



For Sale

Three-Property NNN-Leased Retail Condo Portfolio

2136-2142 W. Division, Chicago, IL 60622

\$1,150,000

This offering consists of three separately parceled 1,200 SF street-retail condominium units, presented as a turnkey, fully leased portfolio with established, stable tenants and personally guaranteed NNN leases. It offers a prime opportunity for retail investors in Chicago's vibrant market, featuring zero landlord responsibilities and built-in annual rental increases for true passive income in one of the city's highest-barrier-to-entry retail corridors. Each unit boasts high ceilings, open floor plans, exposed brick, walkout open-window storefronts, and ADA-compliant bathrooms. Located at the heart of the dynamic West Division Street retail corridor in Chicago's trendy Wicker Park/Bucktown neighborhood—known for extra-wide sidewalks ideal for outdoor seating, plus a concentration of popular bars, restaurants, and boutiques—these properties deliver high visibility and strong foot traffic. With versatile spaces and favorable zoning, this portfolio is ideally suited for a wide range of retail uses, making it an attractive investment for those seeking to capitalize on this thriving, coveted corridor.

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Section 1

Property Information

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Property Summary



Property Description

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Offering Summary

Sale Price:	\$1,150,000
Building Size:	3,600 SF
NOI:	\$89,724.00
Cap Rate:	7.8%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,734	9,336	36,864
Total Population	5,654	18,904	75,847
Average HH Income	\$165,656	\$162,029	\$171,873

Property Description



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This offering consists of three separately parceled 1,200 SF street-retail condominium units, presented as a turnkey, fully leased portfolio with established, stable tenants and personally guaranteed NNN leases. It offers a prime opportunity for retail investors in Chicago's vibrant market, featuring zero landlord responsibilities and built-in annual rental increases for true passive income in one of the city's highest-barrier-to-entry retail corridors. Each unit boasts high ceilings, open floor plans, exposed brick, walkout open-window storefronts, and ADA-compliant bathrooms. Located at the heart of the dynamic West Division Street retail corridor in Chicago's trendy Wicker Park/Bucktown neighborhood—known for extra-wide sidewalks ideal for outdoor seating, plus a concentration of popular bars, restaurants, and boutiques—these properties deliver high visibility and strong foot traffic. With versatile spaces and favorable zoning, this portfolio is ideally suited for a wide range of retail uses, making it an attractive investment for those seeking to capitalize on this thriving, coveted corridor.

Location Description

Nestled in the heart of Chicago's trendy Wicker Park/Bucktown neighborhood, this prime retail portfolio sits along the dynamic West Division Street corridor—a renowned destination celebrated for its eclectic energy and high foot traffic. Here, artists, hipsters, young professionals, and growing families converge in a harmonious blend of creativity and sophistication. The area thrives on its mix of upscale boutiques and vintage resale shops, chain favorites and beloved mom-and-pop eateries, dive bars and chic lounges—offering something for every taste and budget. The culinary scene is unparalleled, with fashionable restaurants and hidden gems serving diverse palates, while retail storefronts tempt with the latest fashion, music, and must-have finds. Nightlife pulses with energy, from intimate venues hosting local bands and DJs to stages welcoming national acts. Just steps away, residents and visitors enjoy iconic green spaces, including Wicker Park itself and the elevated 606 Trail, which adds to the neighborhood's irresistible appeal. With its high barriers to entry, steady stream of pedestrians, and proven draw for both locals and tourists, Wicker Park/Bucktown remains one of Chicago's most coveted retail corridors—delivering exceptional visibility and enduring investment potential.

Complete Highlights



Property Highlights

- 3 Personal Guaranteed leases with Annual Escalations
- Walker's Paradise (95) Walk Score | 94 Bike Score | Blue Line (Division station) 0.3 miles
- Very High HH Income
- High Foot Traffic
- Extra-wide Sidewalks w/ Dedicated Outdoor Seating
- Favorable B3-2 Zoning
- High Visibility
- Versatile Well-built Spaces
- Strong 25-46 Yr Old Demos
- Surrounded by Chicago's top independent and national operators: Big Kids, Mott St, Forbidden Root, Ipsento 606, Stan's Donuts, Starbucks Reserve pipeline, Native Foods, Alliance Patisserie, and dozens more
- Each unit is delivered with high ceilings, exposed brick, ADA restrooms, and full glass walk-out storefronts.
- Separately parceled commercial condominiums – ideal for 1031 buyers, cost segregation, and future individual resale flexibility.
- True NNN structure with personal guarantees and annual rent bumps
- 2025 Chicago street-retail vacancy in this area is < 4.5% with some asking rents pushing \$50 NNN for new deals

Additional Photos



Section 2

Location Information

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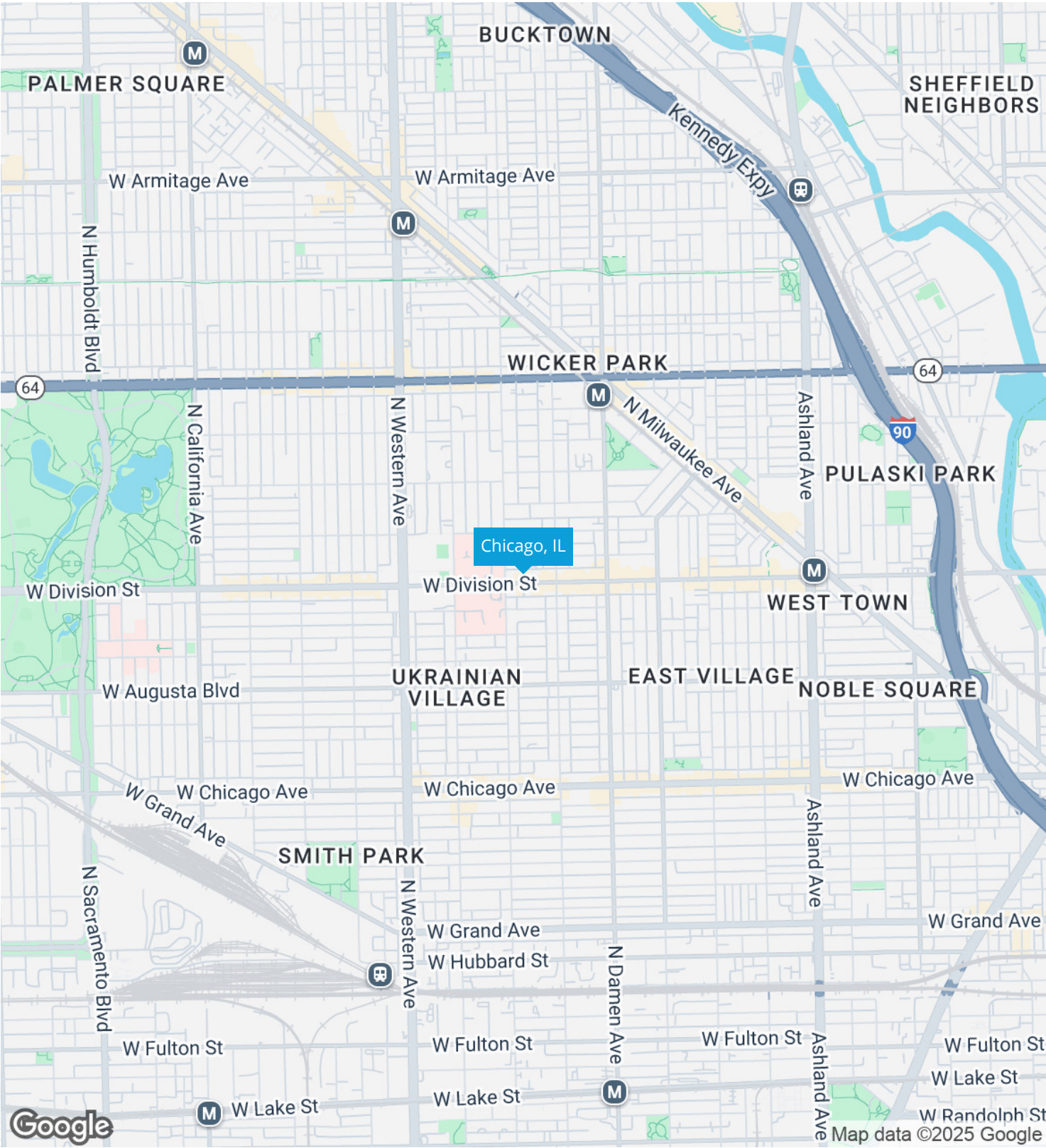
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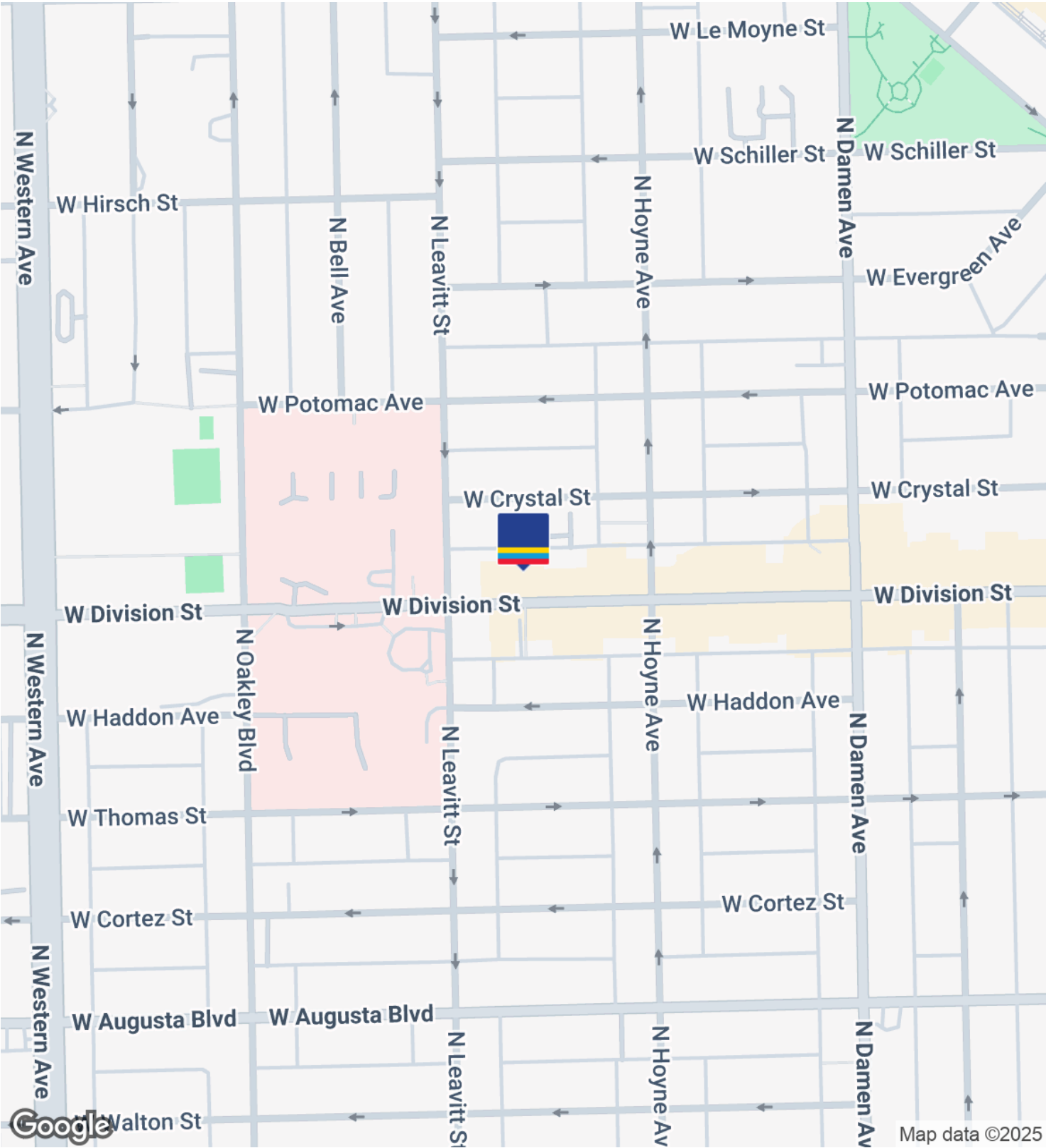
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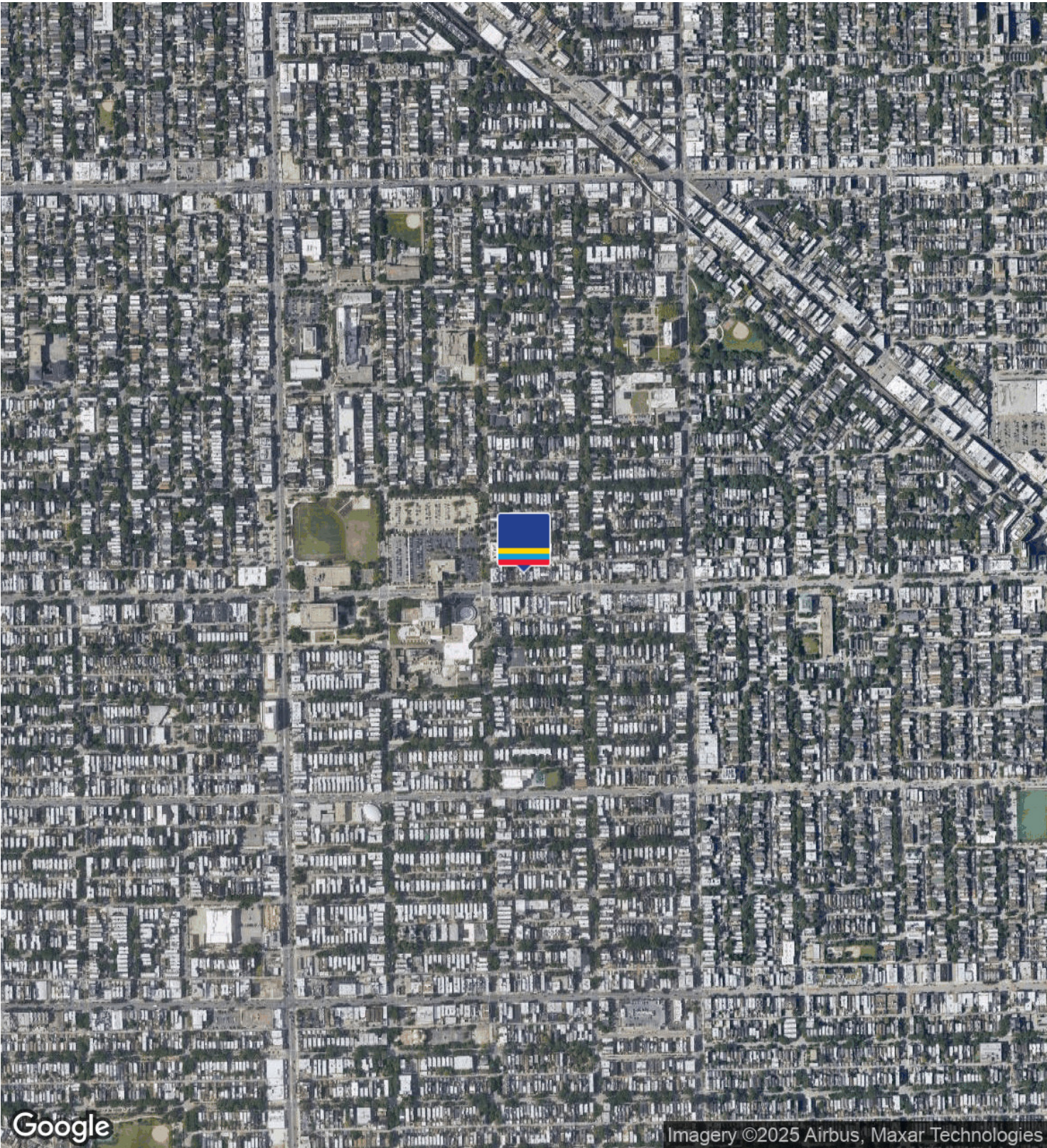
Regional Map



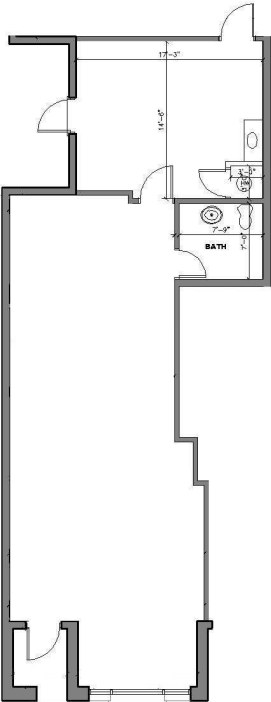
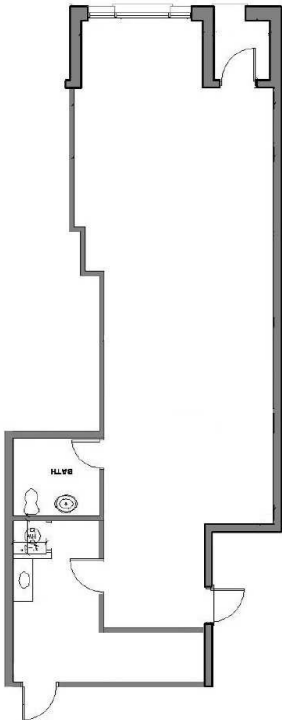
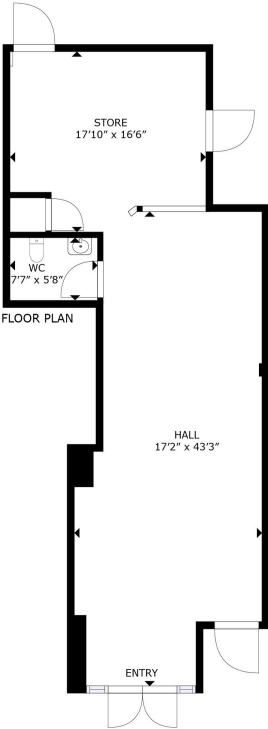
Location Map



Aerial Map



Site Plans



Section 3

Financial Analysis

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Financial Summary

Investment Overview

Price	\$1,150,000
Price per SF	\$319
GRM	9.65
CAP Rate	7.80%
Cash-on-Cash Return (yr 1)	7.80%
Total Return (yr 1)	\$89,724

Operating Data

Gross Scheduled Income	\$119,124
Total Scheduled Income	\$119,124
Gross Income	\$119,124
Operating Expenses	\$29,400
Net Operating Income	\$89,724
Pre-Tax Cash Flow	\$89,724

Financing Data

Price	\$1,150,000
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Income & Expenses

Income Summary

2136 - Perpetual Books	\$38,580
2140 - Lost Larson Bakery	\$41,772
2142 - Nail Boutique	\$38,772
Vacancy Cost	\$0
Gross Income	\$119,124

Expenses Summary

Taxes	\$24,000
CAM	\$5,400
Operating Expenses	\$29,400
Net Operating Income	\$89,724

Section 4

Demographics

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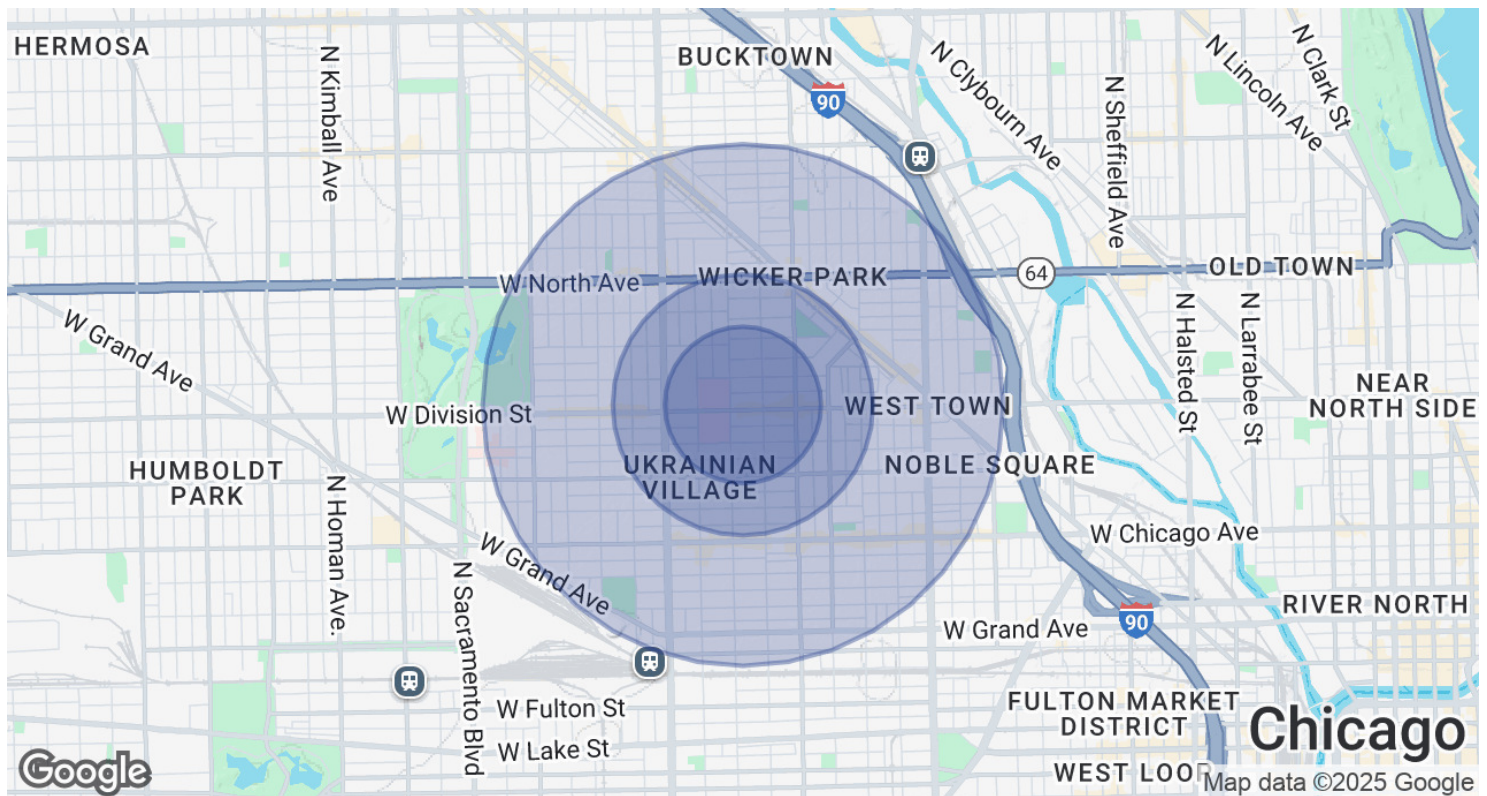
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,654	18,904	75,847
Average Age	35	36	35
Average Age (Male)	36	36	35
Average Age (Female)	35	35	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,734	9,336	36,864
# of Persons per HH	2.1	2	2.1
Average HH Income	\$165,656	\$162,029	\$171,873
Average House Value	\$743,446	\$713,626	\$738,278

Demographics data derived from AlphaMap

Section 5

Advisor Bios

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Advisor Bio 1



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Professional Background

Before joining the Retail Advisory team at Colliers, Hunter amassed nearly seven years of diverse experience as an urban retail-development sales & leasing specialist and business intermediary for Jameson | Sotheby's International Realty. Hunter specializes in Landlord and Tenant Representation, focusing on downtown Chicago and the surrounding neighborhoods.

Hunter has built a solid foundation of high-profile local, national, and international retail clients and landlords, successfully guiding them through a wide array of real estate transactions. His track record of success highlights his ability to negotiate and close complex deals, implement innovative marketing strategies, and nurture lasting relationships. Hunter draws on his market knowledge and more than 25 years of experience as owner-operator of multiple hospitality-focused businesses. He's had comprehensive exposure to every aspect of retail and restaurant development. He has acquired a broad understanding of business practices and a nuanced grasp of what drives the major participants of the retail and restaurant industry.

Hunter has an extensive background in finance, hospitality, commercial real estate, and marketing. Before launching his career in real estate was a Full Member of the Chicago Board of Trade, where he was a statistical arbitrage trader and Vice President for Wagner, Stott, Bear Specialists, LLC., a division of Bear Stearns. At the same time, Hunter was developing, managing, and marketing several F&B hospitality concepts he founded and co-owned.

Hunter is a member of the International Council of Shopping Centers (ICSC), Certified Commercial Investment Member Institute (CCIM), Midwest Business Brokers and Intermediaries (MBBI), The Illinois Real Estate Investors Association (REIA), and the International Business Brokers Association (IBBA), and has completed the Advance Real Estate & Asset Management Program at Cornell University's School of Hotel Administration SC Johnson College of Business.

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