

AUTOMOTIVE BUILDING

239 W 162ND STREET, SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- Fully leased, Auto Center, ± 6,500 SF, freestanding building
- 100% occupied by a single tenant on a long-term triple net lease
- Convenient location on 162nd St (Route 6) between I-94 and I-294
- Built out with 8 bays and an office/waiting room
- New 60-mil TPO Roof installed in 2024, 20-year warranty
- New Furnace installed in 2024, 10-year warranty

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,734	30,139	95,832
Total Population	7,906	79,967	255,283
Average HH Income	\$83,797	\$72,601	\$77,469

OFFERING SUMMARY

Offering Price: \$600,000

Auto Bays: 8

Occupancy: 100%

PIN: 29-21-200-076-0000

Real Estate Taxes: \$23,046.18
(billed in 2024)

Submarket: Near South Cook

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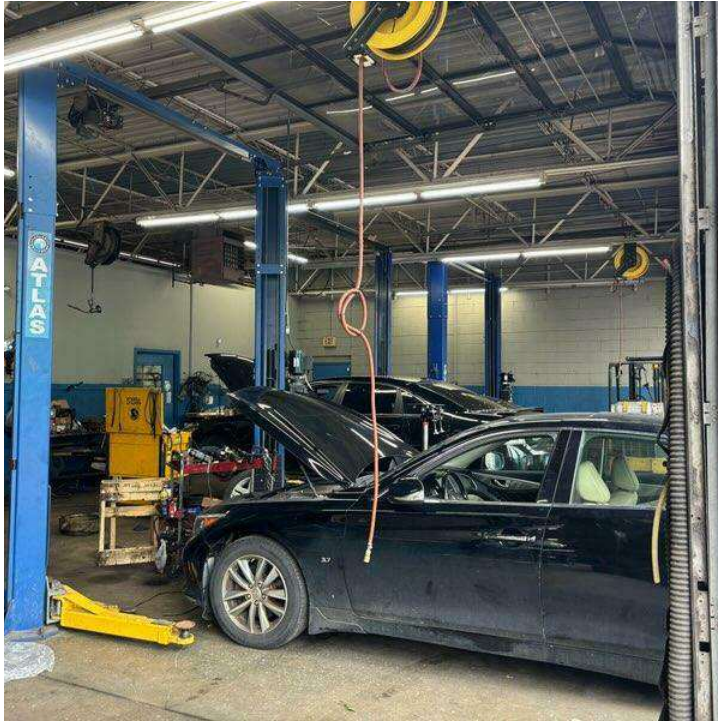
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PROPERTY DESCRIPTION

LM Commercial Real Estate is pleased to offer investors an opportunity to acquire the single tenant, net leased, auto center at 239 W 162nd Street, in South Holland, IL. The well-located property is situated on the south side of 162d St. (Rte. 6) and is within 10 minutes (2.9 miles) from both Interstate 94 to the east and Interstate 294 (2.8 miles) to the west. Daily traffic counts along 162nd Street range from 23,000 to 31,000 vehicles per day and consist of commuters and customers of the numerous businesses along this busy commercial corridor.

The building sits on a 0.46-acre lot, contains ± 6,500 square feet of leasable area and is currently 100% occupied with a single, long-tenured tenant. The facility features 8 operational car bays along with a dedicated office and waiting area. Recent enhancements include a new 60-mil TPO roof installed in 2024 with a 20-year warranty and a new furnace with a 10-year warranty.

PROPERTY DESCRIPTION CONTINUED

The building's existing tenant recently signed a new triple net lease for 7 years in the primary term with two 5-year option periods. The rental rate steps up 6.6% in the fourth lease year and 3.7% in the sixth lease year. During the option periods rents increase 2% annually, creating inflation protection for years to come.

Nearby retailers include Dunkin Donuts, Wendy's, Browns Chicken, and Pizza Hut as well as Advocate Health Care and UChicago Medicine. This is a great opportunity to purchase a long-term, absolute net leased auto center in the Chicago MSA with limited landlord responsibilities.

Lease type: Absolute **NNN**

Initial Term: **7** years

Options: **2** 5-year terms

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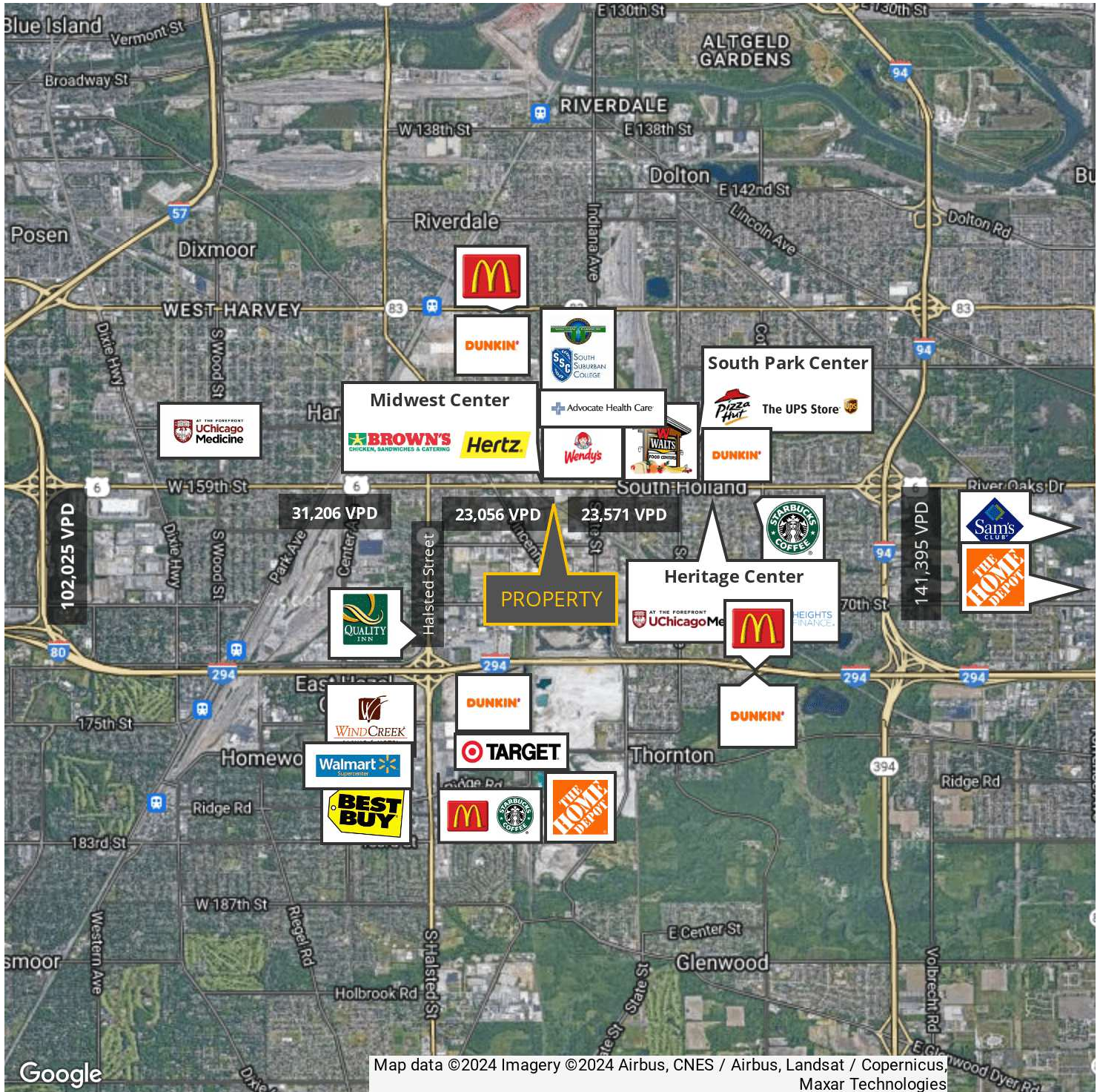
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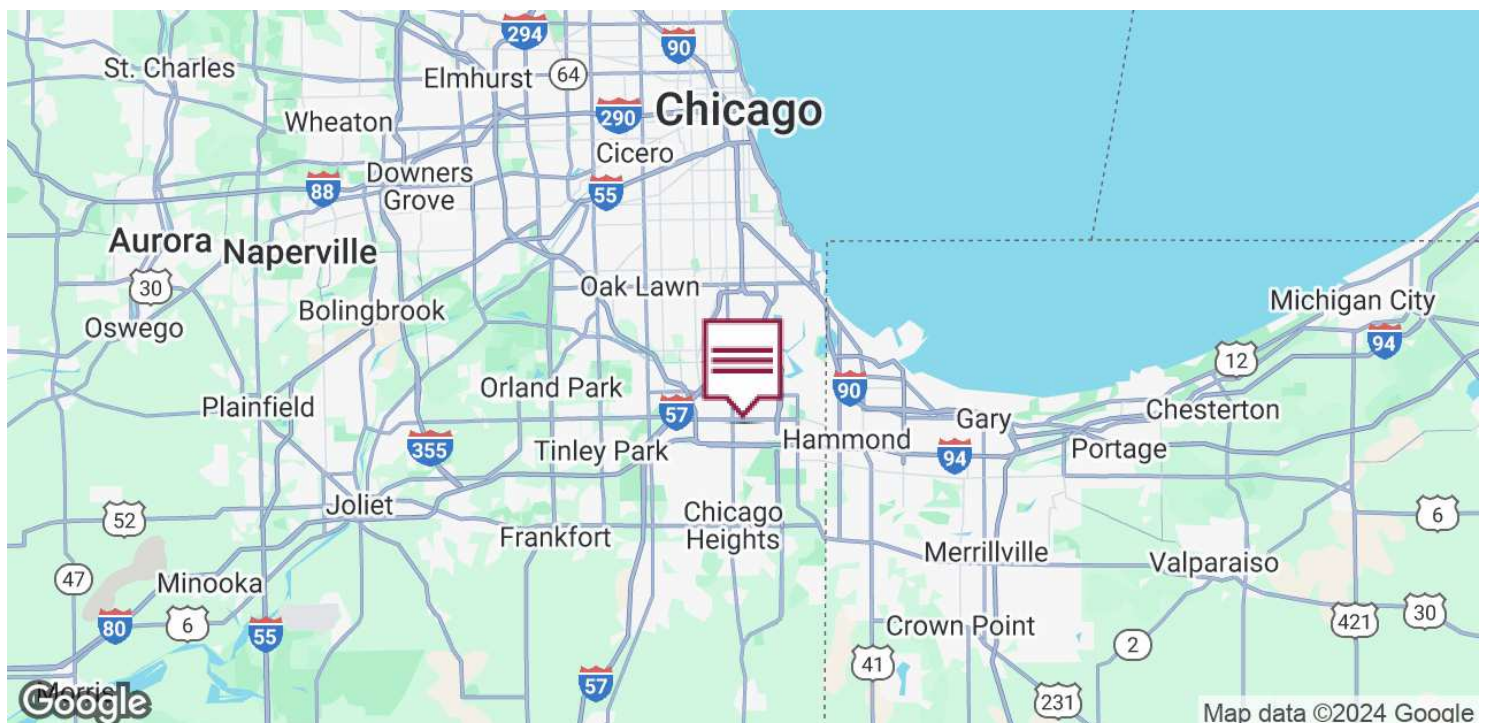
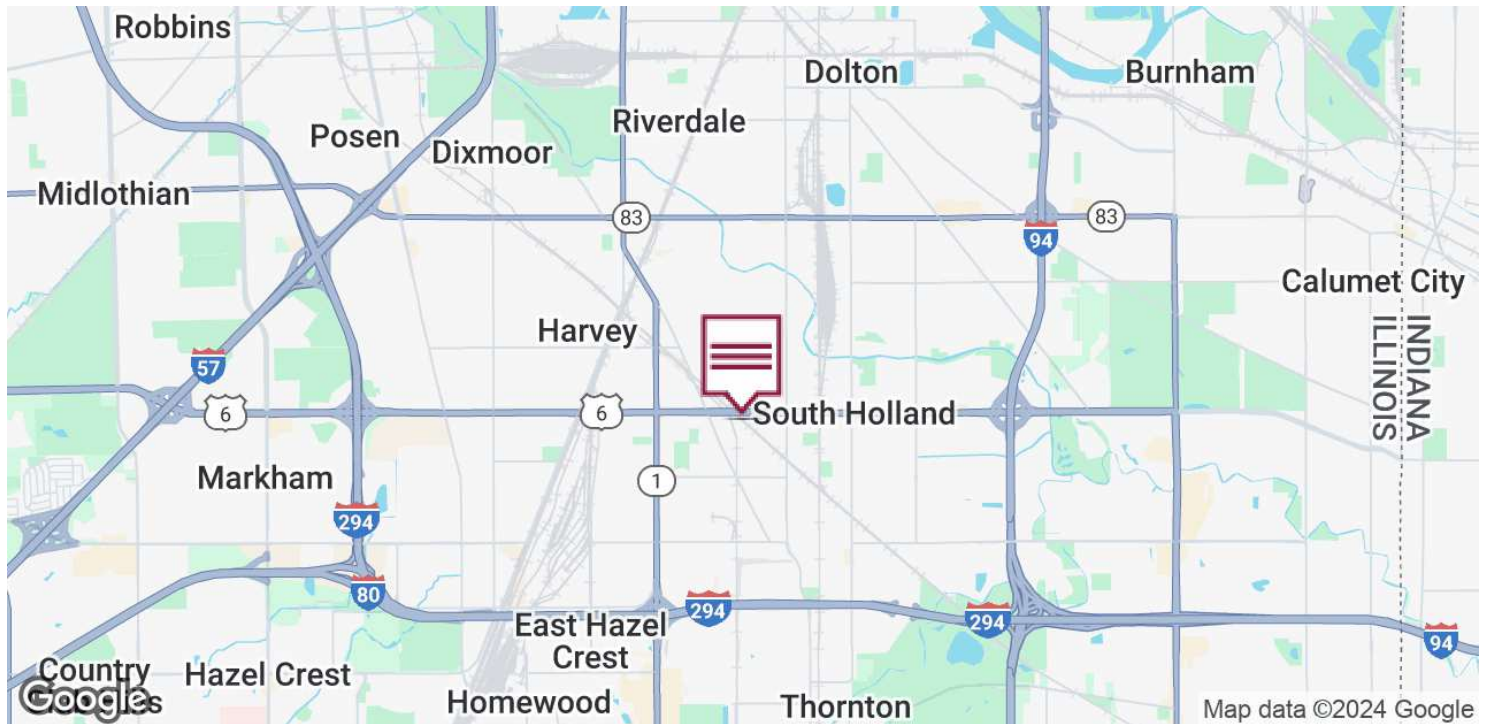
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