



## RETAIL STRIP CENTER

### PROPERTY INFORMATION

- Hard corner strip center
- Strip center and parking sits on 6 total lots
- 4550 SF retail consisting of 4 spaces
- Fully leased with long term triple net leases with solid rental income
- Entry to center off 63rd St. as well as Harlem Ave.
- Highly Visible center with high traffic number.

- Amazing visibility with large corner sign for all tenants
- Just down the street from Seat Geek Stadium home to Chicago Fire soccer and other events

**2023 TAXES** \$44,297

**LAND AREA** 53,345 SF

**PRICE UPON REQUEST**

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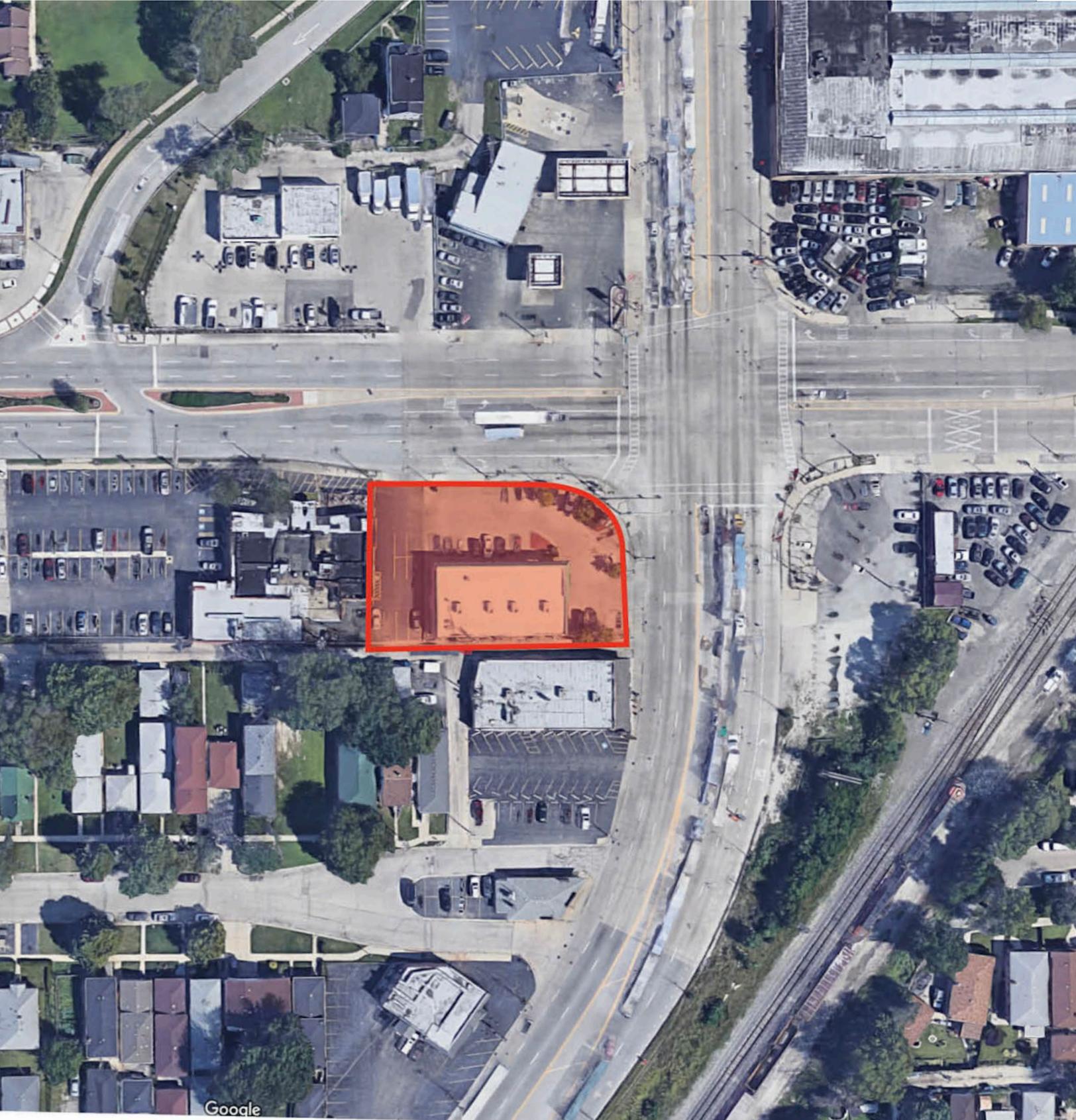
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Unit	Size	Tenant	Lease End	Options	Rent
1	1,150 SF	Lilly's Gaming	5/31/28	3 x 5 year	\$3,223.94*
2	1,150 SF	Metro PCS	3/28/27	1 x 5 year	\$1,831.71*
3	1,000 SF	Ron's Staffing	8/31/26	2 x 3 year	\$2,596.63*
4	1,200 SF	Lolly's Gaming	5/31/30	2 x 5 year	\$3,244.03*

\*Indicates Triple Net Lease

Total Monthly Gross Income: \$10,896.31

Total Yearly Gross Income: \$130,755.72

Expenses	(Strip Center Only)
Taxes	\$79,100
Insurance	\$4,006
Gas	\$0
Electric	\$1,028
Landscaping	\$1,595
Snow Removal	\$3,000
Management	\$3,000
<b>Total Expense</b>	<b>\$91,729*</b>

\*Expense 100% recouped through triple net paid by tenants

**NOI - \$130,755.72**

**Cap Rate - 6.5%**



## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

17,344

3 MILE

109,446

5 MILE

421,211

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$87,902

3 MILE

\$86,012

5 MILE

\$88,716