

OFFERING MEMORANDUM

Vacant Retail | Hard Corner Signalized Intersection | Large .74 Acre Parcel



ACTUAL PHOTO

 2700 E SAUK TRL, SAUK VILLAGE, IL 60411

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this 2,980 square foot Retail free-standing building for sale in Sauk Village, Illinois. The Free-standing Building is located on a 32,435 square foot lot with easy Ingress/Egress and excellent visibility and is an excellent opportunity for a Retail, Restaurant, QSR, Car Rental, Medical or Dental Office. Sauk Village is a village in Cook County, Illinois with a population over 9,921. Neighboring towns include Lynwood to the northeast, Ford Heights to the north, Chicago Heights to the northwest, South Chicago Heights to the west, Steger to the southwest and Crete to the south.

Numerous apartment complexes surround this Free-standing Building including Crossroad Apartments, Chicago heights, Barberry Apartments, Centennial Village Senior, Golden Towers I & II, Crest Apartments and Glennwood Green Apartments.

New home developments in the area include The Meadows Subdivision Lynwood (120 Lots Total), Homes by Dutch Mill Builders, and McFarland Homes by Greystone.

Colleges and universities nearby include Prairie State College (5,791 Enrolled Students), Indiana Tech (1,343 Enrolled Students), South Suburban College (11,317 Enrolled Students), Hyles-Anderson College (1,000 Enrolled Students), and Ivy Tech Community College (198,000 Enrolled Students).

Shopping centers nearby include Sauk Plaza Shopping Center, Lincolnshire Commons Shopping Center, Town Square Mall, Dyer Town Center, Sand Ridge Plaza, Crossroads Shopping Center and Town Square Shopping Center.

This vacant property located on a hard-corner with a traffic light is an excellent opportunity for a new location for a retail store, restaurant, QSR, car rental business, or a medical/dental office.

INVESTMENT HIGHLIGHTS

- 2,980 Square Foot Vacant Retail Building Located at 2700 Sauk Trail in Sauk Village Illinois
- Hard Corner Signalized Intersection | Traffic Counts Exceeding 24,811 Vehicles Per Day
- Average Household Income Exceeds \$92,000 in a 3 Mile Radius
- Free-standing Building Located on a 32,435 Square Foot Lot With Easy Ingress/Egress, Excellent Visibility
- Numerous Apartment Complexes Nearby Include Crossroad Apartments, Chicago Heights, Barberry Apartments, Centennial Village Senior, Golden Towers I & II, Crest Apartments and Glennwood Green Apartments
- New Home Developments in the Area Include The Meadows Subdivision Lynwood (120 Lots Total), Homes by Dutch Mill Builders and McFarland homes by Greystone
- Colleges and Universities Nearby Include Prairie State College (5,791 Enrolled Students), Indiana Tech (1,343 Enrolled Students), South Suburban College (11,317 Enrolled Students), Hyles-Anderson College (1,000 Enrolled Students) and Ivy Tech Community College (198,000 Enrolled Students)
- Shopping Centers Nearby Include Sauk Plaza Shopping Center, Lincolnshire Commons Shopping Center, Town Square Mall, Dyer Town Center, Sand Ridge Plaza, Crossroads Shopping Center, and Town Square Shopping Center
- Vacant Property Located on a Hard-Corner with Traffic Light is Excellent Opportunity for a New Location for a Retail Store, Restaurant, QSR, Car Rental Business or Medical/Dental Offices

THE OFFERING

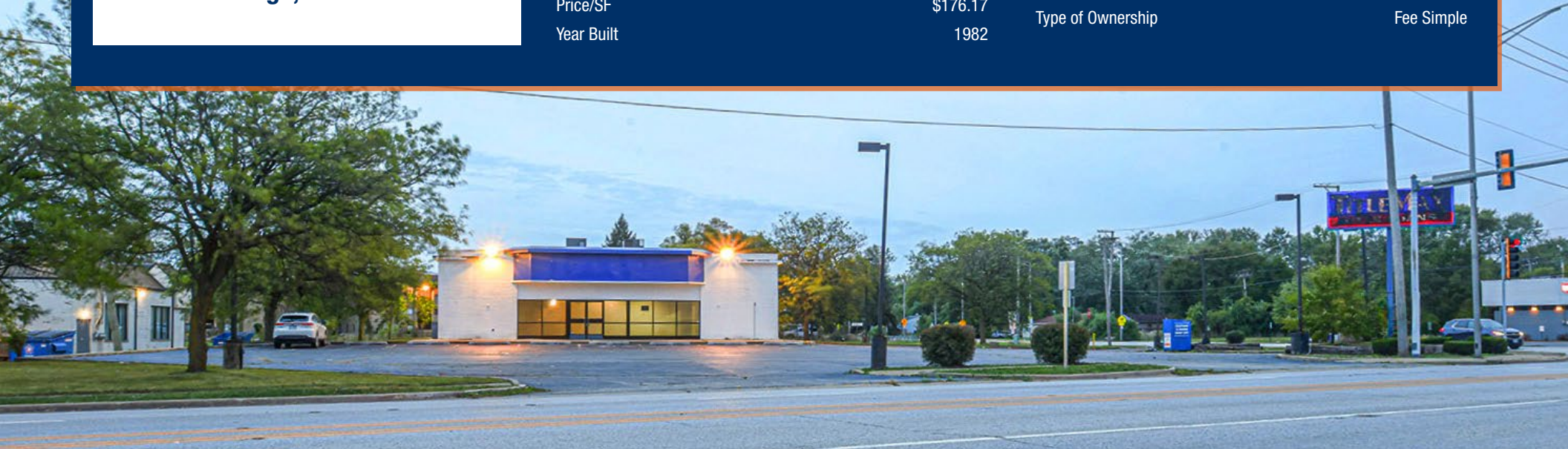
 **Former Retail Store**
2700 E Sauk Trail
Sauk Village, Illinois 60411

PROPERTY DETAILS

Lot Size	32,234 SF (0.74 Acres)
Rentable Square Feet	2,980 SF
Price/SF	\$176.17
Year Built	1982

FINANCIAL OVERVIEW

List Price	\$525,000
Down Payment	100% / \$525,000
Type of Ownership	Fee Simple

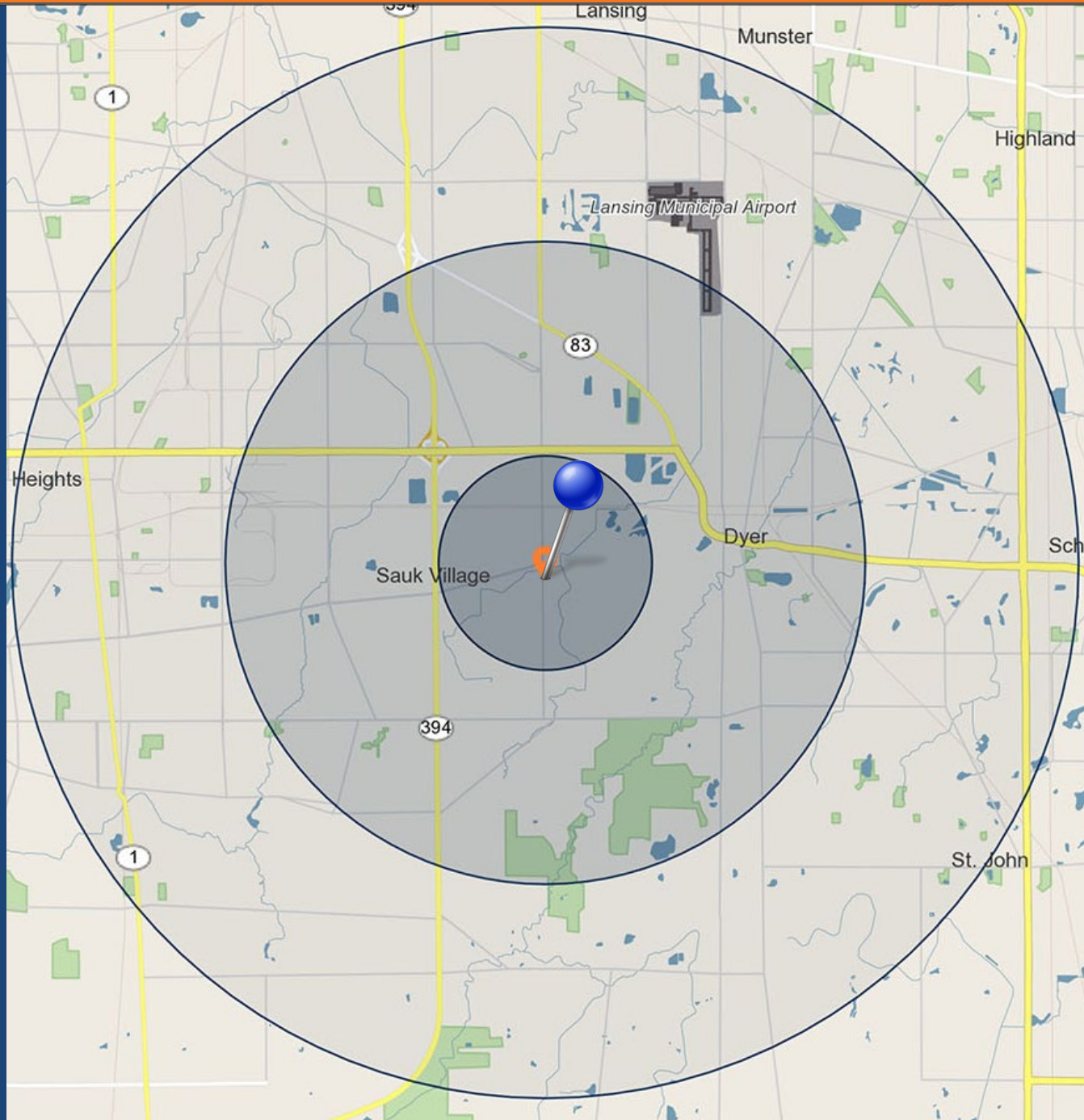












POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	8,334	35,816	117,729
2023 Estimate			
Total Population	8,479	36,129	118,434
2020 Census			
Total Population	8,497	36,273	119,826
2010 Census			
Total Population	9,222	37,736	122,559
Daytime Population			
2023 Estimate	6,232	30,592	102,602
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,776	13,110	45,523
2023 Estimate			
Total Households	2,799	13,150	45,512
Average (Mean) Household Size	3.1	2.8	2.6
2020 Census			
Total Households	2,813	13,181	45,521
2010 Census			
Total Households	2,867	12,960	44,603
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	0.8%	5.5%	6.2%
\$150,000-\$199,999	3.8%	6.9%	7.9%
\$100,000-\$149,999	13.5%	20.2%	19.8%
\$75,000-\$99,999	14.8%	14.8%	13.4%
\$50,000-\$74,999	17.9%	16.8%	16.0%
\$35,000-\$49,999	12.6%	10.6%	10.7%
\$25,000-\$34,999	9.3%	6.7%	7.2%
\$15,000-\$24,999	12.2%	8.3%	8.4%
Under \$15,000	15.1%	10.2%	10.4%
Average Household Income	\$62,121	\$92,052	\$94,208
Median Household Income	\$51,100	\$70,923	\$70,349
Per Capita Income	\$20,585	\$33,599	\$36,300

GEOGRAPHY: 5 MILE



POPULATION

In 2023, the population in your selected geography is 118,434. The population has changed by -3.37 since 2010. It is estimated that the population in your area will be 117,729 five years from now, which represents a change of -0.6 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 42.6, compared with the U.S. average, which is 38.7. The population density in your area is 1,505 people per square mile.



HOUSEHOLDS

There are currently 45,512 households in your selected geography. The number of households has changed by 2.04 since 2010. It is estimated that the number of households in your area will be 45,523 five years from now, which represents a change of 0.0 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2023, the median household income for your selected geography is \$70,349, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 18.63 since 2010. It is estimated that the median household income in your area will be \$80,770 five years from now, which represents a change of 14.8 percent from the current year.

The current year per capita income in your area is \$36,300, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$94,208, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 58,665 people in your selected area were employed. The 2010 Census revealed that 61.2 percent of employees are in white-collar occupations in this geography, and 23.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 35.00 minutes.



HOUSING

The median housing value in your area was \$219,084 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 34,531.00 owner-occupied housing units and 10,073.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 10.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 18.5 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was equal to the nation's at 8.5 percent.

The area had more high-school graduates, 30.6 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 23.4 percent in the selected area compared with the 20.1 percent in the U.S.

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Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

Marcus & Millichap

ISSENBERG BRITTI GROUP

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