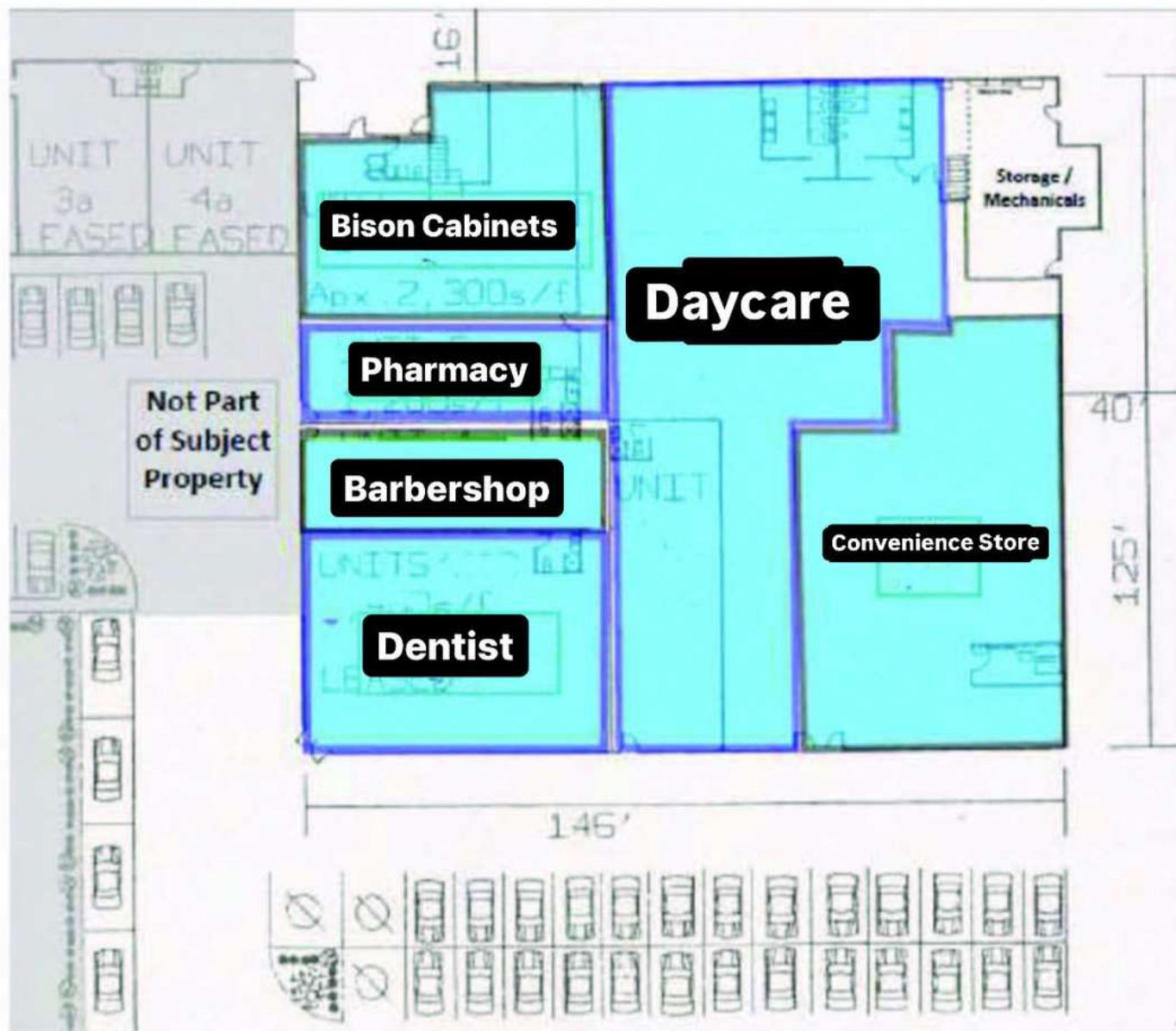
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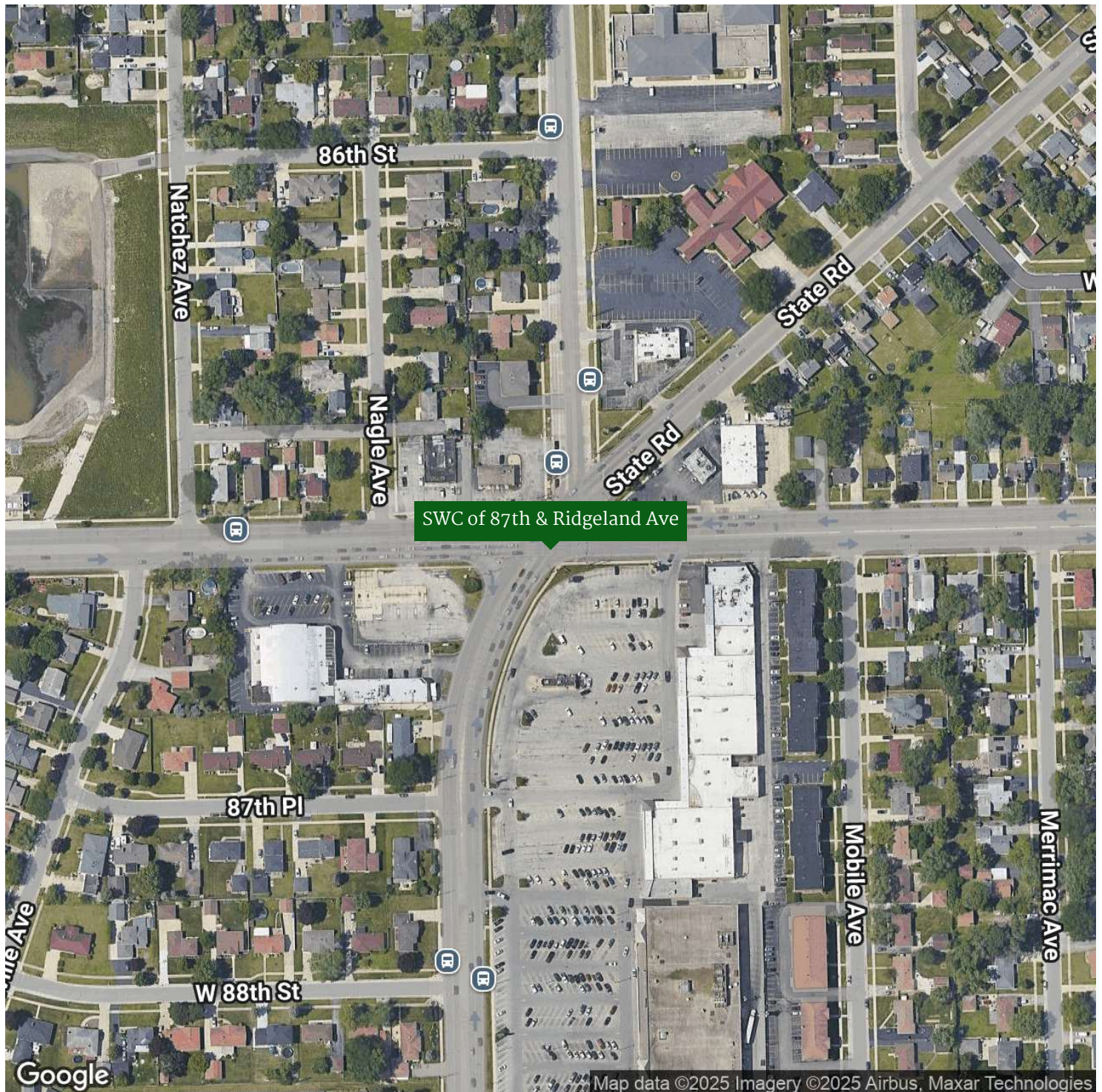
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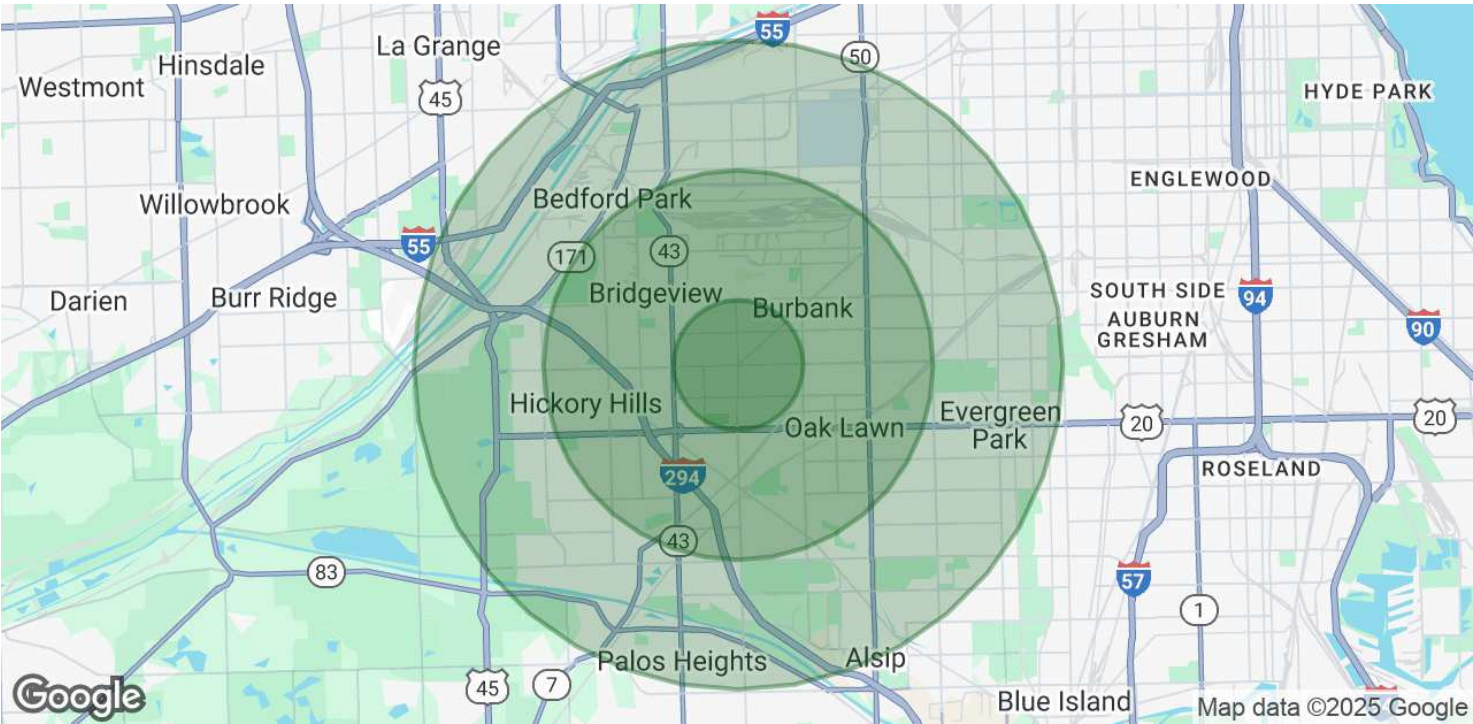
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 19,462    | 147,460   | 413,352   |
| Average Age          | 40        | 40        | 40        |
| Average Age (Male)   | 39        | 39        | 39        |
| Average Age (Female) | 42        | 41        | 41        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 6,352     | 53,043    | 145,304   |
| # of Persons per HH  | 3.1       | 2.8       | 2.8       |
| Average HH Income    | \$103,039 | \$93,175  | \$96,468  |
| Average House Value  | \$297,572 | \$270,646 | \$277,174 |
| ETHNICITY (%)        | 1 MILE    | 3 MILES   | 5 MILES   |
| Hispanic             | 31.0%     | 34.1%     | 41.8%     |
| RACE                 | 1 MILE    | 3 MILES   | 5 MILES   |

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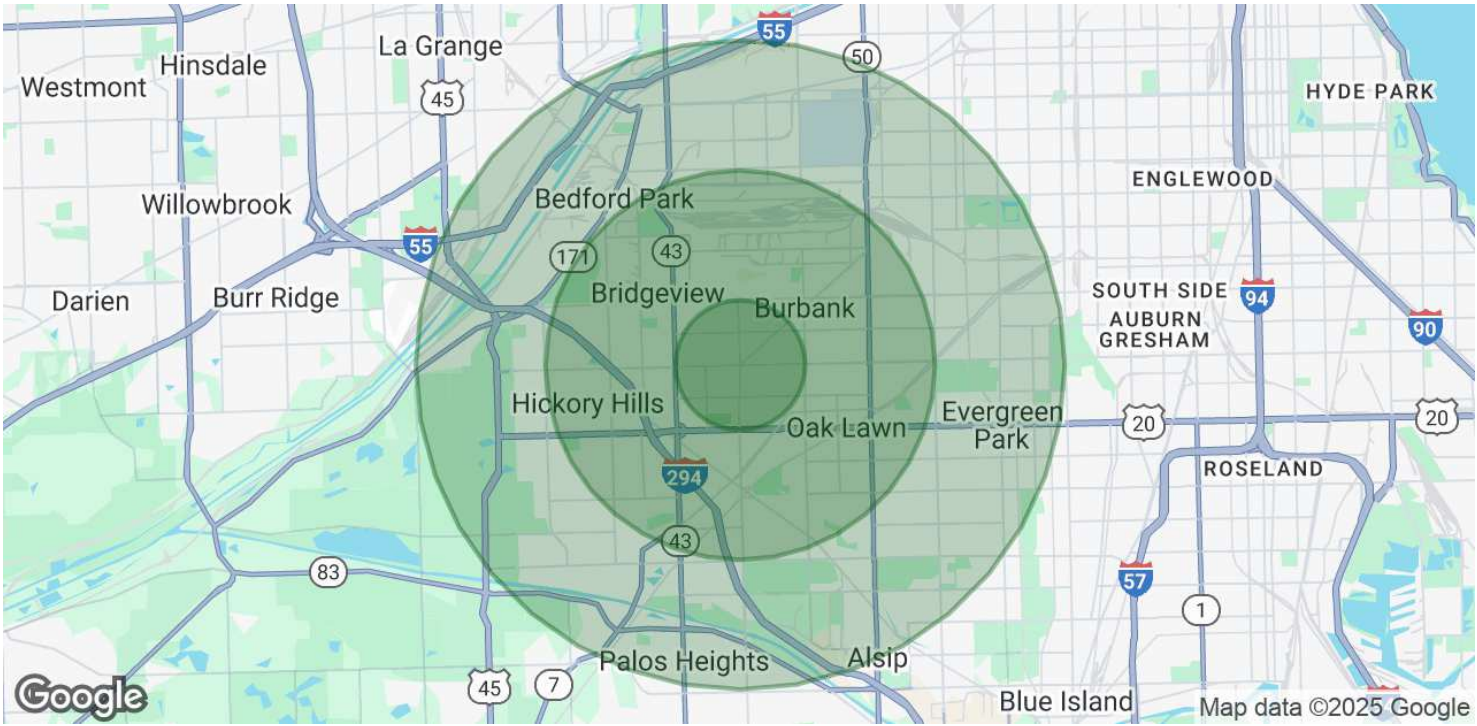
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|                                    |        |        |         |
|------------------------------------|--------|--------|---------|
| Total Population - White           | 12,849 | 87,759 | 203,419 |
| % White                            | 66.0%  | 59.5%  | 49.2%   |
| Total Population - Black           | 546    | 10,129 | 49,099  |
| % Black                            | 2.8%   | 6.9%   | 11.9%   |
| Total Population - Asian           | 577    | 3,758  | 7,374   |
| % Asian                            | 3.0%   | 2.5%   | 1.8%    |
| Total Population - Hawaiian        | 2      | 29     | 127     |
| % Hawaiian                         | 0.0%   | 0.0%   | 0.0%    |
| Total Population - American Indian | 264    | 1,903  | 7,037   |
| % American Indian                  | 1.4%   | 1.3%   | 1.7%    |
| Total Population - Other           | 2,533  | 22,975 | 83,024  |
| % Other                            | 13.0%  | 15.6%  | 20.1%   |

Demographics data derived from AlphaMap

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