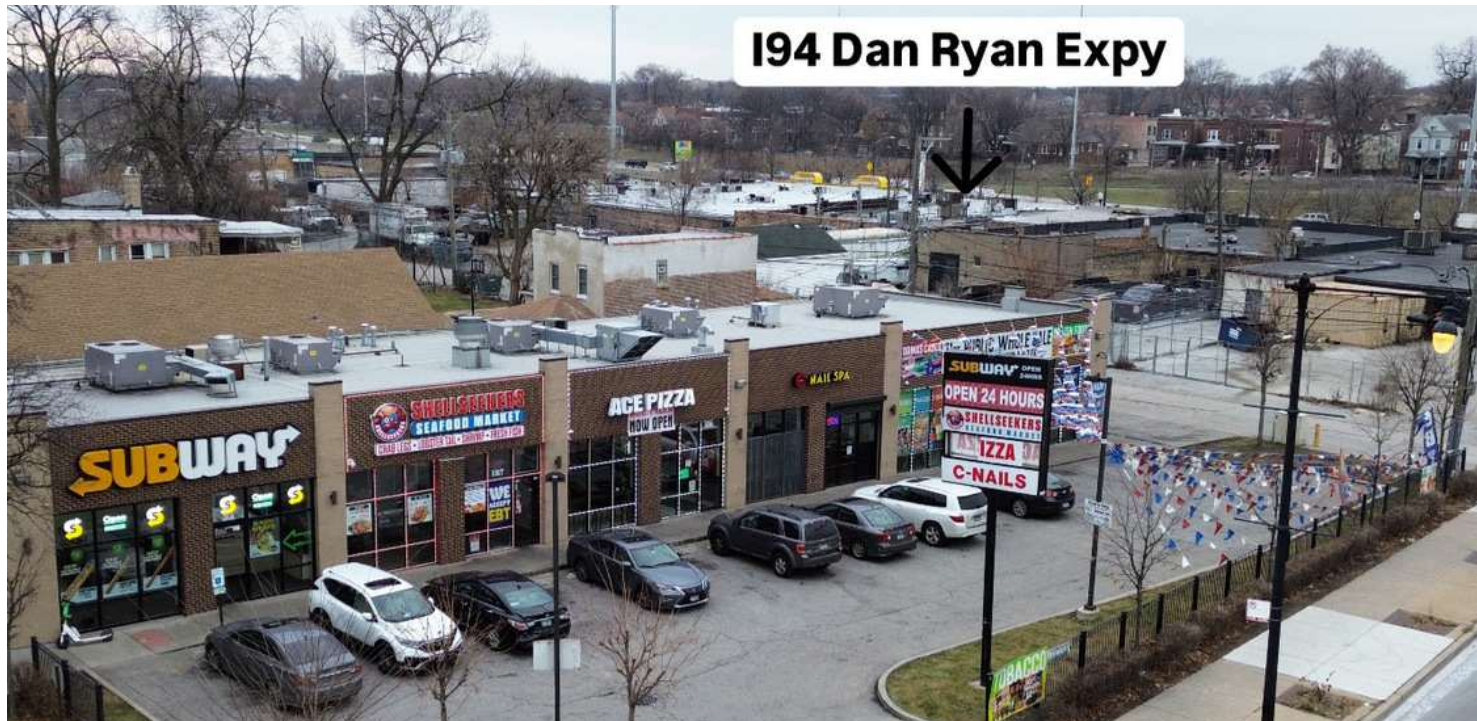


7108 South Wabash Avenue, Chicago, IL 60619

71st & Wabash



OFFERING SUMMARY

Sale Price:	\$1,400,000
Cap Rate:	8.34%
NOI:	\$116,700
Lot Size:	0.39 Acres
Year Built:	2014
Building Size:	6,000
Zoning:	B3-1
Price / SF:	\$233.33

PROPERTY OVERVIEW

Investment is a newer 6,000sf multi-tenant retail center on a 16,917sf site. Property is 100% occupied with 5 tenants. All leases are triple net. Professionally managed property. The property is located on the west border of Chicago's Greater Grand Crossing Community. The property was built in 2014. Property features include a maintenance-free PVC roof, newer HVAC systems, and long-term quality tenants. The site is located one block east of the Dan Ryan Expressway on the south side of the street.

PROPERTY HIGHLIGHTS

- 100% Leased Newer Retail Center
- 5 Tenants
- All leases are NNN
- Long Term Tenants
- Densely Populated Area
- Maintenance Free PVC Roof

*for more information***Neil Haleem**

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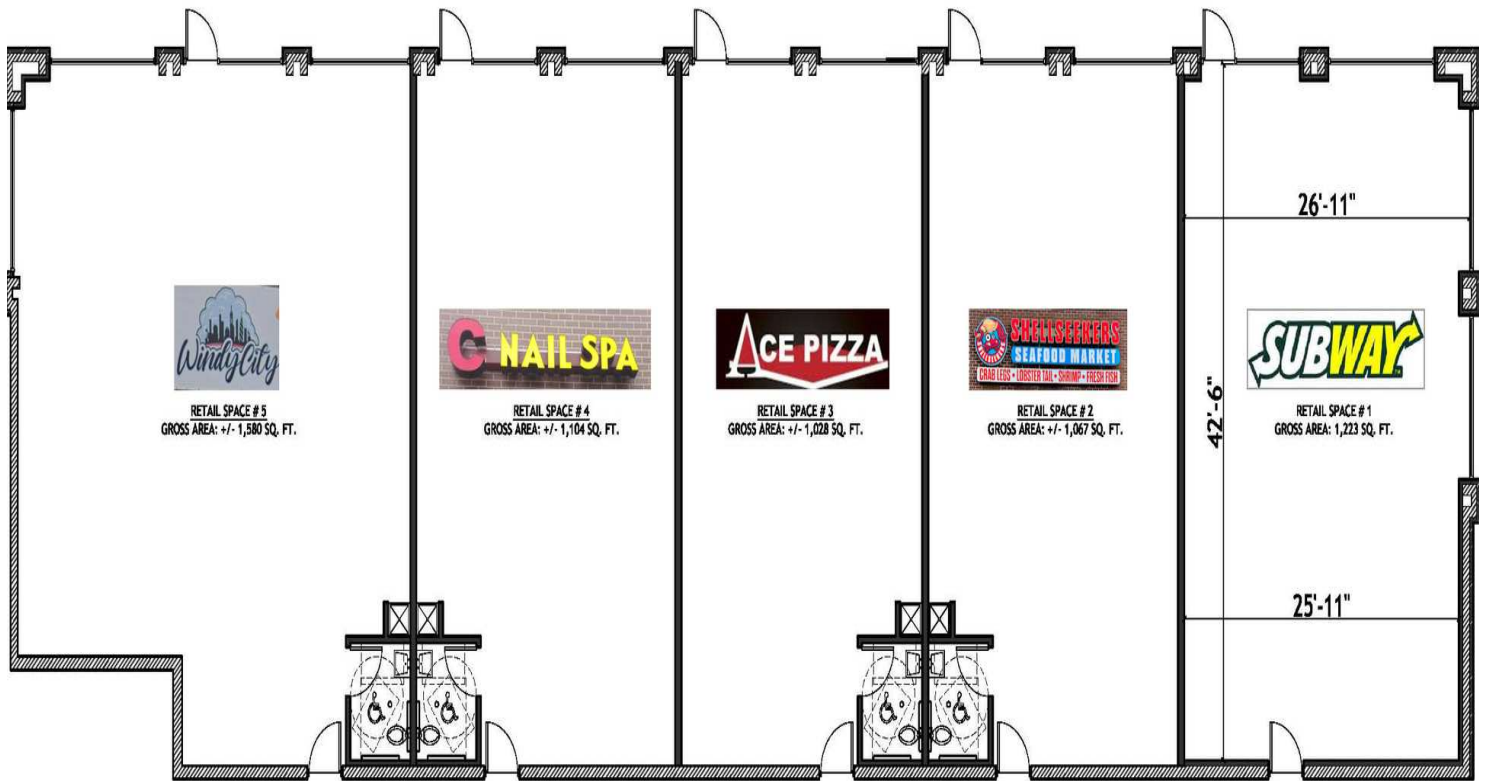
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Retail Property For Sale December 20, 2024

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT
7108	Subway	1,223 SF	20.38%	\$30.52	\$3,111	\$2.54	\$37,332
29	Shellseekers Seafood	1,067 SF	17.78%	\$30.76	\$2,735	\$2.56	\$32,820
27	Ace Pizza	1,028 SF	17.13%	\$32.15	\$2,754	\$2.68	\$33,048
25	Nail Salon	1,075 SF	17.92%	\$29.09	\$2,606	\$2.42	\$31,272
21	Windy City Grocery	1,580 SF	26.33%	\$28.06	\$3,695	\$2.34	\$44,340
TOTALS		5,973 SF	99.54%	\$150.59	\$14,901	\$12.54	\$178,812
AVERAGES		1,195 SF	19.91%	\$30.12	\$2,980	\$2.51	\$35,762

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INCOME SUMMARY

GROSS INCOME	\$179,928
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EXPENSES SUMMARY

Insurance	\$6,048
Water	\$2,702
Garbage	\$1,764
Electric Common Area	\$960
Management	\$5,400
Property Taxes	\$46,354

OPERATING EXPENSES	\$63,228
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NET OPERATING INCOME	\$116,700
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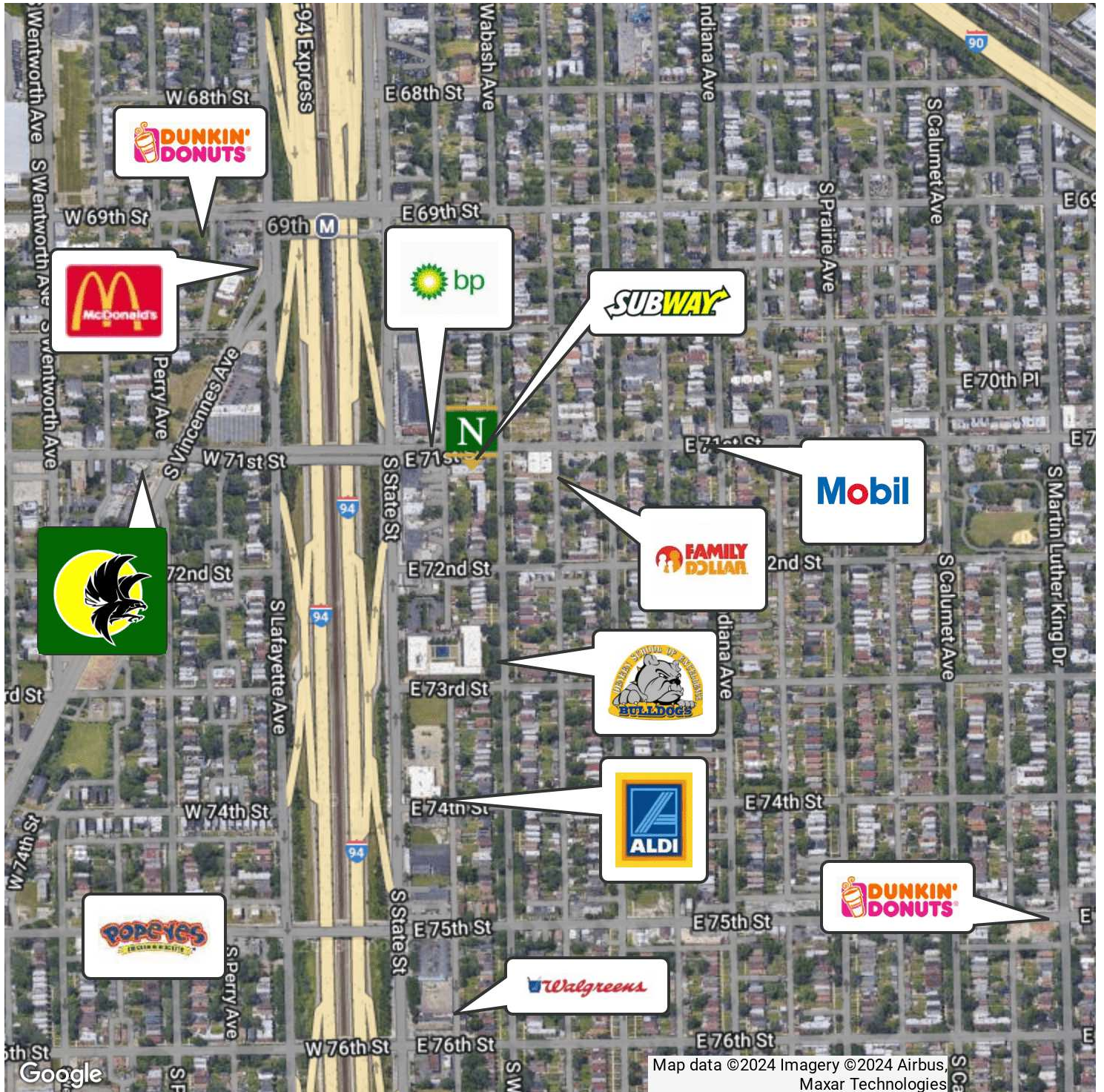
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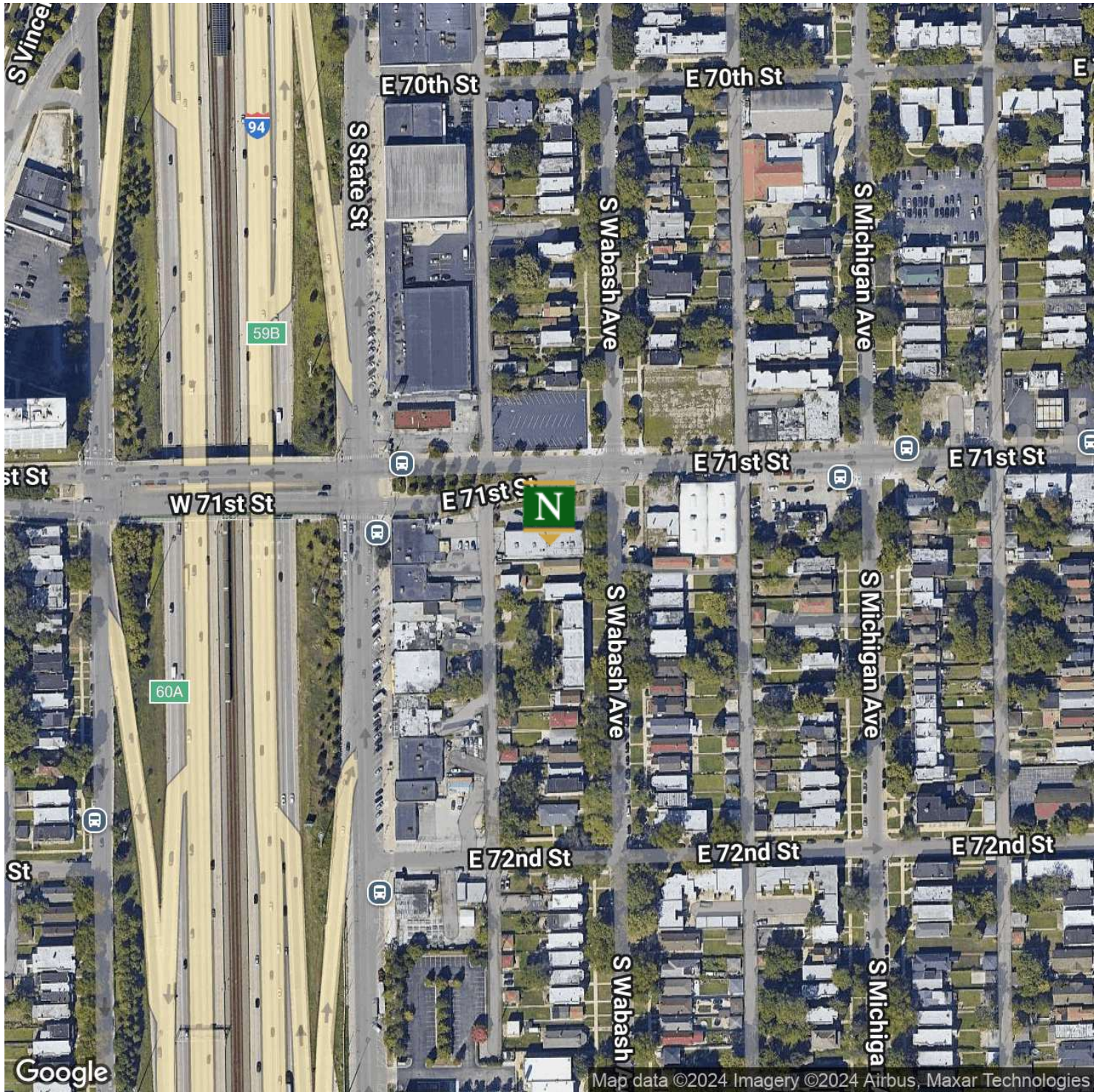
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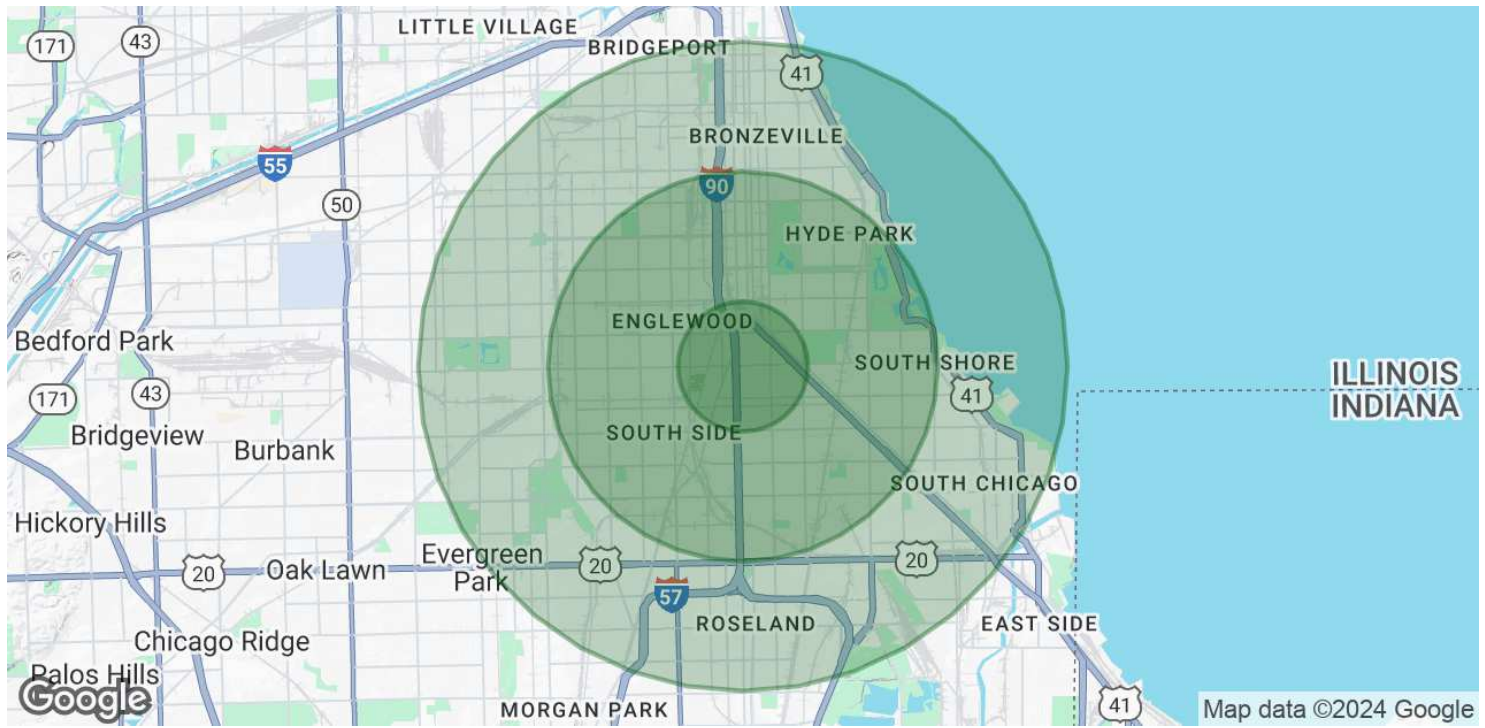
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,456	278,992	696,246
Average Age	39	40	39
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,105	118,972	273,550
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$49,099	\$62,258	\$69,854
Average House Value	\$272,888	\$277,600	\$284,570

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.0%	6.9%	26.3%

RACE	1 MILE	3 MILES	5 MILES
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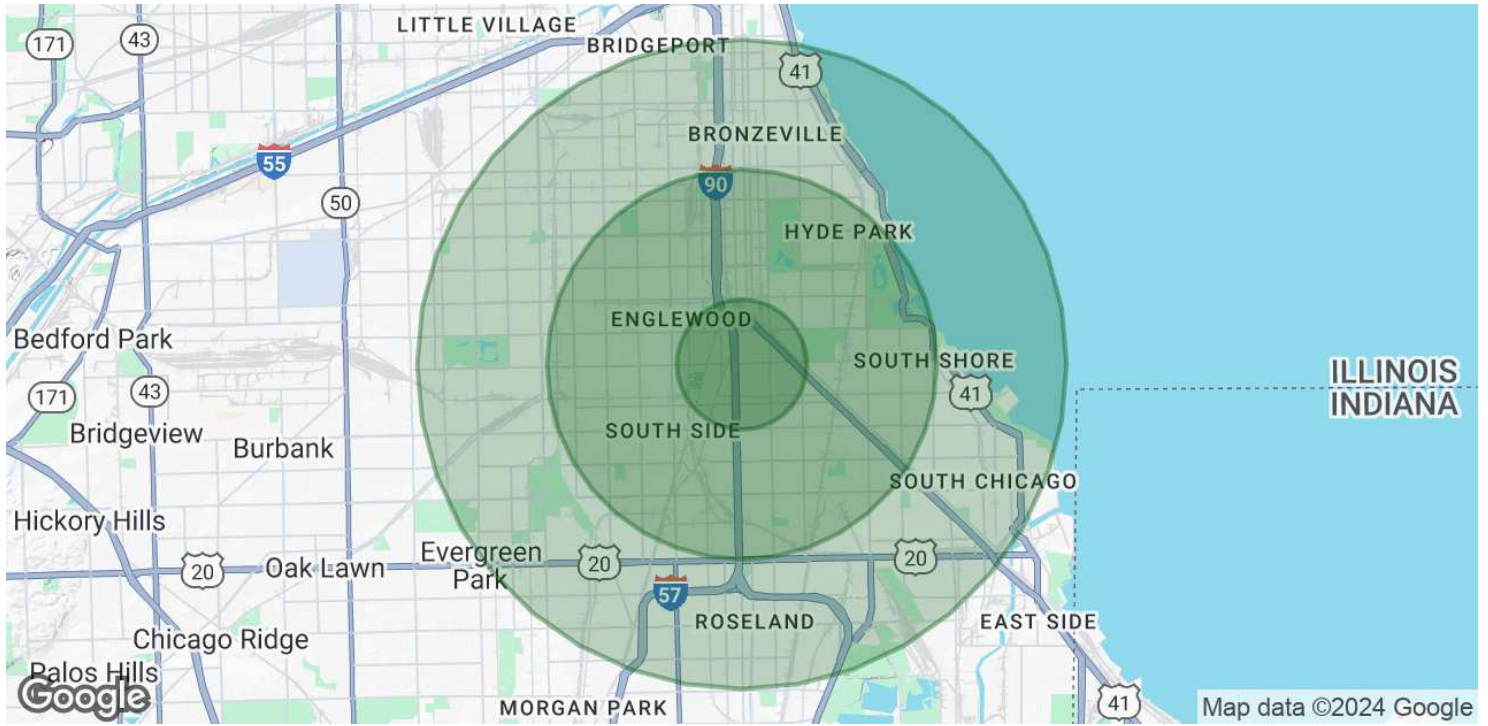
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Total Population - White	300	16,361	71,506
% White	1.0%	5.9%	10.3%
Total Population - Black	29,571	234,813	429,549
% Black	94.0%	84.2%	61.7%
Total Population - Asian	35	5,174	23,721
% Asian	0.1%	1.9%	3.4%
Total Population - Hawaiian	6	103	258
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	53	883	8,067
% American Indian	0.2%	0.3%	1.2%
Total Population - Other	481	10,254	99,999
% Other	1.5%	3.7%	14.4%

Demographics data derived from AlphaMap

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