



6249 North Ave | Oak Park, IL 60302
\$640,000 | 7.5% CAP

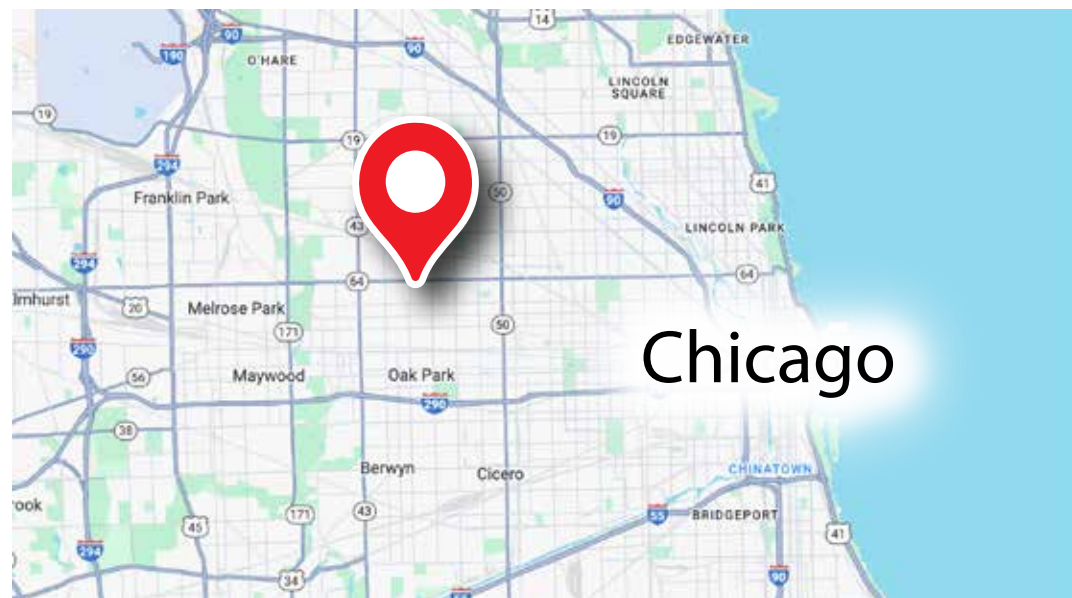


📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



Financial Info

Lease Expiration:	8/2032
Annual Rent:	\$48,000
Options:	None
Increases:	10% in 2027
Building Size:	14,000 SF
Lot Size:	.31 Acres
Lease Type:	NN (Roof & Structure)
Guarantee:	Personal Guarantee
Price:	\$640,000 7.5% CAP



Chicago

Highlights

- Located on heavily traveled North Ave (IL Route 64), minutes from downtown Oak Park and Chicago city limits.
- Serves a strong customer base in Oak Park and neighboring areas with high median household income and strong vehicle traffic.
- Midas is a nationally recognized auto service franchise with over 1,000 locations in North America.
- Long operating history at this site supports tenant commitment and market strength.



N Narragansett Ave

DUNKIN'

N Mobile Ave

A+ Cuts
Barber Shop

**Belmonte's
Florist**

N Merrimac Ave

Two Sisters
Hair Salon

**SuperMax
Muffler & Brakes
Auto repair shop**



64



W North Ave - 26,794 VPD

64

Angel's Avenue
Clothing store

DOLLAR TREE

N Ridgeland Ave - 6,521 VPD



**BodyWorx
Fitness Multiplex**

KB's beauty supply



Royal Furniture

N Harvey Ave

N Lombard Ave



NEIGHBORHOOD AERIAL





DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	38,386	378,049	950,550
2024 POPULATION	32,639	326,479	824,706
2029 POPULATION PROJECTION	30,620	307,430	777,451
ANNUAL GROWTH 2020-2024	-3.70%	-3.40%	-3.30%
ANNUAL GROWTH 2024-2029	-1.20%	-1.20%	-1.10%

WHITE	9,252	106,934	285,674
BLACK	11,815	77,778	168,065
AMERICAN INDIAN/ALASKAN NATIVE	501	5,344	13,828
ASIAN	732	9,820	29,499
HAWAIIAN & PACIFIC ISLANDER	21	237	601
TWO OR MORE RACES	10,318	126,364	327,038
HISPANIC ORIGIN	10,906	139,911	364,689

2020 HOUSEHOLDS	13,291	137,224	352,101
2024 HOUSEHOLDS	11,144	118,458	303,662
2029 HOUSEHOLD PROJECTION	10,408	111,434	285,588
ANNUAL GROWTH 2020-2024	-0.30%	0.10%	-0.60%
ANNUAL GROWTH 2024-2029	-1.30%	-1.20%	-1.20%
OWNER OCCUPIED HOUSEHOLDS	6,629	57,096	138,753
RENTER OCCUPIED HOUSEHOLDS	3,778	54,339	146,835
AVG HOUSEHOLD INCOME	\$108,153	\$90,921	\$90,029
MEDIAN HOUSEHOLD INCOME	\$74,990	\$65,427	\$66,257

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



PROPERTY PHOTOS



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
www.SilberProperties.com



Midas International, LLC is an American chain of automotive service centers headquartered in Palm Beach Gardens, Florida. In its North American main and home market, Midas stores are company-owned or franchised. In the 17 other countries it operates in, the service centers are either licensed or franchised. Midas is one of the world's largest providers of automotive services, offering brake, maintenance, tires, exhaust, steering and suspension services at more than 2,100 franchised, licensed and company-owned Midas shops in 13 countries, including nearly 1,300 in the United States of America and Canada. Midas also owns the Speedee Oil & Auto Service business, with more than 150 auto service centers in America. Midas has ranked #150 on Entrepreneurs top Franchise 500.

In April 1956, Midas, an acronym of Muffler Installation Dealers' Association, was established by Nate H. Sherman (1898 - 1980) and the first Midas Muffler opened that year in Macon, Georgia. The chain was originally known as Midas Muffler as they specialized in the replacement of mufflers. In recent years, they have marketed themselves as Auto Service Experts, as they are capable of performing most routine and common automobile service, including brakes, fluid changes, and suspensions. The name is derived from the king Midas and his golden touch, hence the slogan "Trust the Midas touch".

Midas was acquired by TBC Corporation in 2012.



TENANT INFORMATION



Locations
2,100 +

Revenue
\$183.6 Million

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice.



6249 North Ave | Oak Park, IL 60302
\$640,000 | 7.5% CAP

FOR MORE INFORMATION

125 Newtown Rd, Suite 300

Plainview, NY 11803

Main | (516) 864.8000

www.SilberProperties.com

