

for more information
March 19, 2026

Neil Haleem

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10260 S Michigan Ave, Chicago, IL 60628

103rd & Michigan Ave

Retail Property For Sale March 19, 2026



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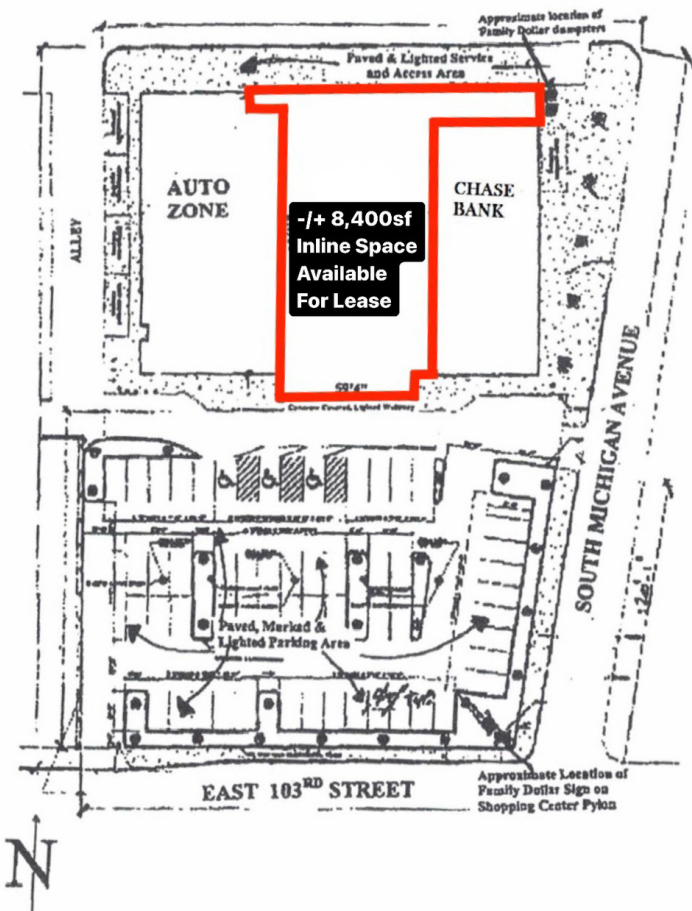
103rd & Michigan Ave

PROPERTY DESCRIPTION

Great Value Add Opportunity. Highly visible +/-20,000sf Retail Center on a +/-51,000sf site. The center is Anchored by Chase Bank in the 4,015sf eastern end unit and Autzone in the 7,507sf western end unit. All leases are triple net. The inline space in the middle is 8,406sf. It was formerly occupied by Family Dollar. . NOI at 100% occupancy based on current market rents in the area is estimated to be approximately \$240,000/yr. potentially generating a 12% cap rate.

LOCATION DESCRIPTION

The site is located at the northwest corner of 103rd St & Michigan Ave in Chicago's Roseland Community. Walgreens and White Castle are on the opposite corners. The area is densely populated. Traffic counts at this intersection are approximately 18,000 vehicles per day. Nestled within the historic Greater Roseland community, the area offers an enticing investment opportunity for retail and street retail investors. The property is strategically positioned near the renowned Pullman National Monument and the upcoming 95th Street CTA Terminal Development Project, ensuring a steady flow of foot traffic and increased economic activity. With a strong sense of community and the allure of Chicago's bustling environment, this location presents a promising prospect for investors looking to thrive in a vibrant retail destination. High day time traffic and lots of foot traffic in this business and shopping district. Other retailers in the immediate area include Dollar Tree, McDonalds, Church's Chicken, Dunkin Donuts, the Grocery Basket and many Independent retail and service businesses.

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OFFERING SUMMARY

Sale Price:	\$2,000,000
Current Cap Rate:	4.01%
Est. Cap Rate At 100% Occupancy	12%
Lot Size:	1.17 Acres
Year Built:	1975
Building Size:	20,000
Renovated:	2004
Zoning:	B3-1
Market:	Chicago MSA
Price / SF:	\$100.00

PROPERTY HIGHLIGHTS

- Existing Long Term National Tenants
- VAlue Add Opportunity
- Major Shopping District
- Highly Visiable 4-way Signalized Intersection
- High Traffic Area
- Densely Populated Area
- On Site Parking (50 plus spaces)

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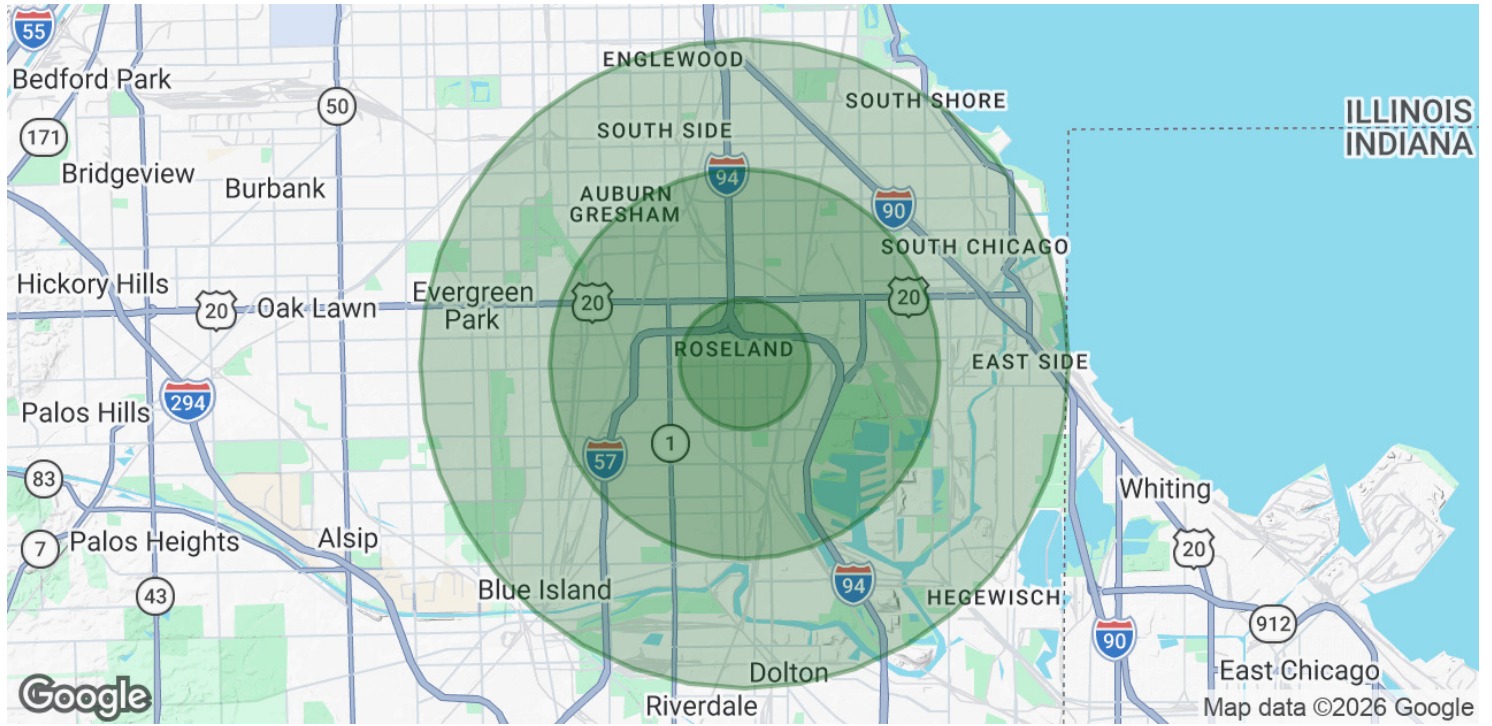
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,741	166,078	444,638
Average Age	43	43	41
Average Age (Male)	40	41	39
Average Age (Female)	44	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,494	68,004	177,663
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$64,697	\$76,882	\$75,481
Average House Value	\$175,924	\$221,021	\$233,324

Demographics data derived from AlphaMap

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INCOME SUMMARY**103RD & MICHIGAN AVE RETAIL**

Chase Bank	\$120,276	-
Auto Zone	\$156,852	-
GROSS INCOME	\$277,128	\$0

EXPENSES SUMMARY**103RD & MICHIGAN AVE RETAIL**

2024 RE Taxes Payable in 2025	\$100,057	-
Insurance	\$16,931	-
Common Area Electric	\$1,019	-
Water Bill	\$2,318	-
Common Area Fire Alarm	\$1,238	-
Security Service	\$38,274	-
Management Fees	\$13,278	-
Landscape/Snow Removal	\$23,750	-
OPERATING EXPENSES	\$196,865	\$0
NET OPERATING INCOME	\$80,263	\$0

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	LEASE START	LEASE END
92 E 103rd St	Chase Bank	4,015 SF	\$29.96	02/25/2025	12/19/2030
88 E 103rd St	Auto Zone	7,532 SF	\$20.82	02/14/2003	12/31/2029
90 E 103rd St	Vacant	8,406 SF	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

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