4625 S. Pulaski Rd. Chicago, IL

3327 Chicago Rd South Chicago Heights, IL

Offering Memorandum

Three Chicago Locations

Available Individually or Together

6101 Ogden Ave. Cicero, IL

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Executive **Summary**

Colliers Net Lease Investment Group is pleased to present to qualified individuals the opportunity to acquire 100% fee interest in 3 freestanding single-tenant Advance Auto locations in the Chicago MSA. This is a chance to acquire a recession proof single-tenant net lease property with a long term operating history. Advance Auto is one of the leading brands in auto-maintenance and repair.

- Corporate Guarantee - Advance Auto has an investment grade credit rating of BB+ from S&P and Ba1 from Moody's
- All sites were developed for Advance Auto between 2004-2006.
- Subject properties have an established presence and have successfully operated at each location between 20-22 years.
- The lease terms range from 4.4 to 8.4 years with three - 5 year options.
- The subject properties can be acquired individually or as a portfolio.

4625 S Pulaski Rd is a 6,974 SF building modified NNN with Landlord responsible for roof and structure.

3327 Chicago Rd is a 6,767 SF building modified NNN with Landlord responsible for structure.

6101 Ogden Ave is a 6,91 SF building modified NNN with Landlord responsible for structure.

About

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. As of April 19, 2025, Advance operated 4,285 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The Company also served 881 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands. Additional information about Advance, including employment opportunities, customer services and online shopping for parts, accessories and other offerings can be found at www.AdvanceAutoParts.com.

Table of **Contents**

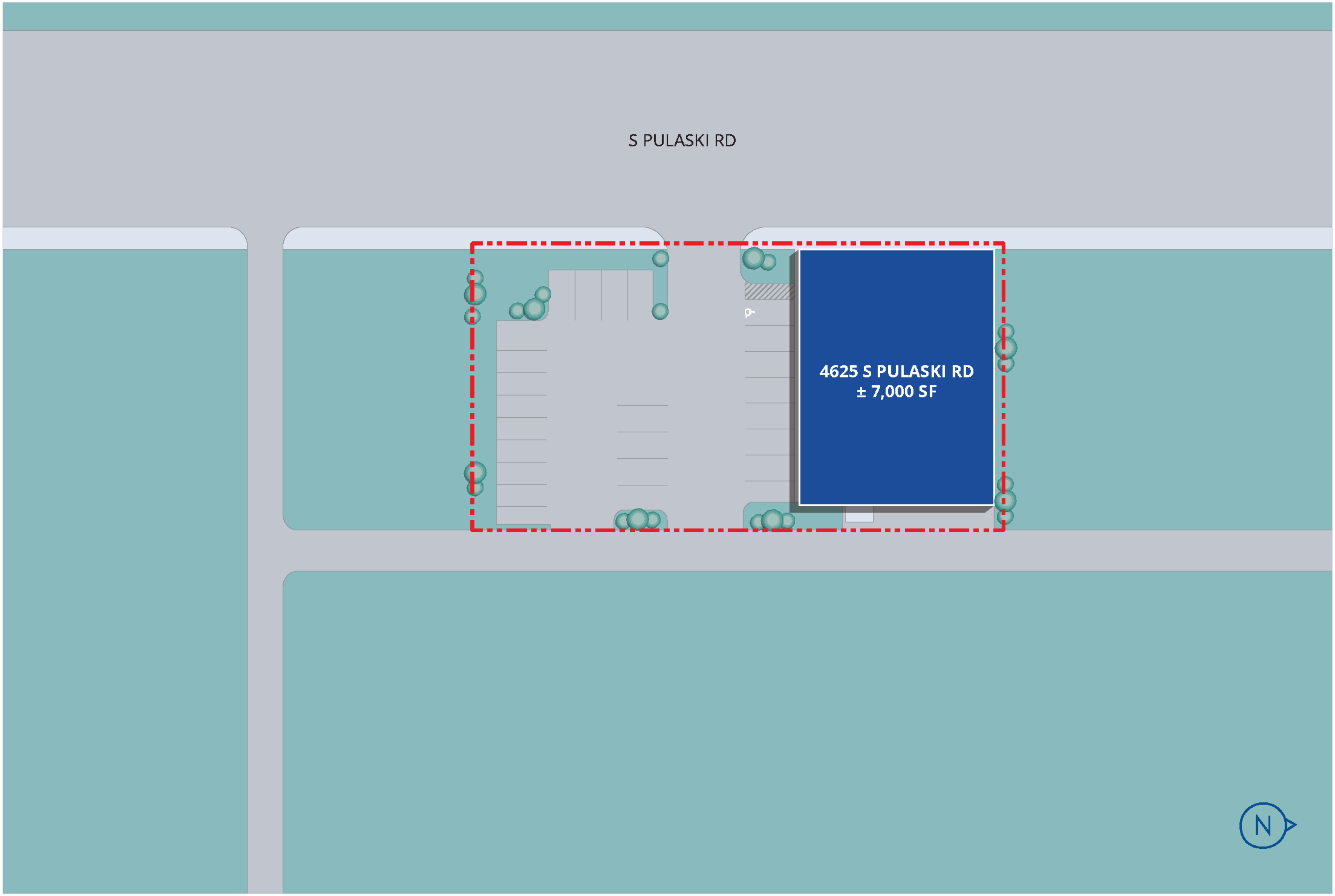
Property 1

4625 S Pulaski Rd
Chicago, IL 60632

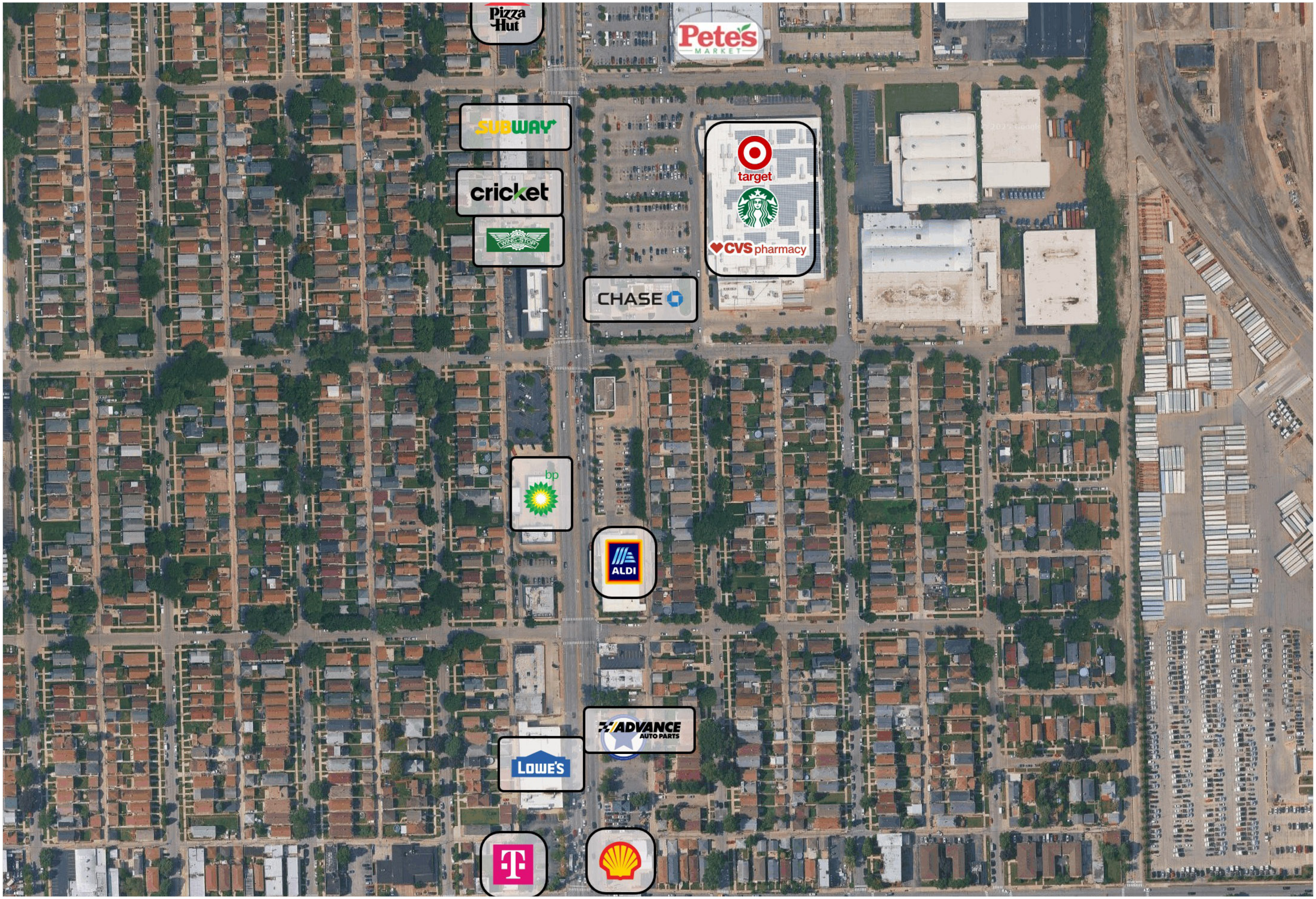
Property **Profile**

Address	4625 S Pulaski Rd Chicago, IL 60632
Price	$2,307,786
Cap Rate	7.00%
NOI	$161,545
Building Size	6,974 SF
Land Size	0.50 Acres
Year Built	2005
Options	3 (5) year
Lease Type	Modified NNN
Lease Expiration	June 30, 2031
Lease Commencement	12/26/2005
Lease Term Remaining	5.9 years
Guarantor	Corporate

Site Plan



Retail Map


Pizza Hut
Pete's
MARKET
SUBWAY
cricket
target
CVS pharmacy
CHASE
bp
ALDI
ADVANCE
AUTO PARTS
LOWE'S

Location **Overview**

The property at 4625 S Pulaski Rd is positioned at the bustling intersection of South Pulaski Road and West 47th Street, approximately seven miles southwest of Downtown Chicago. It sits just one mile north of Interstate 55 (Stevenson Expressway) and less than a half mile from the CTA Orange Line's Pulaski Station, which provides convenient public transit access—just 19 minutes to the Loop and only two minutes to Midway Airport. Nearby arterial roads such as Cicero Avenue and 47th Street further enhance connectivity, making the site easily accessible for both local traffic and regional commuters.

This strategic location offers a strong mix of urban accessibility and transportation convenience. The immediate area benefits from steady traffic along Pulaski Road and proximity to major expressways, while the nearby Orange Line station ensures excellent public transit options. With Downtown Chicago, Midway Airport, and O'Hare International all within manageable drive times, the property is well-positioned to serve a variety of commercial uses that rely on both local and regional access.

Major Roads

South Pulaski Road
North - South Arterial
I-55 Expressway
East-West travel to downtown and Southwest suburbs

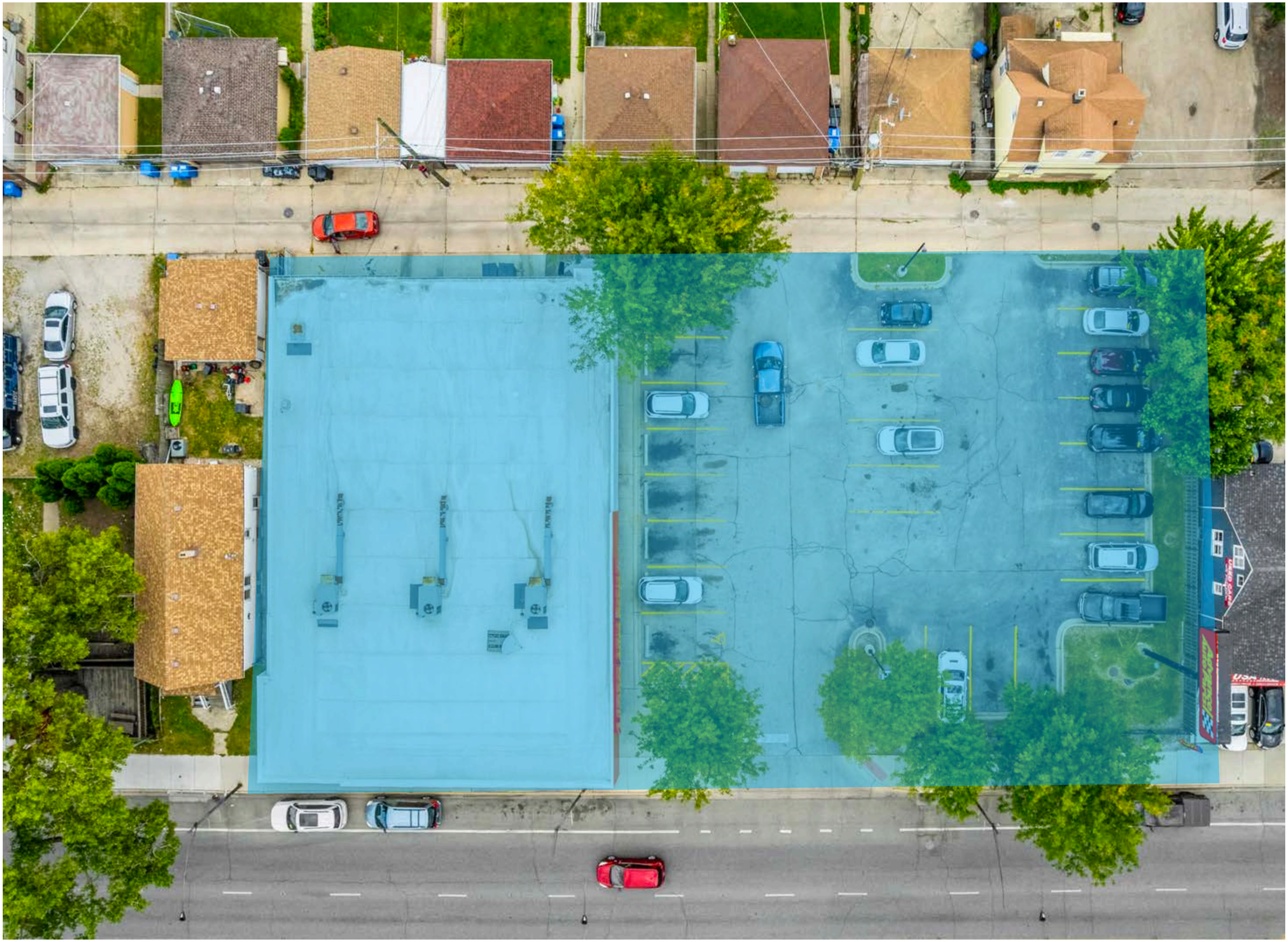
Downtown

Chicago
20-25 mins
7 Miles

Airports

O'Hare International
40min / 17-20 miles

Midway Airport
15-20 min / 4-5 miles



4625 S Pulaski Rd Chicago, IL 60632

Property Details

Strategic Location

- Retail corridor with daily needs retailers including Target, Aldi, Pete’s Fresh Market Grocery, Planet Fitness
- Densely populated with 314,039 within 3 miles
- Traffic counts 32,000+ VPD

Strong Investment Fundamentals

- Stable location – 20 year operating history
- 5.9 year lease term with 3 (5) year options
- Recognizable national brand- corporate lease
- Modified NNN

1 mile

23,376 people

23,154 daytime pop

$95,149 average HHI

3 mile

314,039 people

237,806 daytime pop

$80,591 average HHI

5 mile

759,852 people

628,437 daytime pop

$84,453 average HHI

Property 2

3327 Chicago Rd South
Chicago Heights, IL 60411

Property **Profile**

Address	3327 Chicago Rd South Chicago Heights, IL 60411
Price	$1,483,871
Cap Rate	7.75%
NOI	$115,000
Building Size	6,767 SF
Land Size	0.83 acres
Year Built	2003
Options	3 (5) year
Lease Type	Modified NNN
Lease Expiration	12/31/2029
Lease Commencement	10/19/2006
Lease Term Remaining	4.4 years
Guarantor	Corporate

Site Plan

3327 Chicago Rd South Chicago Heights, IL 60411

Retail Map

Location **Overview**

The property at 3327 Chicago Road in South Chicago Heights is situated along a key commercial corridor, Illinois Route 1, which provides strong north–south connectivity through the south suburbs and into Indiana. South Chicago Heights offers a small-town atmosphere within Cook County, positioned about 30 miles south of downtown Chicago. The area features a mix of residential neighborhoods, local businesses, and light industrial uses, giving it a diverse economic base and consistent traffic along Chicago Road. Its setting provides both local convenience and regional accessibility, making it a strategic location for businesses seeking visibility and reach in the south suburban market.

Within the immediate area, residents and visitors benefit from nearby retail, dining, schools, and community amenities that support day-to-day needs. Local parks and civic services add to the livability of the community, while the property itself benefits from frontage exposure on a well-traveled route. With close proximity to major highways and a reasonable drive to both downtown Chicago and Midway Airport, the location balances accessibility with a community-oriented environment, making it well suited for commercial or service-oriented uses that can draw both local and regional customers.

Would you like me to also reframe the drive time and airport details into one cohesive paragraph so the whole overview reads as a smooth narrative?

Major Roads

Chicago Road

Downtown

Chicago
27-30 Miles

Airports

O'Hare International
57 min / 47 miles

Midway Airport
34 min / 23 miles

3327 Chicago Rd South Chicago Heights, IL 60411

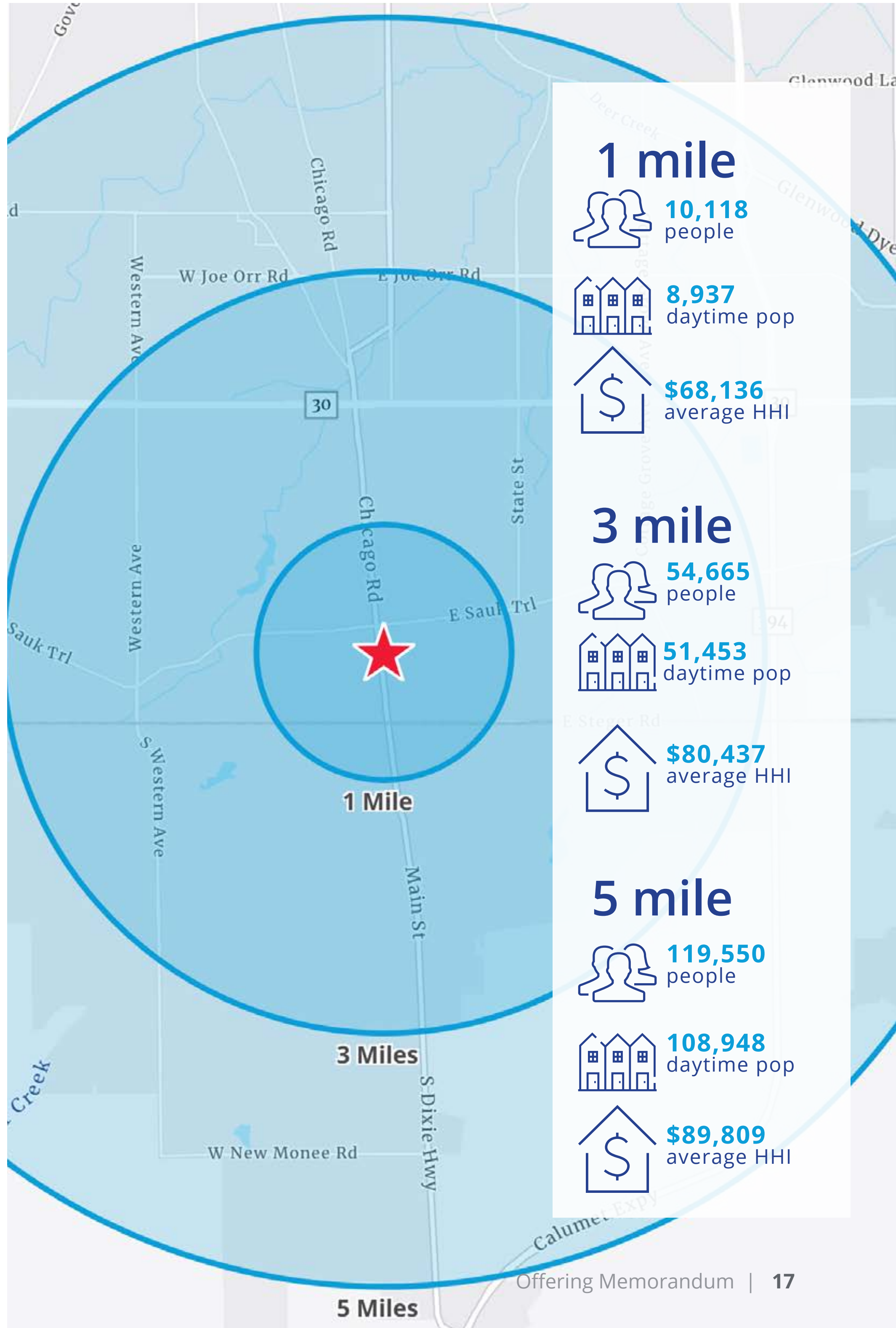
Property Details

Strategic Location

- Retail corridor with daily needs retailers including Jewel Osco, Sav A Lot, Dollar Tree, Chase Bank, McDonald’s
- Densely populated with 54,665 people within 3 miles and 119,500 people within 5 miles
- Traffic counts 13,500+ VPD

Strong Investment Fundamentals

- Stable location – over 19 year operating history
- 4.4 year lease term with 3 (5) yr options
- Recognizable national brand – corporate lease
- Modified NNN



1 mile

10,118 people

8,937 daytime pop

$68,136 average HHI

3 mile

54,665 people

51,453 daytime pop

$80,437 average HHI

5 mile

119,550 people

108,948 daytime pop

$89,809 average HHI

Property 3

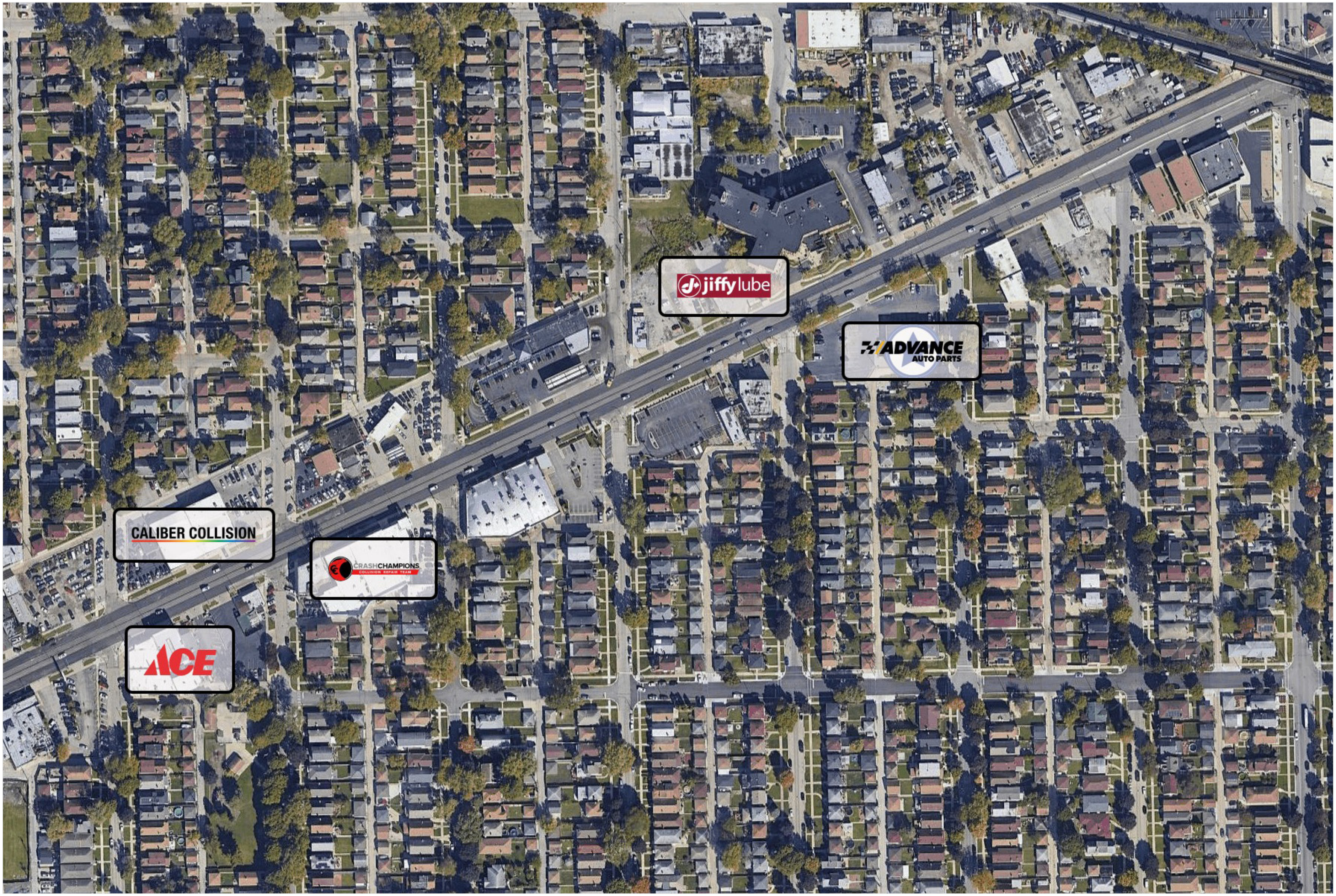
6101 Ogden Ave
Cicero, IL 60804

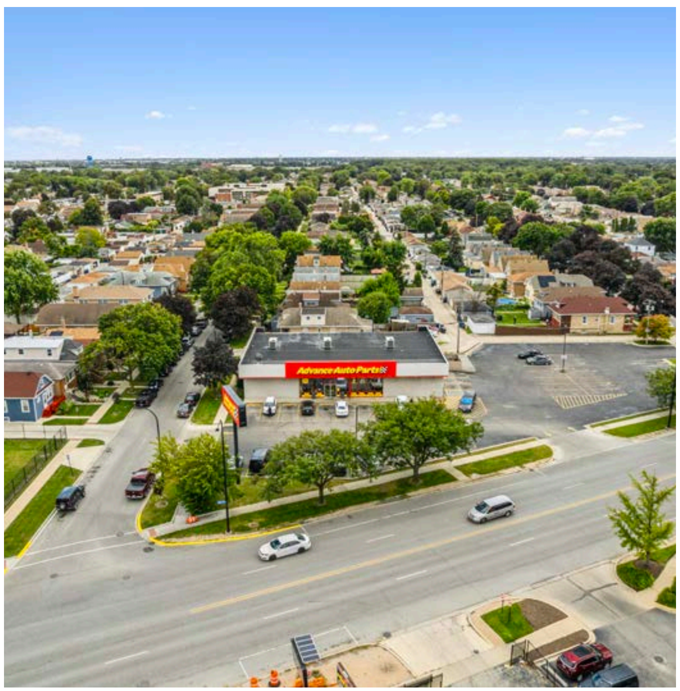
Property **Profile**

Address	6101 Ogden Ave Cicero, IL 60804
Price	$2,240,000
Cap Rate	6.15%
NOI	$137,760
Building Size	6,901 SF
Land Size	0.87 acres
Year Built	2004
Options	3 (5) years
Lease Type	Modified NNN
Lease Expiration	12/31/2033
Lease Commencement	9/29/2004
Lease Term Remaining	8.4 years
Guarantor	Corporate

Site Plan

Retail Map


jiffy lube
ADVANCE AUTO PARTS
CALIBER COLLISION
CRASH CHAMPIONS
ACE



Location **Overview**

The property at 6101 W Ogden Avenue in Cicero is positioned along one of the area's most prominent commercial corridors, offering exceptional visibility and accessibility. Located on Ogden Avenue (U.S. Route 34), the site benefits from strong traffic counts, a diverse surrounding community, and close proximity to major expressways, including I-55 and I-290, that seamlessly connect Cicero to the broader Chicago metro area. The neighborhood's mix of residential, retail, and industrial uses creates a vibrant environment and ensures a consistent flow of activity around the property.

Adding to its appeal, the location is well served by public transportation. The CTA Pink Line's Cicero Station is just a short walk away, providing a direct 30-minute rail link to Downtown Chicago. Multiple CTA bus routes also run along Ogden Avenue, further enhancing accessibility for commuters, customers, and visitors. With excellent transit options, convenient access to Midway International Airport, and just a short drive to O'Hare, this property combines prime visibility with unmatched connectivity—making it an ideal destination for a wide range of business opportunities.

Major Roads

Ogden Avenue
I-90/I-94 (Kennedy Expressway) to the northeast & I-294 (Tri-State Tollway) to the west

Downtown

Chicago
8 Miles

Airports

O'Hare International
27 min / 17 miles

Midway Airport
17 min / 5 miles

6101 Ogden Ave Cicero, IL 60804

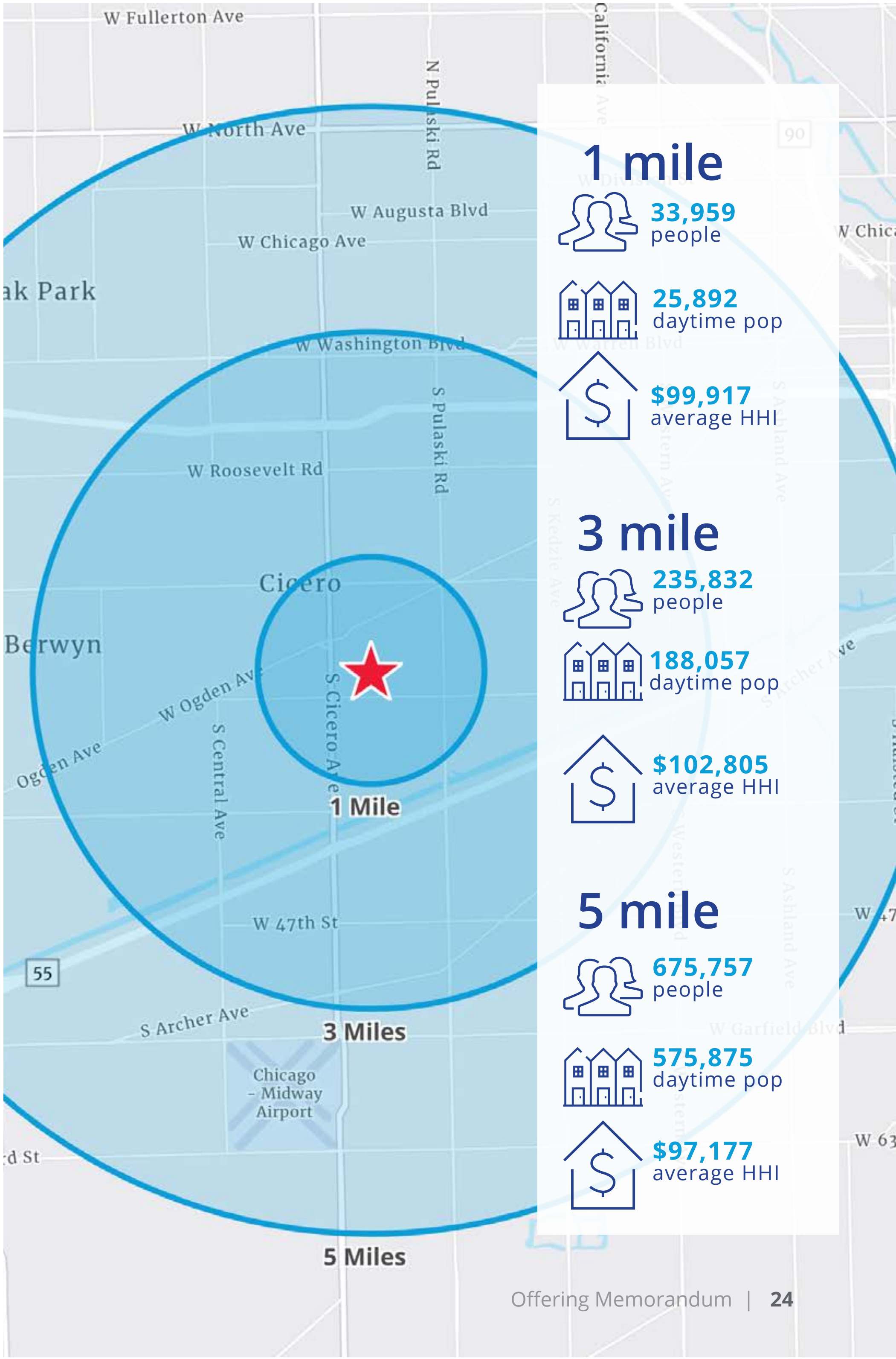
Property Details

Strategic Location

- Automotive corridor with national and local automotive repair shops and retailers
- Major east/west corridor with 20,000+ VPD
- Densely populated with 235,832 people within 3 miles and 675,757 people within 5 miles

Strong Investment Fundamentals

- Stable location – over 21 year operating history
- 8.4 year lease term with 3 (5) year options
- Recognizable nation brand – corporate lease
- Modified NNN



1 mile

33,959 people

25,892 daytime pop

$99,917 average HHI

3 mile

235,832 people

188,057 daytime pop

$102,805 average HHI

5 mile

675,757 people

575,875 daytime pop

$97,177 average HHI

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