



Colliers

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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Table of Contents

Content

Property Information	3
Location Information	8
Financial Analysis	13
Demographics	16
Advisor Bios	18

Confidentiality & Disclaimer

All materials and information received or derived from Colliers its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Colliers its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Colliers will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Colliers makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Colliers does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Colliers in compliance with all applicable fair housing and equal opportunity laws.



Section 1

Property Information

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

For Sale

STO

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Property Summary



Property Description

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.

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:	\$119,660.00
Cap Rate:	7.0%

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	\$119,660.00
Cap Rate	7.0%
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

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

For Sale

STO

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

Brad Belden

Senior Vice President

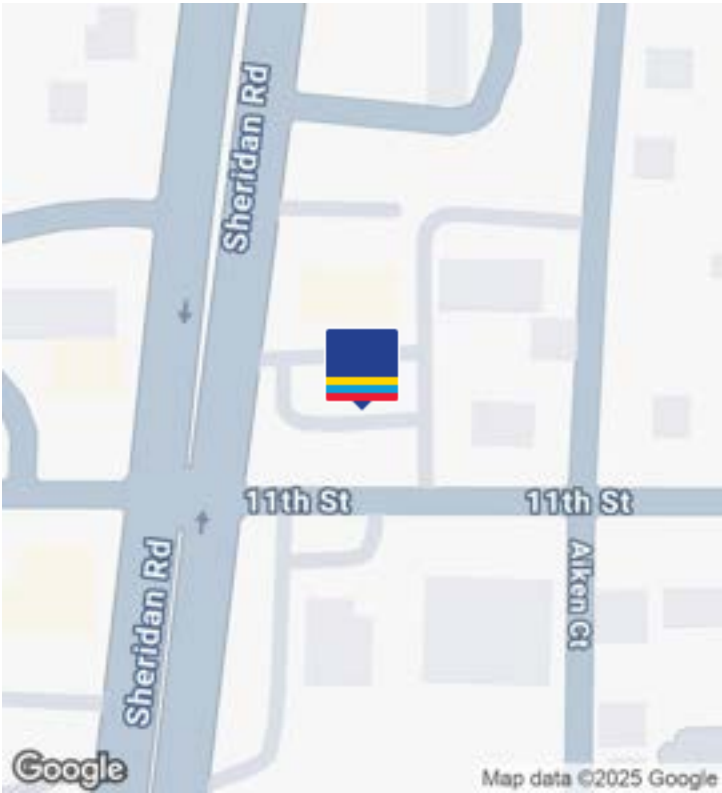
773 531 6886

Brad.Belden@colliers.com

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

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, Country 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
1,360 Acres park
6 1/2 miles of shoreline
5 miles of trails for jogging, hiking and cross-country skiing



North Point Marina



Largest freshwater marina in the country

Village and State parks to enjoy
State 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 Climate Fishing Team USA

Explore Winthrop Harbor
www.winthropharbor.com

WORK

ON Lake County's Lakefront






1,400+ Businesses with 15,000 Employees

Explore Winthrop Harbor
www.winthropharbor.com

City Contact Information



Donalita Swenson
City Development Director
donalita@winthrop.il.us
City of Winthrop Harbor, IL 60096
815.740.0000 ext. 200

Focus Properties

Real Strategies has a catalog of real commercial real estate properties in this market. For more information, please contact the Property Specialist and/or Real Estate Director listed on the bottom of this page.



Demographics



Peer Analysis

The Peer Analysis tool is designed to provide a comparison of the market's performance against its peers. The data is based on the 2017 Census Bureau's American Community Survey (ACS) 5-year estimates. The data is presented in a table format, allowing for easy comparison of the market's performance against its peers. The data is presented in a table format, allowing for easy comparison of the market's performance against its peers.

Peer Trade Areas

Peoria, IL	2017 Population
Peoria, IL	2017 Median Income
Peoria, IL	2017 Unemployment Rate
Peoria, IL	2017 Number of Households
Peoria, IL	2017 Median Income (Unadjusted)
Peoria, IL	2017 Median Income (Unadjusted)

Daytime Population 62,986

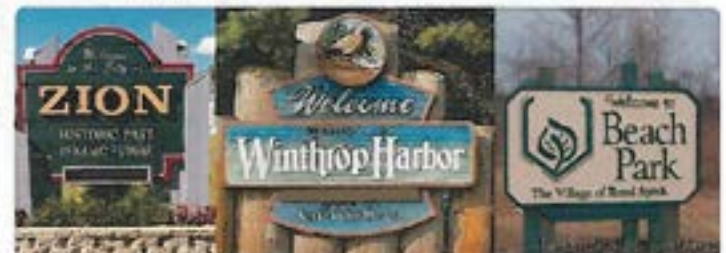


Focus Categories

The focus categories are designed to provide a comparison of the market's performance against its peers. The data is based on the 2017 Census Bureau's American Community Survey (ACS) 5-year estimates. The data is presented in a table format, allowing for easy comparison of the market's performance against its peers.



ZION, WINTHROP HARBOR & BEACH PARK, IL Market Guide





Section 3

Financial Analysis

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

For Sale

STO

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

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		\$192,480
R.U.B.S		\$6,600
Gross Income		\$199,080
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		\$119,660



Section 4

Demographics

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

For Sale

STO

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

Brad Belden

Senior Vice President

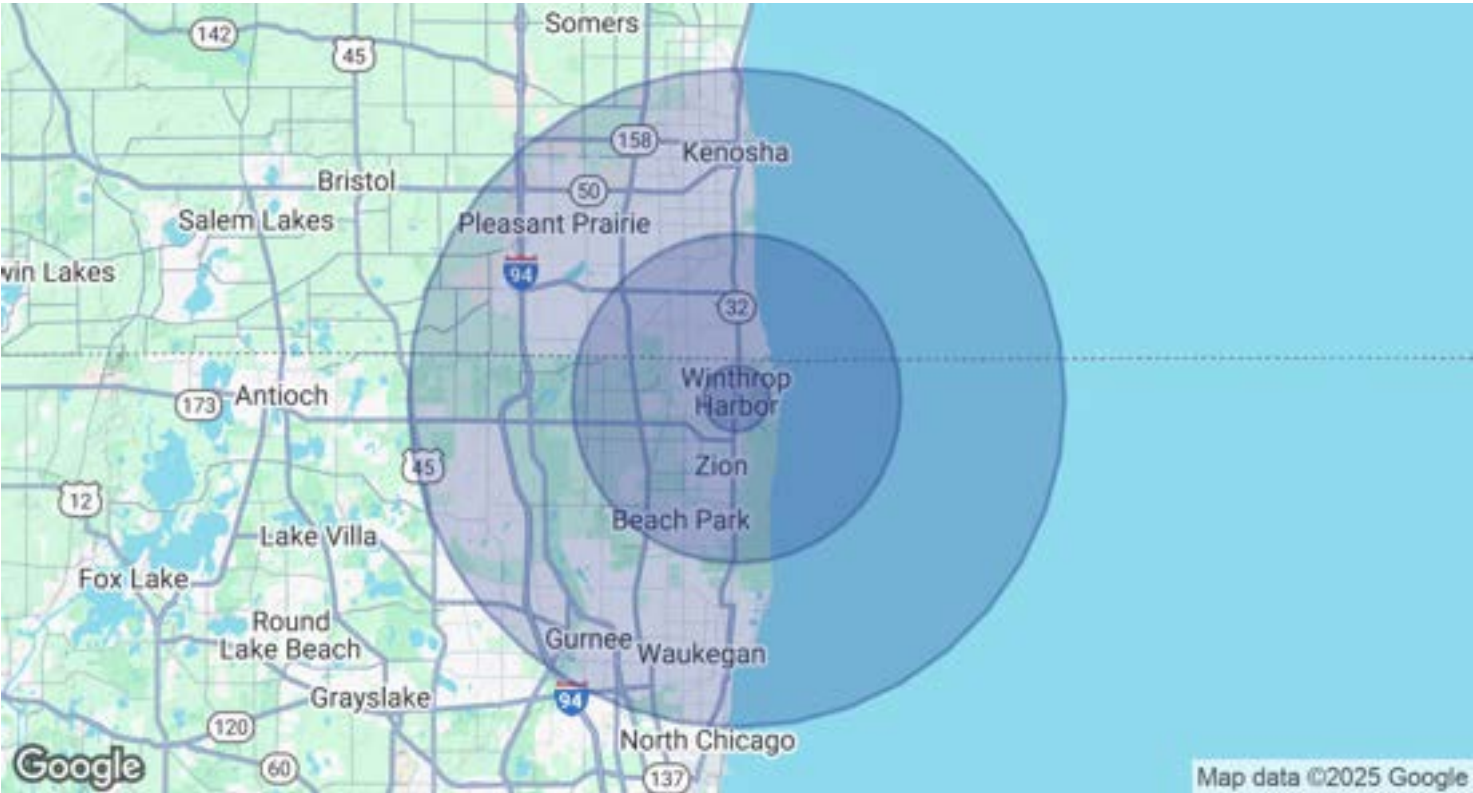
773 531 6886

Brad.Belden@colliers.com

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

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

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

For Sale
STO

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Contact us:

Brad Belden

Senior Vice President

773 531 6886

Brad.Belden@colliers.com

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

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