



# Offering Memorandum



## Indianapolis Plaza

10226 SOUTH INDIANAPOLIS AVENUE, CHICAGO, IL 60617

**PRESENTED BY:**

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## PROPERTY SUMMARY

### INDIANAPOLIS PLAZA

10226 SOUTH INDIANAPOLIS AVENUE  
CHICAGO, IL 60617

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,750,000</b>
<b>BUILDING SIZE:</b>	21,656 SF
<b>LOT SIZE:</b>	41,120 SF
<b>PRICE / SF:</b>	\$126.99
<b>ZONING:</b>	C1-1
<b>YEAR BUILT</b>	2012



## PROPERTY SUMMARY

7-unit Retail Center located in Chicago's East Side neighborhood. This center was built new in 2012 by the current owner. The property features a flexible floor plan that can be expanded into further units and features a 36-space parking lot. Big Pawn tenant is willing to vacate upon sale, or to sign a 5 year lease.

## LOCATION DESCRIPTION

Chicago's East Side neighborhood is a historically rooted community located on the city's southeastern edge, bordered by the Calumet River, the Indiana state line, and just minutes from the Chicago Skyway (I-90). Known for its strong working-class character and rich industrial heritage, the East Side offers a unique mix of affordable housing, commercial corridors, and access to major transit and logistics infrastructure. The area is highly diversified in its composition, featuring local retail, expansive green spaces like Calumet Park and Wolf Lake, and is adjacent to the Calumet Industrial Corridor and Port of Chicago—positioning it well for future growth and redevelopment. With a blend of urban accessibility and natural amenities, the East Side presents a strategic opportunity for residential, commercial, or mixed-use investment.

# PROPERTY HIGHLIGHTS

- *Owner User or Investor Opportunity*
- *Up To 14,601 SF Available*
- *2012 Construction*
- *36 Space Parking Lot*
- *Flexible Floor Plan*
- *Drive-In Door in Largest Suite*
- *Easy Access to I-90*
- *45,000 VPD*



**I-90 Visibility**



**Abundant Parking**

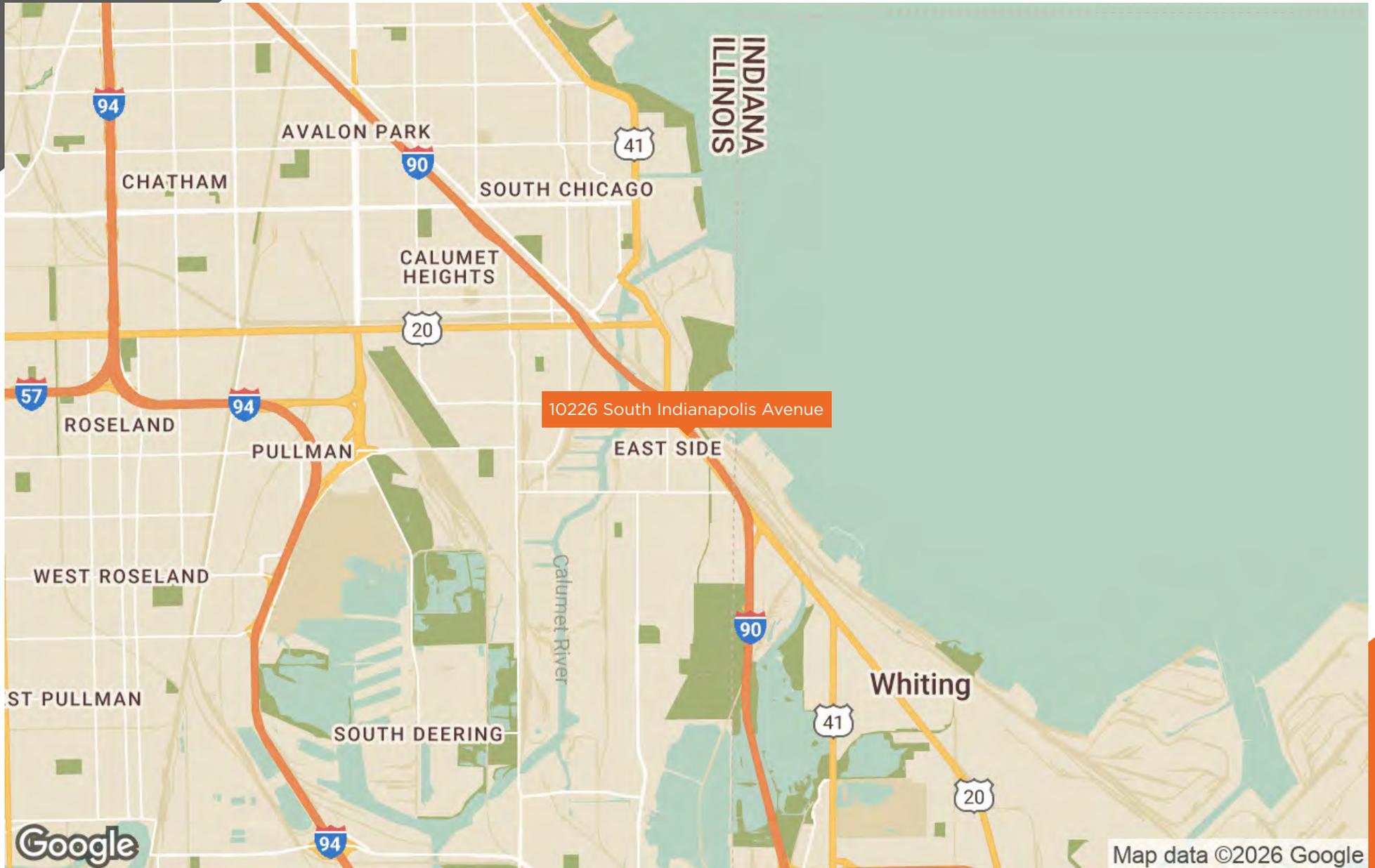


**Long Term Tenants**

# Interior Photos



# REGIONAL MAP



# RETAILER MAP



# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
3537 W 102nd	N.Y. Barber Shop	1,375 SF	6.35%	\$17.21	\$23,660	6/30/2030
10200 S Indianapolis	Vacant	1,075 SF	4.96%	-	-	-
10204 S Indianapolis	State Farm	1,071 SF	4.95%	\$22.70	\$24,308	12/31/2029
10208 S Indianapolis	Vacant	1,031 SF	4.76%	-	-	-
10212 S Indianapolis	DMG Realty	1,178 SF	5.44%	\$25.95	\$30,573	5/31/2030
10216 S Indianapolis	DMG Realty	1,325 SF	6.12%	\$20.29	\$26,885	5/31/2030
10226 S Indianapolis	Big Pawn	14,601 SF	67.42%	\$12.33	\$180,000	-
<b>TOTALS</b>		<b>21,656 SF</b>	<b>100%</b>	<b>\$98.48</b>	<b>\$285,426</b>	
<b>AVERAGES</b>		<b>3,094 SF</b>	<b>14.29%</b>	<b>\$19.70</b>	<b>\$57,085</b>	

# INCOME & EXPENSES



INCOME SUMMARY	CURRENT FINANCIALS
RENTAL INCOME	\$285,427
VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$285,427</b>
EXPENSES SUMMARY	CURRENT FINANCIALS
PROPERTY TAXES	\$78,661
PROPERTY INSURANCE	\$13,641
PROPERTY MANAGEMENT (5%)	\$14,271
CAPITAL EXPENDITURES / REPAIRS (5%) (EST.)	\$14,271
SNOW REMOVAL / LANDSCAPING (EST.)	\$5,000
COMMON AREA UTILITIES (EST.)	\$4,000
<b>OPERATING EXPENSES</b>	<b>\$129,845</b>
<b>NET OPERATING INCOME</b>	<b>\$155,582</b>

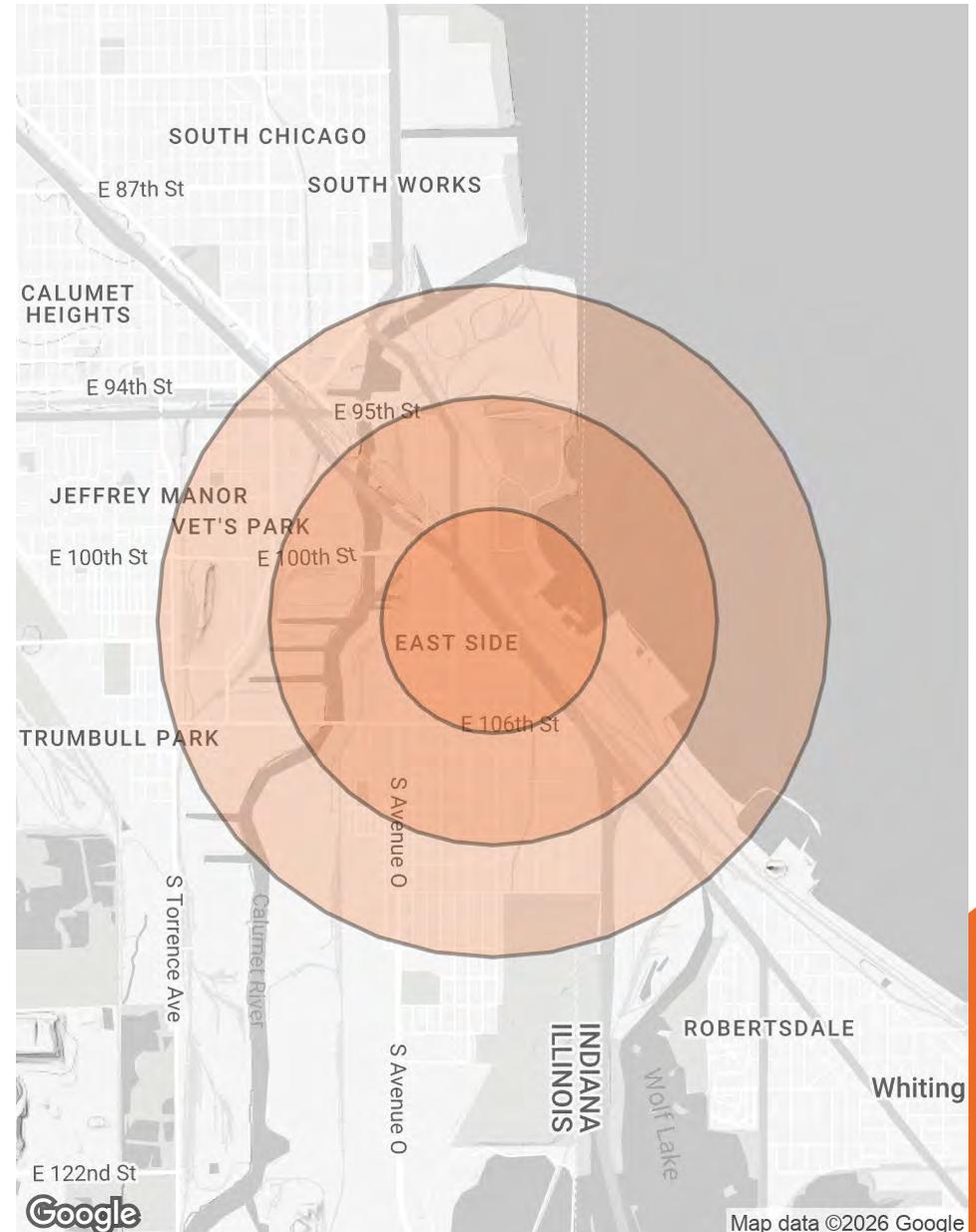
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	5,829	15,434	24,505
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,785	4,996	8,152
# OF PERSONS PER HH	3.3	3.1	3
AVERAGE HH INCOME	\$70,874	\$74,677	\$75,188
AVERAGE HOUSE VALUE	\$168,409	\$172,054	\$173,735

Demographics data derived from AlphaMap



# MEET THE TEAM



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