

For Sale

Stabilized Mix-Use \$120,000 NOI

1039-1043 Sheridan Rd & 1800 11th St, Winthrop Harbor, IL 60096

STO

Mix-use property with 9 apartments, 1 coach house, 4 garages, and 1 Restaurant available for sale. on 1 acre of land. Located on a hard corner at Sheridan Rd at 11th St in downtown Winthrop Harbor. Minutes from the WI border and North Point Marina. Property includes 0.4-acre retail pad ready for development, suitable for Retail, Medical, Office, and approved for CANNABIS.

Contact us:

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

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Section 1

Property Information

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Property Summary



Property Description

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Property Highlights

- Mix-Use with apartments, house, garages, land, retail
- 100% Occupancy
- Stable NOI
- Hard Corner on Sheridan Rd
- 75 Parks
- 19,700 VPD
- 2,000-4,000sf available for lease or sale.
- 1.4 miles from North Point Marina
- (Largest freshwater marina in the U.S.)
- Retail Pad: Suitable for retail, office, medical, and food use
- Village Approved for dispensary

Offering Summary

Sale Price:	STO
Number of Units:	15
Lot Size:	1.1 Acres
Building Size:	8,000 SF
NOI:	\$120,028.00
Cap Rate:	7.06%

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,213	25,060	116,889
Total Population	3,303	71,704	332,280
Average HH Income	\$79,250	\$70,844	\$64,453

Complete Highlights



Building Information

NOI	\$120,028.00
Cap Rate	7.06%
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,000 SF
Year Last Renovated	2025
Lot Size	1.1 acre
Best Use	Multi-Family/Retail
Construction Status	Existing



Property Highlights

- True Mix-Use with apartments, house, garages, land, retail
- 100% Occupancy
- Stabilized NOI with Value Add
- Retail Pad Hard Corner on Sheridan Rd
- 75 Parks
- 19,700 VPD
- 2,000-4,000sf available for lease or sale.
- 1.4 miles from North Point Marina
- Retail Pad: Suitable for retail, office, medical, and food use
- Village Approved for dispensary



Additional Photos



Additional Photos



Section 2

Location Information

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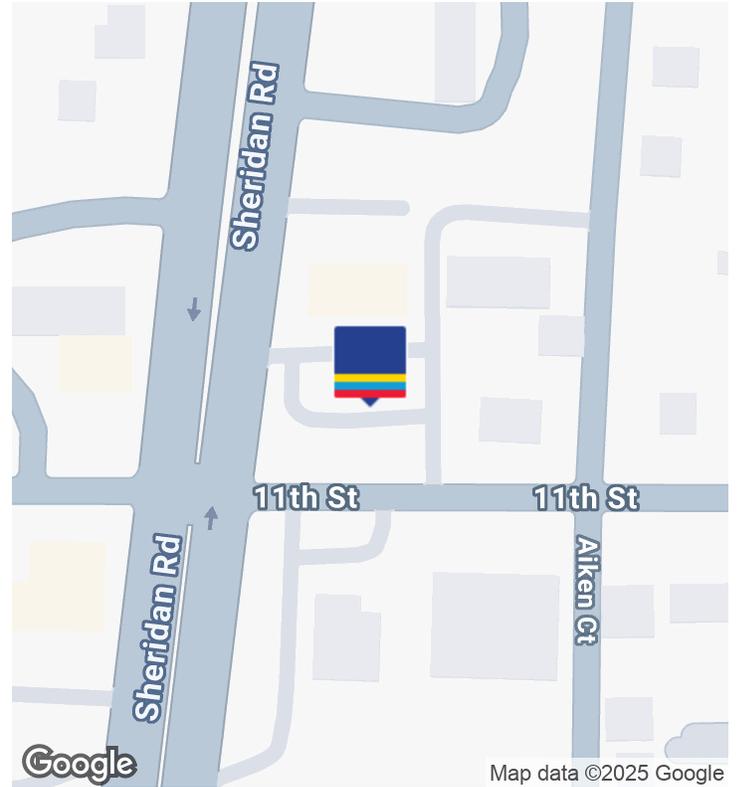
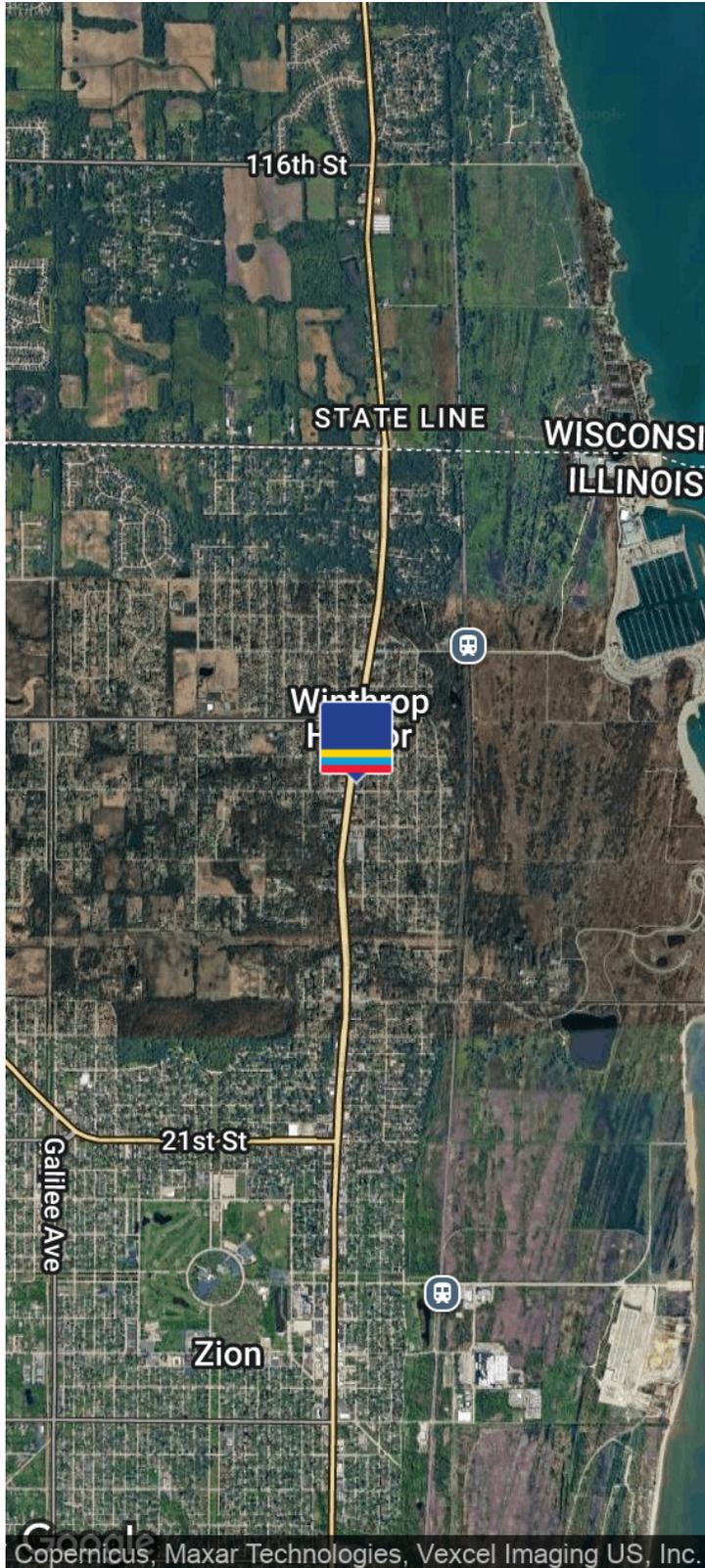
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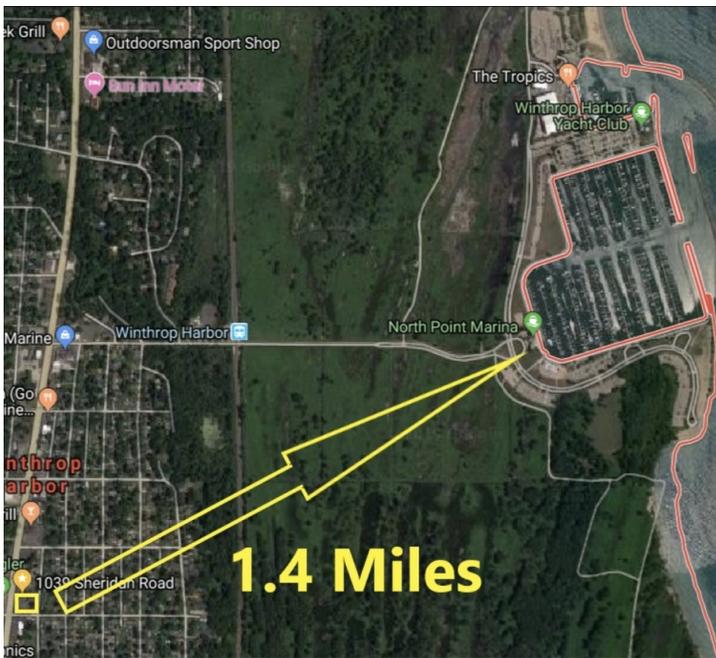
Location Map



Location Overview

Winthrop Harbor, Zion, and Beach Park area is a suburb of Chicago with a population of 77,945 and home to the largest freshwater marina in the United States., North Point Marina. The market is in Lake County. Living in this market offers residents a sparse suburban feel and most residents own their homes. There are a lot of parks. Many families and young professionals live here and residents tend to have liberal/moderate political views. Schools in the area tend to be above average.

Winthrop Harbor



Additional Photos



Market Intel

LIVE

on
Lake County's Lakefront



North Shore Community



Midway
between
Chicago and Milwaukee



Enjoy
North Point Marina,
Village, County
and State parks,
and two beaches

Over 7000 residents call our lakefront community home

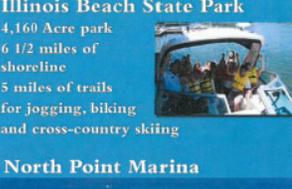
Explore Winthrop Harbor
www.winthropharbor.com

PLAY

on
Lake County's Lakefront

Illinois Beach State Park

4,160 Acre park
6 1/2 miles of shoreline
5 miles of trails
for jogging, biking
and cross-country skiing



North Point Marina

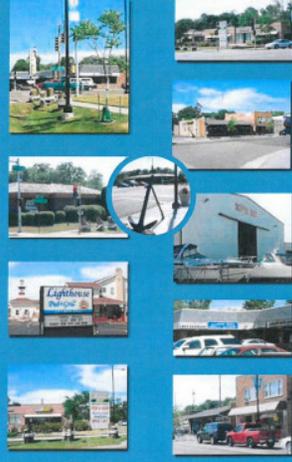
Largest freshwater marina in the country

Village and State parks to enjoy
Skate Park for extreme fun
Concerts in the Park
Harbor Days Festival
Launch your boat, hire a charter,
or fish from our pier
Finalist in the World Fishing Network's
Ultimate Fishing Town USA

Explore Winthrop Harbor
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WORK

on
Lake County's Lakefront



**1,400+ Businesses
with 15,000 Employees**

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ZION, WINTHROP HARBOR & BEACH PARK, IL Market Guide

City Contact Information



Sonilito Bronson
Economic Development Coordinator
sonilitob@zion.il.us
2828 Sheridan
Zion, IL 60099
847.746.4056 office
cityzion.com

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics (20 Minute Drive Time)



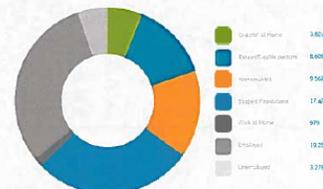
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetra), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5- or 10-minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this opportunity.

Peer Trade Areas

Raymore, MO	2015 W. Foxwood Dr
Round Lake Beach, IL	2680 W. Maple St
Zion, IL	2124 W. Williams Dr
Walpole, WI	2000 S. 9th Ave
Aurora, IN	9500 E. US Highway 35
Dixons, MI	5119 Texas Square Pl
Pewaukee, WI	412 Foxwood Dr

Daytime Population **62,986** (20 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate situation. Although these are the top categories, Retail Strategies efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



DEMOGRAPHIC PROFILE	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Estimated Population	7,129	40,837	74,822
Daytime Population	6,767	32,745	55,197
Median HH Income	\$72,866	\$62,125	\$65,099
Number of Households	2,353	13,836	25,681

	5 Minute DT	10 Minute DT	15 Minute DT
2017 Estimated Population	23,447	77,945	194,015
Daytime Population	18,834	62,986	198,176
Median HH Income	\$62,731	\$63,463	\$58,796
Number of Households	7,717	26,982	69,149



Section 3

Financial Analysis

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Rent Roll/Unit Mix

Rent Roll

Suite	Bedrooms	Bathrooms	Size SF	Rent	Market Rent	Lease Start	Lease End
1	2	1	700 SF	\$1,050	\$1,150	1/1/26	12/31/26
2	2	1	700 SF	\$1,050	\$1,150	9/3/25	10/31/26
3	2	1	700 SF	\$1,050	\$1,150	10/3/25	10/31/26
4	2	1	700 SF	\$1,200	\$1,300	7/2/22	6/30/26
5	2	1	700 SF	\$1,050	\$1,150	10/1/21	9/30/26
6	2	1	700 SF	\$1,050	\$1,150	6/1/20	7/31/26
7	1	1	700 SF	\$1,025	\$1,125	9/1/25	8/31/26
8	1	1	700 SF	\$1,050	\$1,150	6/15/22	6/14/26
9	1	1	700 SF	\$988	\$1,150	12/1/22	11/30/26
House	1	1	1,000 SF	\$1,300	\$1,400	7/1/22	6/30/26
Garages	-	-	1,000 SF	\$725	\$825	-	7/1/26
Restaurant	-	-	2,000 SF	\$4,502	\$4,502	2/22/18	11/22/28
Totals			10,300 SF	\$16,040	\$17,202		

Unit Mix Summary

Unit Type	Beds	Baths	Count
Apartments	1	1	3
Apartments	2	1	6
House	1	1	1
Garage	-	-	4
Retail	-	-	1
Totals/Averages			15

Income & Expenses

Income Summary	1039-1043 Sheridan Rd & 1800 11th St
Rental Income	\$192,624
R.U.B.S	\$6,900
Gross Income	\$199,524
Expenses Summary	1039-1043 Sheridan Rd & 1800 11th St
RET	\$32,277
Insurance	\$12,100
Management	\$12,672
Utilities	\$12,213
Repairs and Maintenance	\$3,673
CAM	\$6,561
Operating Expenses	\$79,496
Net Operating Income	\$120,028

Section 4

Demographics

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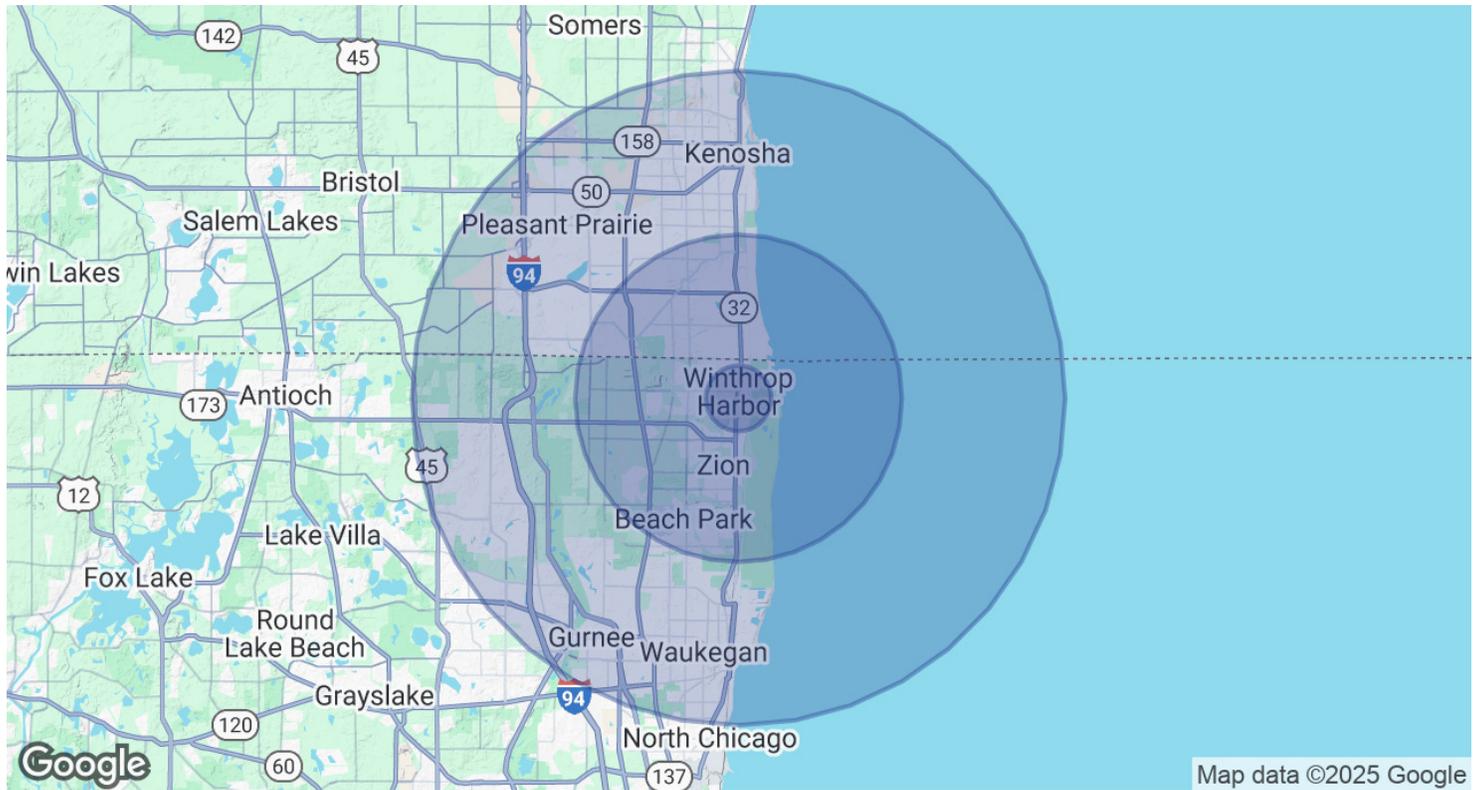
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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	3,303	71,704	332,280
Average Age	40.3	35.2	33.4
Average Age (Male)	40.0	33.9	32.4
Average Age (Female)	41.2	36.2	34.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,213	25,060	116,889
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$79,250	\$70,844	\$64,453
Average House Value	\$222,716	\$211,388	\$198,384

2020 American Community Survey (ACS)

Section 5

Advisor Bios

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Advisor Bio 1



Brad Belden

Senior Vice President

Brad.Belden@colliers.com

Direct: **773.531.6886** | Cell: **773.531.6886**

Professional Background

Brad Belden joined Colliers' newly formed Retail Sales & Leasing group for Chicago in 2020.

Over the last 20 years, he has gained experience by selling, leasing, and managing all types of commercial real estate in Chicago since 2004.

In 2012 Brad turned his focus to retail leasing and sales, specializing in Landlord and Tenant representation. Brad has completed over 250 deals and over 1,000,000 SF in a short time by creating his book of business in an extremely competitive field. He has always approached his work with an ownership mentality which ensures all objectives are met and optimal value is achieved for each property.

In 2011, Brad founded Core Asset Services, LLC, a boutique commercial asset service company based in Chicago. CAS specializes in retail leasing and sales but offers several other services including; property management for third parties and bank REOs, receivership, mortgagee in possession, and construction management.

Brad is a lifetime Chicago resident, born in the city and raised in the Northwest suburbs. In 2000 he resided in Chicago for 11 years. He currently lives in Deerfield with his wife two sons and two dogs. In his free time, he enjoys traveling, skiing, camping, cooking, and sports with his kids.

Education

Prior to real estate, Brad received his Bachelor of Arts in Business Administration and Finance with a minor concentration in Psychology at The University of Illinois Champaign-Urbana. He also holds a Master's Degree (MSc) in Economics from the London School of Economics (LSE) London, England.

Memberships

2022 Awards:

- CAR Platinum Award / Retail Leasing Gross SF
- CAR Gold Award / Retail Leasing Units Leased
- ICSC Q2 Power Broker Quarterly Deal Winner

2021 Awards:

- ICSC Q3 Power Broker Quarterly Deal Winner

Colliers

71 South Wacker Drive Suite 3700
Chicago, IL 60606
847.698.8232