



**LONG-TERM
TENANT
PROVIDING
STEADY RENTAL
INCOME**

PROPERTY/MARKET SUMMARY

Explore this prime 2,438 SF retail building in Chicago's vibrant Back of the Yards neighborhood. Fully occupied by Kiddie Treasure Tutoring, this property offers a prime investment opportunity with a stable tenant base. Positioned near McDonald's, Walgreens, Family Dollar, and Chicago Meat Authority, it combines urban convenience with local charm. Ideal for investors seeking stability and growth in a bustling area.

- **SALE PRICE** | \$200,000
- **CAP RATE** | 7%
- **AVAILABLE SF** | 2,438 SF
- **TAXES** | \$13,445.68 in 2023
- **VEHICLES PER DAY** | 22,000+

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

NEARBY BUSINESSES



FIFTH THIRD BANK

DEMOGRAPHICS

# HOUSEHOLDS:	1 Mile	10,595
	3 Mile	112,323
	5 Mile	330,656
POPULATION:	1 Mile	34,098
	3 Mile	325,921
	5 Mile	867,117
AVG HH INCOME:	1 Mile	\$58,182
	3 Mile	\$65,420
	5 Mile	\$80,036



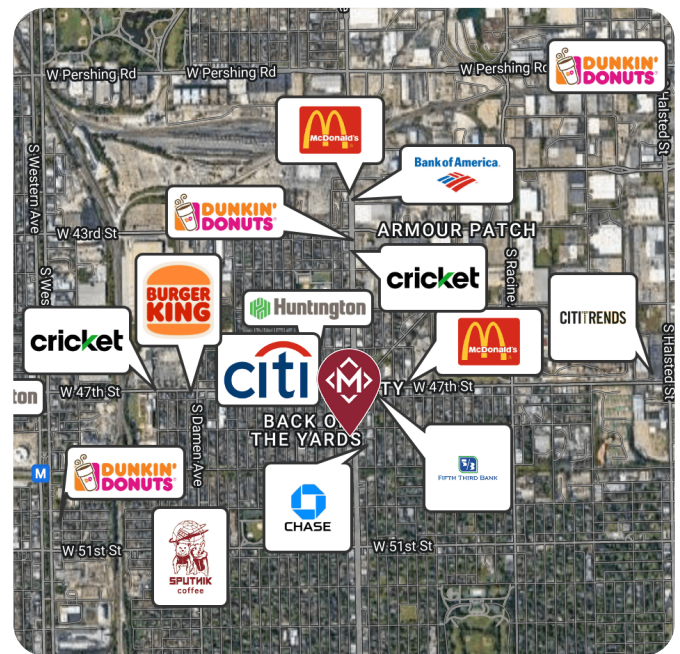
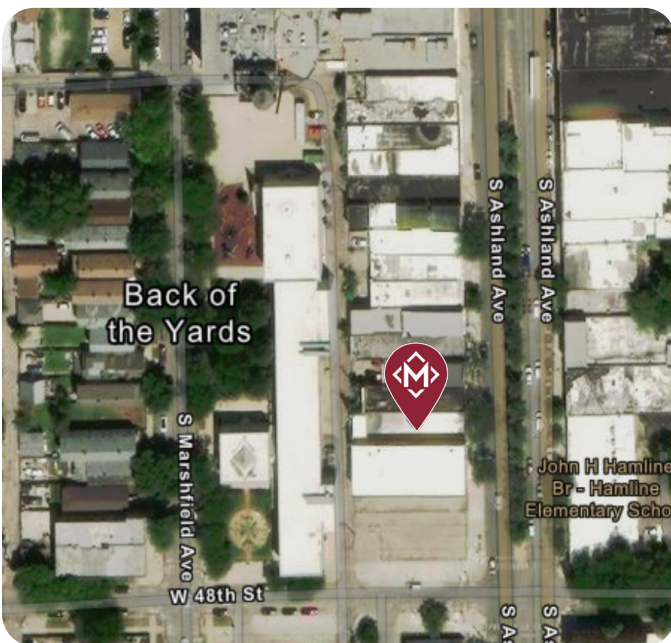


INTERIOR PHOTOS



AERIAL MAP

RETAILER MAP



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

