

FOR SALE

Updated Flex Office Warehouse

5710 N NORTHWEST HIGHWAY

Chicago, IL 60646

NW HWY & NAGLE



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

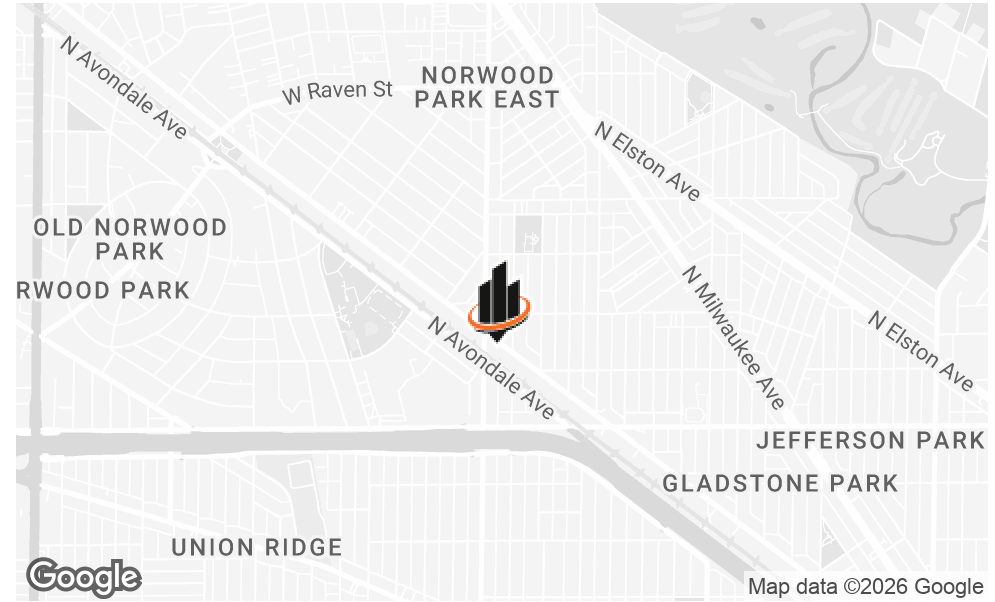
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LEASE RATE:	\$15 PSF NNN
BUILDING SIZE:	4,586 SF
LOT SIZE:	0.145 Acres
PRICE / SF:	\$163.54
YEAR BUILT:	1954
RENOVATED:	2024
ZONING:	M1-1
TRAFFIC COUNT:	10,400

PROPERTY OVERVIEW

Northwest Hwy & Nagle. Own this well maintained brick Flex Office/Warehouse with side driveway leading to a 10X8 Overhead Drive in Dock. 1,980 SF Office & 2,675 SF warehouse/storage with 13' Clear Height. 440 amp / 3 phase Electrical Service. New roof 2019. Updated Private Offices, Conference Room, Kitchen, and Bathroom with Shower. Hew HVAC and Overhead Drive in door 2024. Tenant in place until September 2026, Call David Coupe for more information or to arrange a tour at 847-812-8414.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4,586 SF building
- Built in 1954, Updated 2024
- Zoned M 1-1
- Located on the Northwest side
- 100% occupancy - Leased Through Sep 2026
- 1,980 SF updated office space New Carpet & Paint 2025
- 2,675 SF versatile warehouse area
- Convenient drive-in access New DID 2024
- 13' clear height
- New roof installed in 2019
- New Roof Top HVAC 2024
- 440 Amp 3-Phase Electrical capabilities
- Includes a dedicated conference room
- Fully equipped kitchen area
- Bathroom complete with a shower

ADDITIONAL PHOTOS



Front - North East - Elevation



North Elevation



Rear - South East - Elevation



Northeast Elevation - Proximity to Nagle

ADDITIONAL PHOTOS



Northwest Elevation - Driveway and Drive-in Door



A



Southwest Elevation - Rear

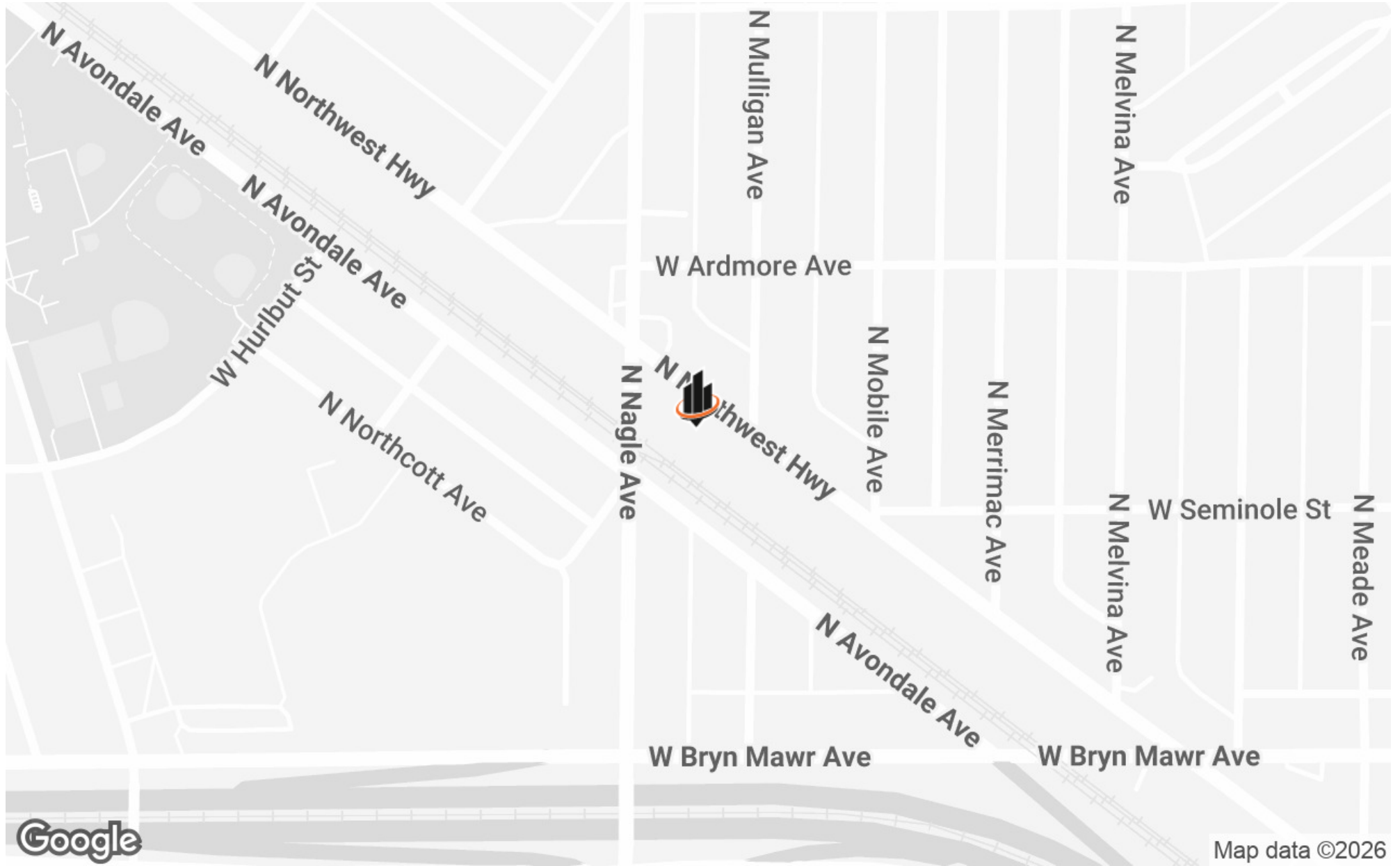


Facade refresh 2025

FLOOR PLAN



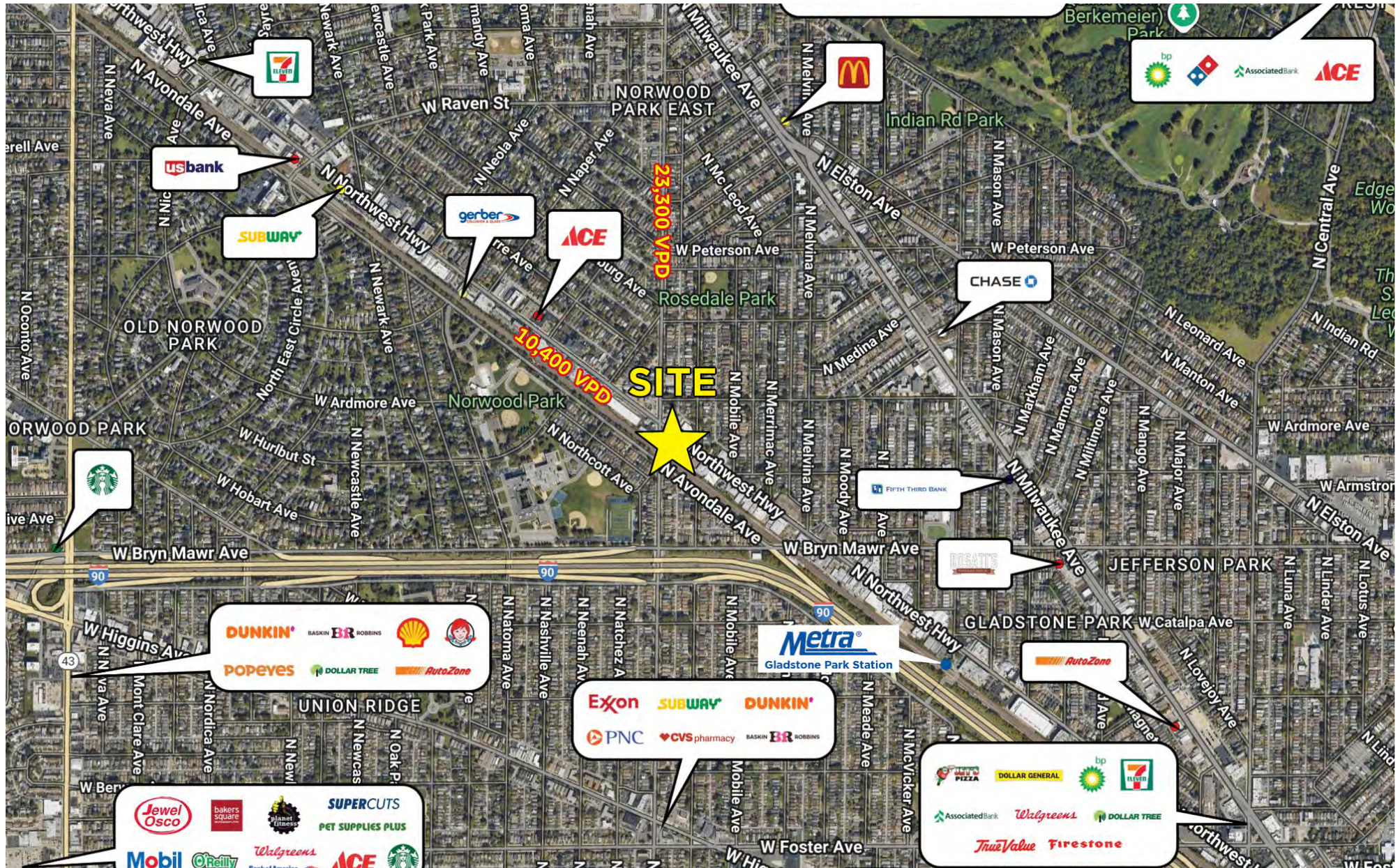
LOCATION MAP



AERIAL



RETAILER AERIAL





SECTION 1
Demographics



W 77th St

N Northwest Hwy
 10,400 VPD

N Nagle Ave
 23,300 VPD

DEMOGRAPHICS MAP & REPORT

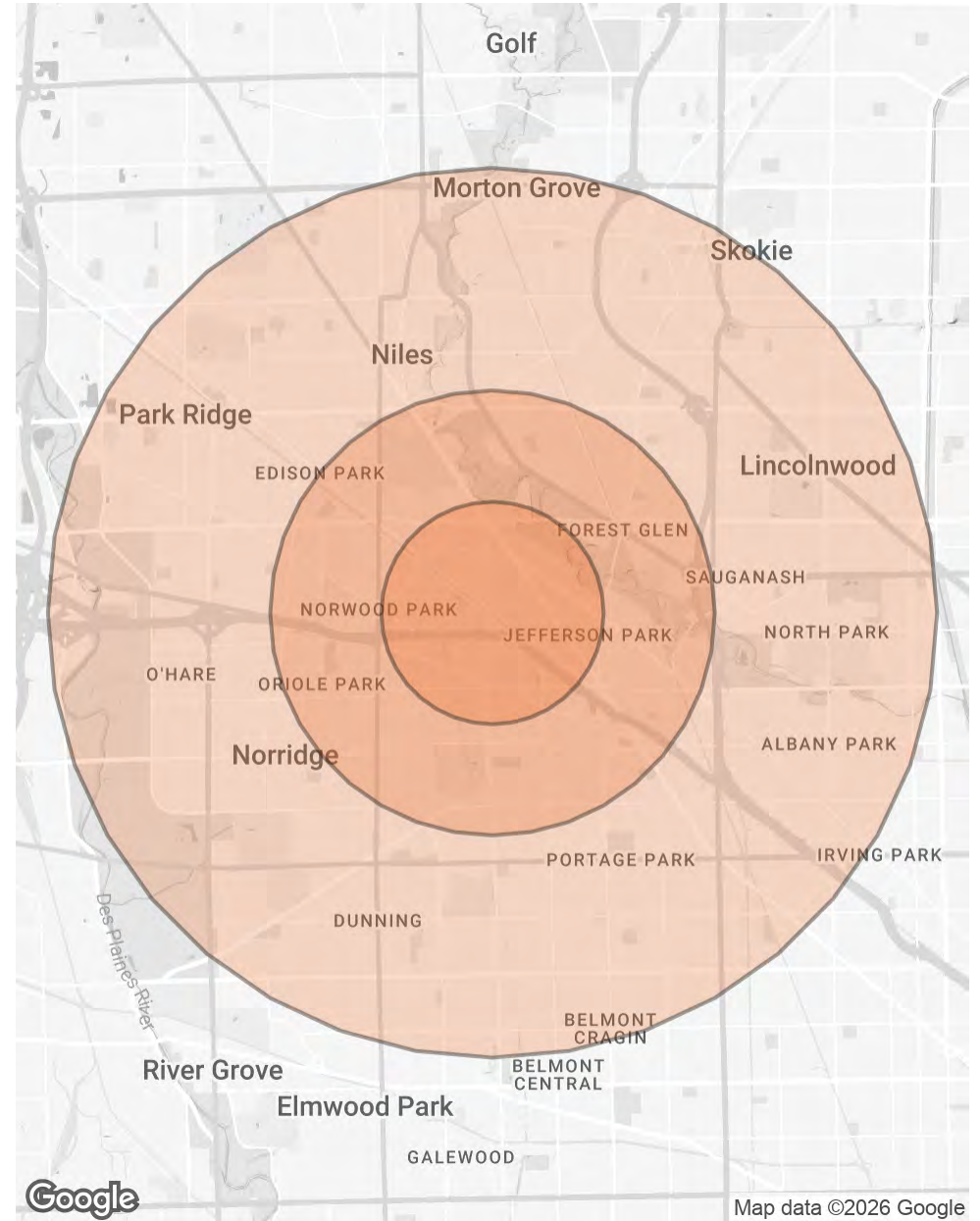
POPULATION

	1 MILE	2 MILES	4 MILES
TOTAL POPULATION	28,099	108,354	390,311
AVERAGE AGE	43	43	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	44	45	43

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	4 MILES
TOTAL HOUSEHOLDS	11,288	43,303	147,551
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$123,023	\$128,906	\$122,037
AVERAGE HOUSE VALUE	\$454,817	\$453,437	\$438,112

2020 American Community Survey (ACS)





SECTION 2
Advisor Bios

DAVID COUPE



DAVID COUPE

Senior Advisor

david.coupe@svn.com

Direct: 312.789.4866 | **Cell:** 847.812.8414

IL #471.016180 // WI #58487-90

PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds – Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

SVN | Chicago Commercial
10275 W. Higgins Road Suite 480
Rosemont, IL 60018
847.233.1178