



SALE

Retail and Office Downtown Lansing

3513-3517 RIDGE ROAD AND 18241-18259

WEST STREET

Lansing, IL 60438

PRESENTED BY:

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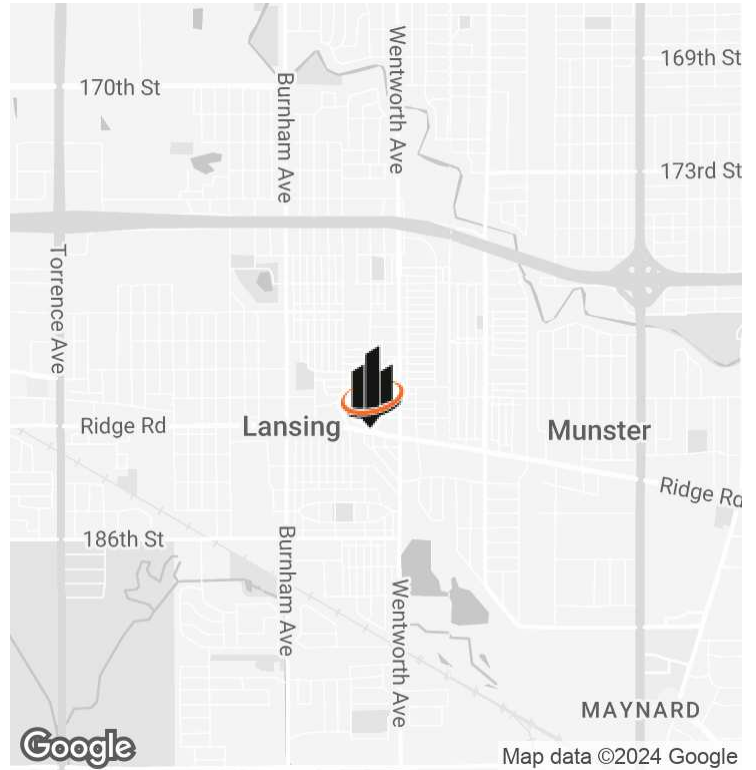
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
PRICE PER SF:	\$57.95
BUILDING SIZE:	+/- 15,691 SF
LOT SIZE:	0.51 Acres
NUMBER OF UNITS:	16
SUBMARKET:	South Suburban
APN:	30-32-307-013-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 3513-3517 Ridge Road and 18241-18259 West Street in Lansing, IL. This multi-tenant retail, office, and warehouse property is located in the heart of downtown Lansing along Ridge Road (historical Main Street) with high visibility and easy access, the property has side and rear ample parking. 16 Units - Tenants include Subway, Universal Martial Arts, Norm's Military, Universal Cleaning, The Pet Set and more.

PROPERTY HIGHLIGHTS

- ±15,961 SF Retail and Office | 16 Units
- 89% Occupied | Value-add
- Frontage on Ridge Road and West Street
- Off-street parking at side and rear

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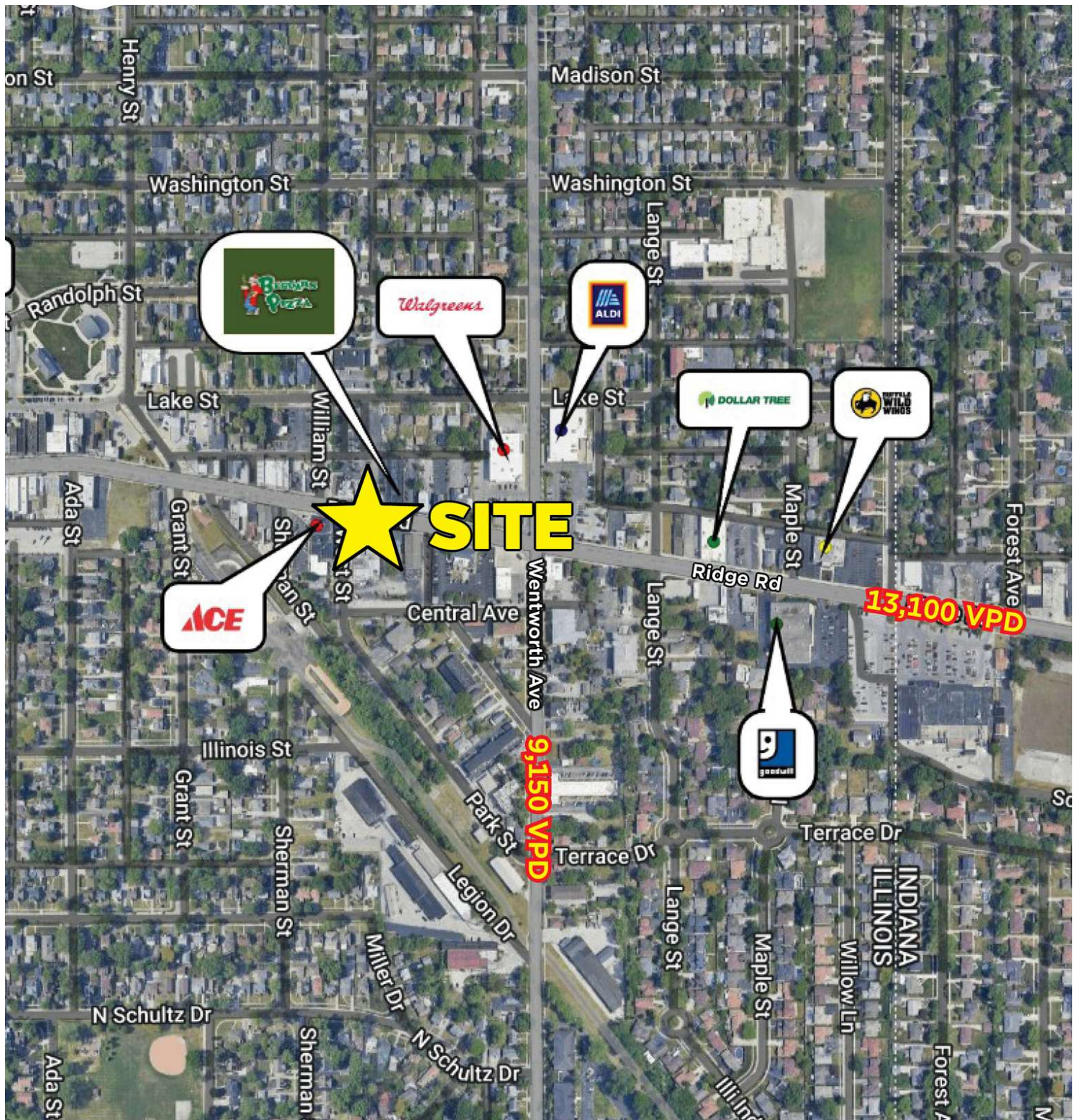
AERIAL PHOTO



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AREA RETAILERS



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
3513	Subway	1,450 SF	9.08%	\$17.00	\$24,650.00	10/01/2024	09/30/2029
3515	Vacant	1,300 SF	8.14%	-	-	-	-
3517 & 17B	Universal Martial Arts	1,500 SF	9.40%	\$9.60	\$14,400.00	-	-
18241- 101	Universal Restoration	150 SF	0.94%	\$30.00	\$4,500.00	12/1/2024	11/30/2026
102	James H.	200 SF	1.25%	\$18.00	\$3,600.00	-	-
104	Kerry Corp	300 SF	1.88%	\$12.00	\$3,600.00	-	-
204	Krose Kollektion	200 SF	1.25%	\$6.00	\$1,200.00	-	-
205	Vacant	900 SF	5.64%	-	-	-	-
206, 207 A & B	Counseling	730 SF	4.57%	\$15.62	\$11,400.00	07/11/2024	08/31/2027
208	ADA Analytics	175 SF	1.10%	\$27.43	\$4,800.00	10/01/2024	10/31/2027
209	Fort Care	200 SF	1.25%	\$22.50	\$4,500.00	10/01/2024	10/31/2027
18245	MSA Appraisers	800 SF	5.01%	\$19.30	\$15,444.00	-	-
18253	Universal Cleaning	1,100 SF	6.89%	\$10.91	\$12,000.00	-	-
18259	The Pet Set	1,100 SF	6.89%	\$12.27	\$13,500.00	-	-
TOTALS		10,105 SF	63.29%	\$200.63	\$113,594.00		

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INCOME & EXPENSES

INCOME SUMMARY

OFFICE AND RETAIL IN DOWNTOWN LANSING

GROSS INCOME	\$127,119
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EXPENSES SUMMARY

OFFICE AND RETAIL IN DOWNTOWN LANSING

TAXES (2023)	\$44,342
INSURANCE	\$8,188
LANDSCAPING / SNOW REMOVAL	\$1,230
UTILITIES (ELECTRIC / GAS / WATER & SEWER)	\$14,874
CLEANING / TRASH COLLECTION	\$5,696
MAINTENANCE / REPAIR	\$41,484
OPERATING EXPENSES	\$115,814

NET OPERATING INCOME	\$11,305
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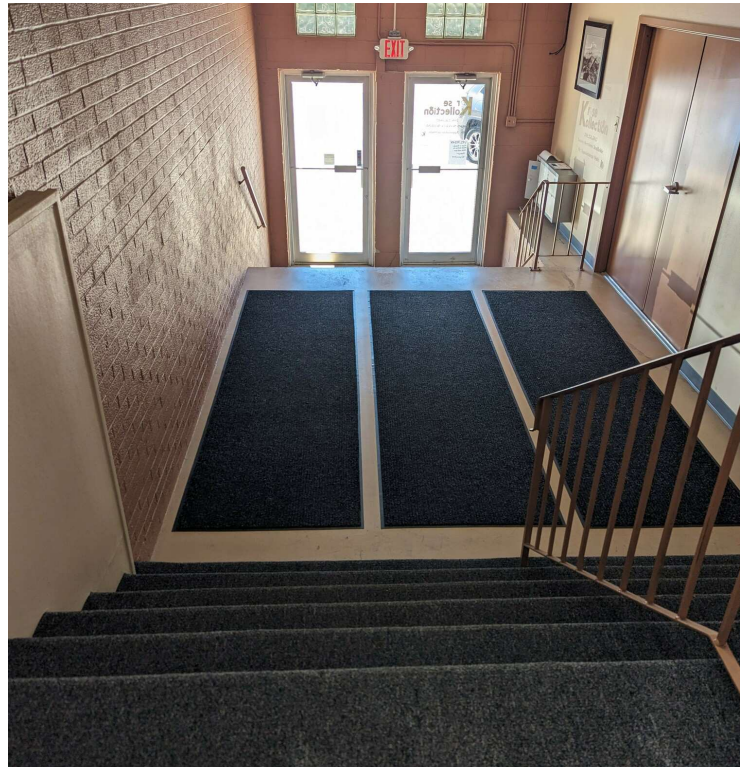
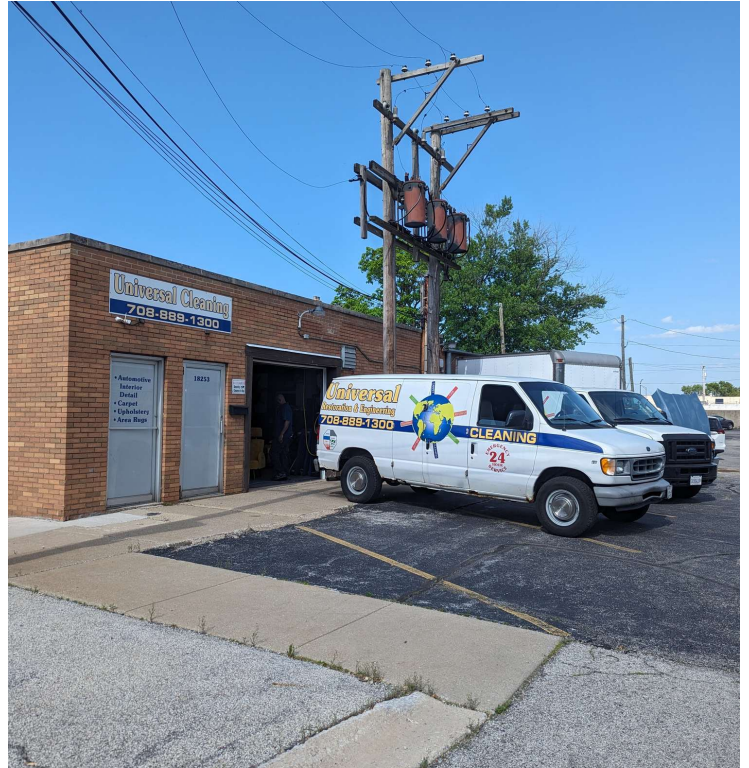
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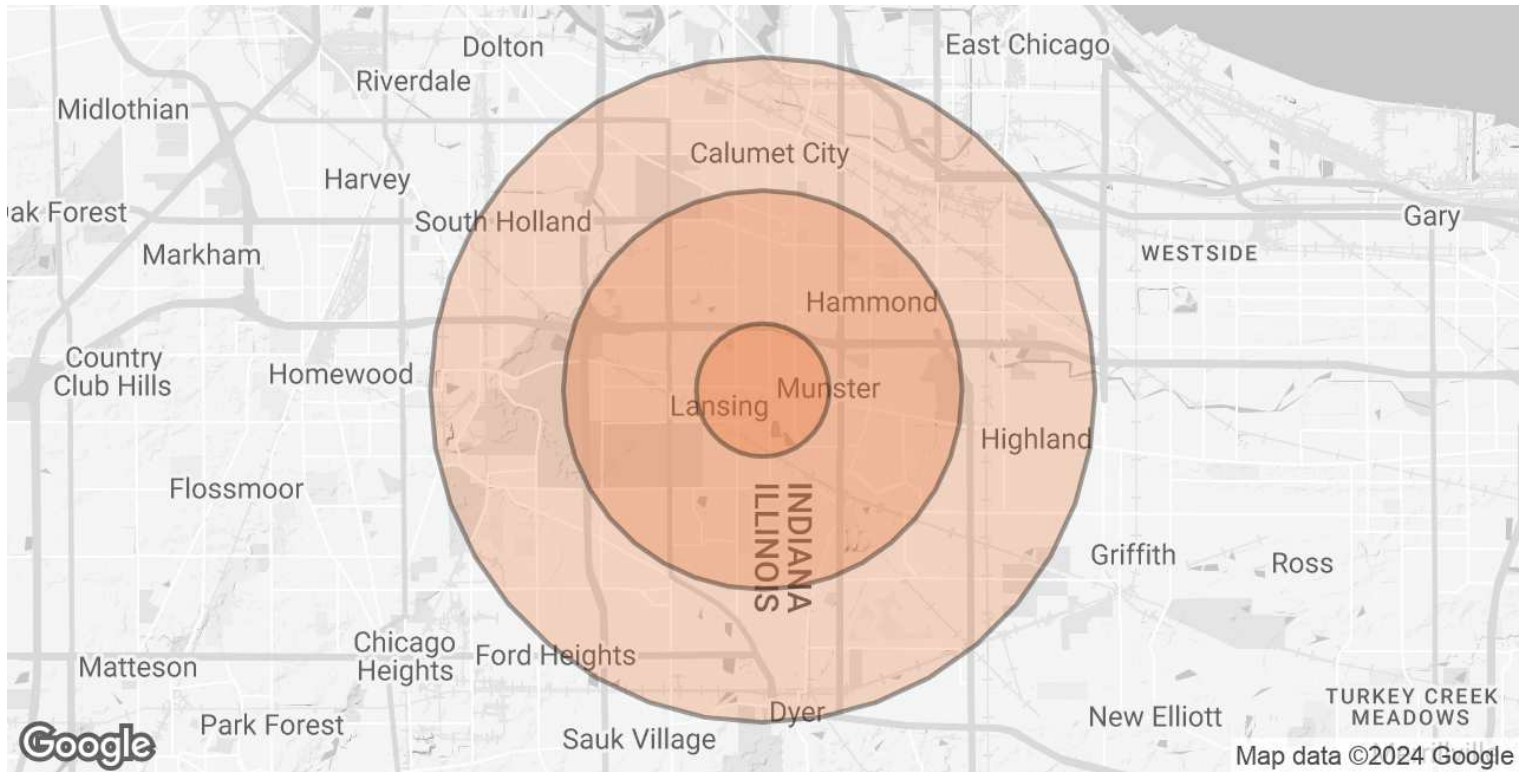
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,380	92,119	231,204
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,492	35,636	90,065
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$92,584	\$90,826	\$84,807
AVERAGE HOUSE VALUE	\$219,944	\$230,906	\$216,915

Demographics data derived from AlphaMap

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