

# FOR SALE

CVS Ground Lease (Dark)  
4777 N Milwaukee Ave Chicago, IL 60630



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An aerial photograph of a city street scene, showing a mix of residential and commercial buildings, trees, and parked cars. A large, bold green number '1' is superimposed over the center of the image, specifically over a large commercial building. The overall image has a light, semi-transparent overlay.

# 1

## PROPERTY INFORMATION



### Offering Summary

|                   |                   |
|-------------------|-------------------|
| Sale Price:       | \$4,000,000       |
| Cap Rate:         | 8.1%              |
| NOI:              | \$324,760         |
| Occupancy:        | 100%              |
| Ground Lease Term | 1/31/2026         |
| Lot Size:         | 0.72 Acres        |
| Building Size:    | 10,880 SF         |
| Year Built:       | 2003              |
| Zoning:           | B3-2, Cook County |
| Submarket:        | Portage Park      |

### Property Overview

10,880 SF freestanding building on a ground lease to CVS Pharmacy (dark) in Chicago's Portage Park neighborhood. Located on Chicago's northwest side, the property finds itself at the southeast corner of the signalized intersection of Milwaukee Avenue and Lawrence Avenue, two (2) blocks west of the Kennedy Expressway (I-90/I-94). The property is located 10-miles north of Chicago's Central Business District and six (6) miles southeast of O'Hare International Airport. The investment grade Tenant, CVS Pharmacy, has leased the property since December 2003 and has term through January 2026. The property produces a NOI of approximately \$324,760 and features a freestanding building with drive-thru access, 38-surface level parking spaces, and pylon signage at the signalized intersection with visibility and exposure to ~23,000 VPD. The site is well located near the Jefferson Park Metra Station (.25 miles north) and the Kennedy Expressway, and is part of Portage Park's primary commercial corridor surrounded by retailers, service oriented businesses, and the Copernicus Center, which hosts local events throughout the year. Neighboring retailers include Jewel Osco, Target, Mariano's, Marshalls, Walgreen's, Ross Dress For Less, PetSmart, Starbucks, Dollar Tree, North Shore Immediate Care, Chipotle, McDonald's, Popeye's among several others.

### Property Highlights

- Opportunity to purchase a well located north side asset with a CVS Pharmacy Ground Lease in place through January, 2026
- In-place NOI of approximately \$324,760
- Located at the SEC of the signalized intersection at Lawrence Avenue and Milwaukee Avenue, featuring visibility and exposure to approximately 23,000 VPD

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# RETAIL PROPERTY FOR SALE

## PROPERTY DESCRIPTION



### Location Description

4777 N. Milwaukee Avenue is located on Chicago's Northwest side in the Portage Park neighborhood. The property sits at the SE corner of Lawrence Avenue & Milwaukee Avenue, featuring an average daily traffic count of ~23,000 VPD. The Property is approximately 10 miles north of Chicago's Loop, six (6) miles southeast of O'Hare International Airport, and two (2) blocks west of the Kennedy Expressway (I-90/I-94). In the immediate area, the property finds itself within Portage Park's primary commercial corridor which is filled with a variety of retailers, service oriented businesses, and across the street from the Copernicus Center, which hosts local events throughout the calendar year. Neighboring retailers include Jewel Osco, Starbucks, North Shore Immediate Care, 7-Eleven, McDonald's, Popeye's among several others.

### Property Highlights

- CVS Pharmacy Ground Lease in place through January, 2026
- In-place NOI of approximately \$324,760
- Located at the SEC of the signalized intersection at Lawrence Avenue and Milwaukee Avenue, featuring visibility and exposure to approximately 23,000 VPD
- Located two (2) blocks west of the Kennedy Expressway (I-90/I-94) with 170,000 VPD
- Within a one (1) mile radius there is over 42,580 people with an average household income of \$86,858/yr
- Located .25-miles west of the CTA Blue Line Stop
- Freestanding building with drive-thru
- 38-surface level parking spaces
- Pylon signage available at the SEC of Lawrence and Milwaukee

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### Tenant Overview

|                                  |                         |
|----------------------------------|-------------------------|
| Rent Commencement                | December 28th, 2003     |
| Lease Expiration                 | January 31st, 2026      |
| Leaseable Area                   | 10,880 SF               |
| Options                          | (4) Five - Year Options |
| Number of CVS Pharmacy Locations | 9,700 +                 |
| Website                          | www.CVShealth.com       |
| Stock Symbol                     | CVS                     |

### CUSTOM TEXT

CVS Pharmacy is an American retailer head quartered in Woonsocket, Rhode Island also known as Consumer Value Store. The chain was founded in May 1963 and was owned by its original holding company, Melville Corporation from it's inception until its current parent company (CVS Health) was spun off into it's own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States with over 9,700 retail locations, CBS MinuteClinic with more than 1,100 walk-in facilities and CVS Caremark, a leading pharmacy benefits manager with more than 75 million plan members.

For over 50 years, CVS Pharmacy has provided their clientele with products and services needed to achieve their health goals. In addition to their pharmacies, their stores feature beauty supplies, healthy food options and general merchandise specific for their market.

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# LOCATION INFORMATION

# RETAIL PROPERTY FOR SALE

## RETAILER MAP



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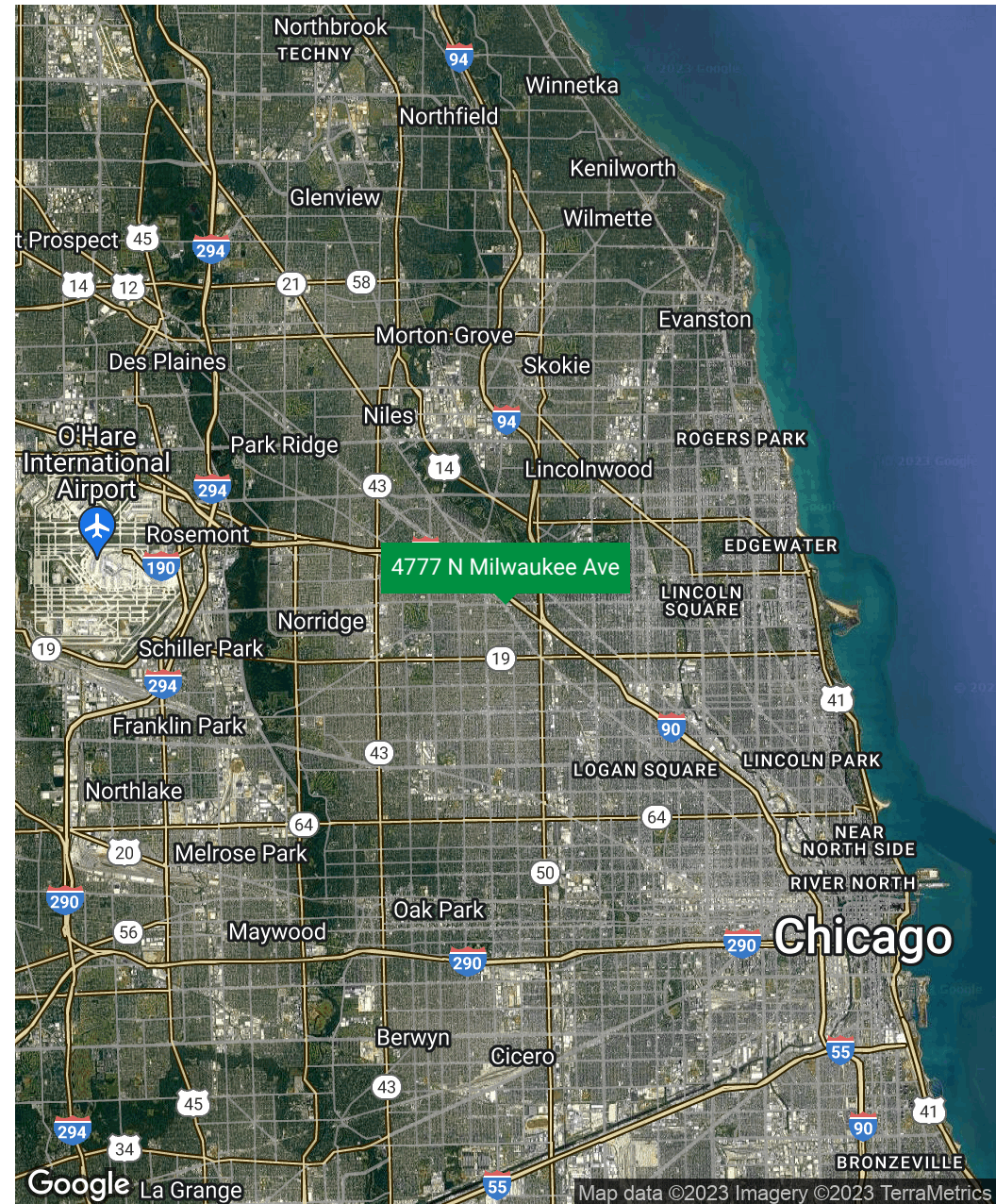
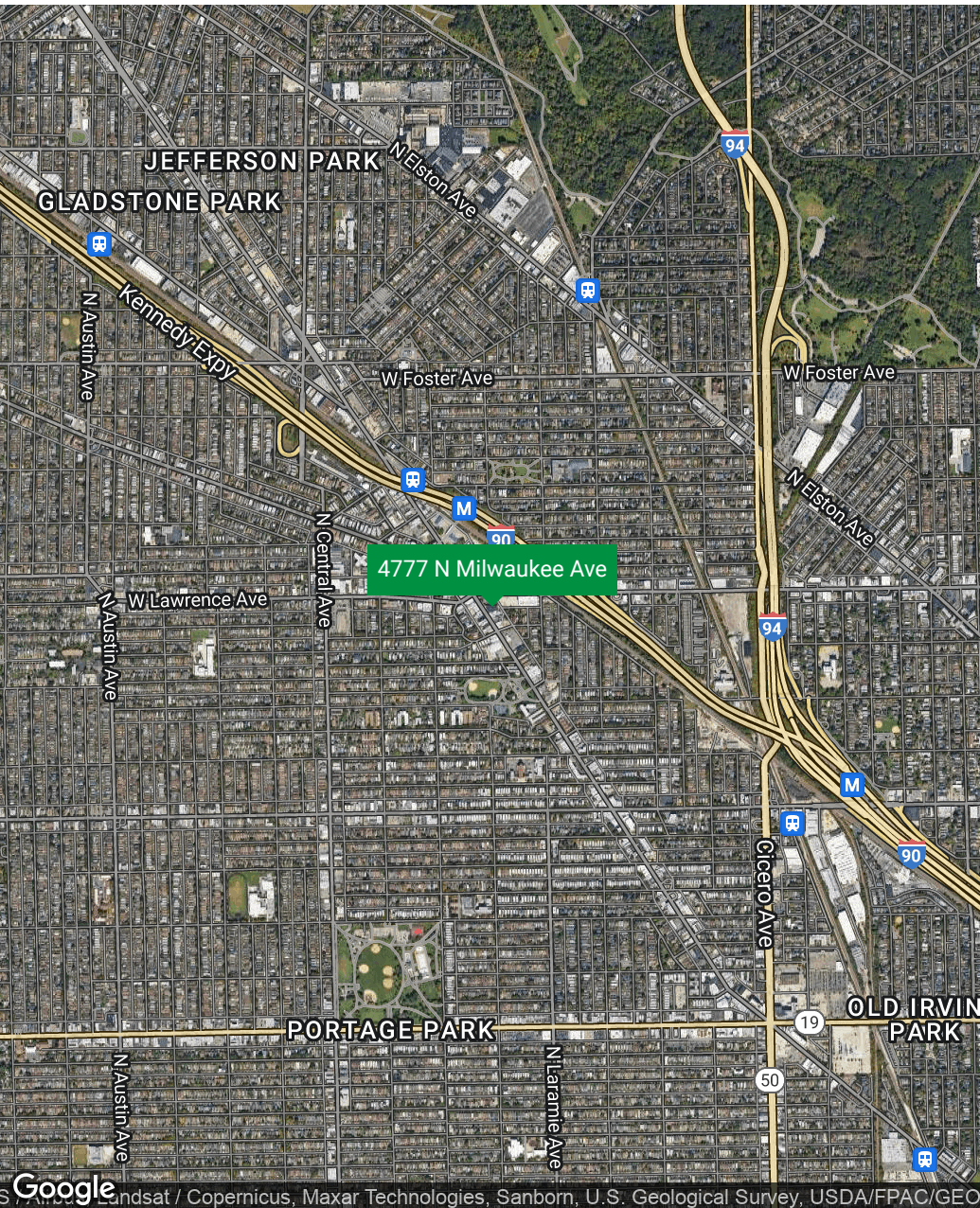
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# RETAIL PROPERTY FOR SALE

REGIONAL MAP



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An aerial photograph of a city street scene, showing a mix of residential and commercial buildings, trees, and cars on the road. A large, stylized green number '3' is superimposed over the center of the image.

3

# DEMOGRAPHICS



# RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



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