

6600 W College Dr, Palos Heights, IL 60463

# 6600 W College Dr



## OFFERING SUMMARY

Sale Price:	\$999,000
Cap Rate:	0.08%
NOI:	\$780
Lot Size:	1.38 Acres
Year Built:	1972
Building Size:	12,864
Renovated:	2023
Price / SF:	\$77.66

## PROPERTY OVERVIEW

This attractive two-story office building, spanning 12,864sf is ideal for corporate, educational, or medical use. It enjoys a prime location with excellent visibility on College Drive, providing convenient access to public transportation, highways, and variety of dining and shopping options nearby. Situated in the business-friendly area of Palos Heights, near Palos Hospital (Northwestern Medicine), the building offers multiple entry and exit points, making it easily accessible for multiple tenants. First-floor units are available, with the flexibility to customize spaces to suit your specific requirements. The property includes ample parking (60 spaces) in a newly updated lot with modern lighting. This building offers a wealth of opportunities whether you're an investor or owner a user.

## PROPERTY HIGHLIGHTS

- Value Add Property
- 2-Story Office Building
- 60 Parking Spaces
- Electric Monument Signage
- 8 Common Area Restrooms

for more information

**Neil Haleem**

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**Adam Haleem**

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Office Building For Sale November 22, 2024

*for more information*

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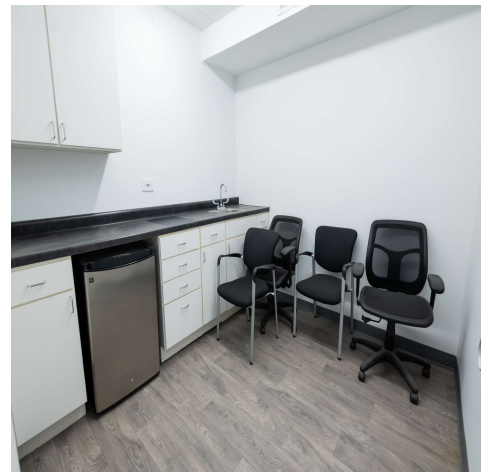
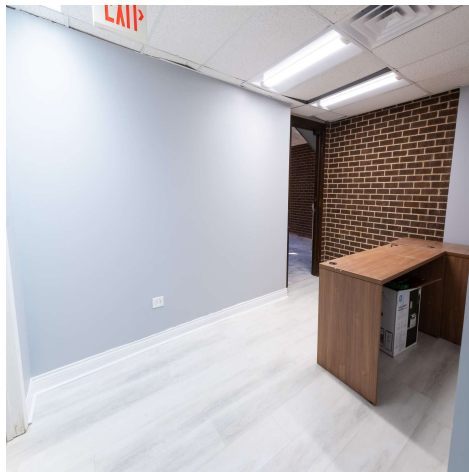
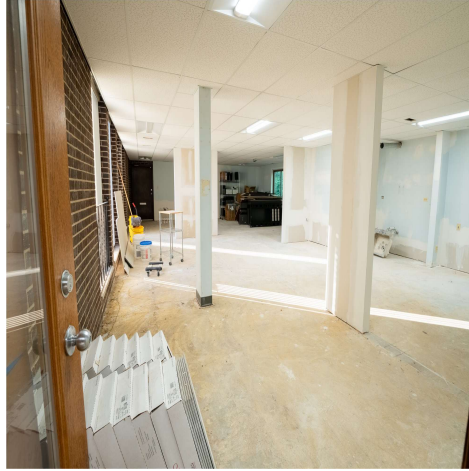
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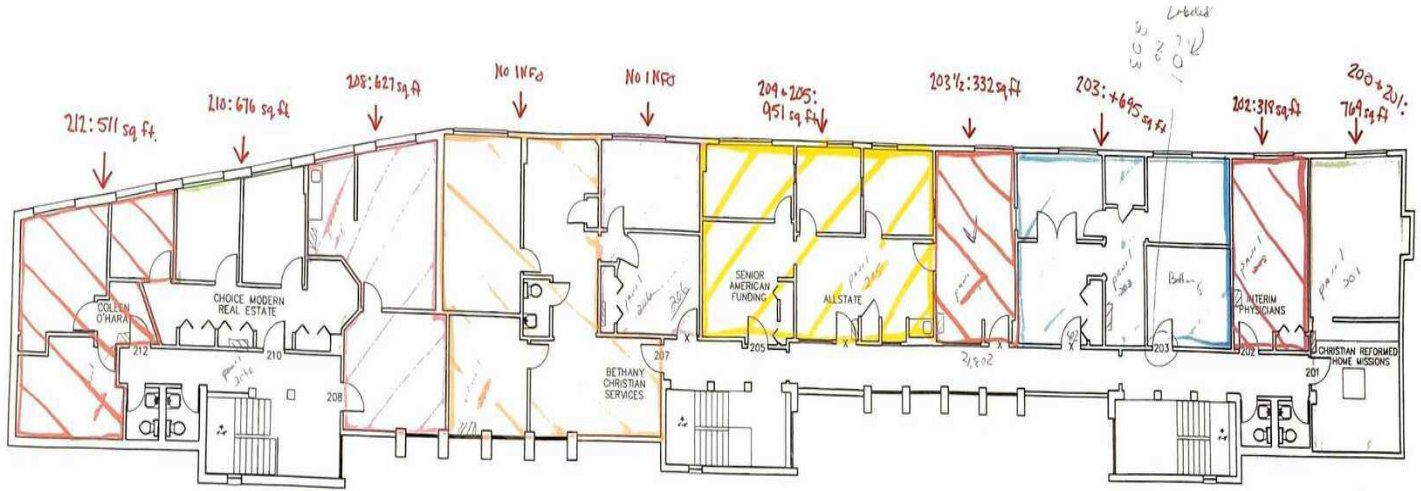
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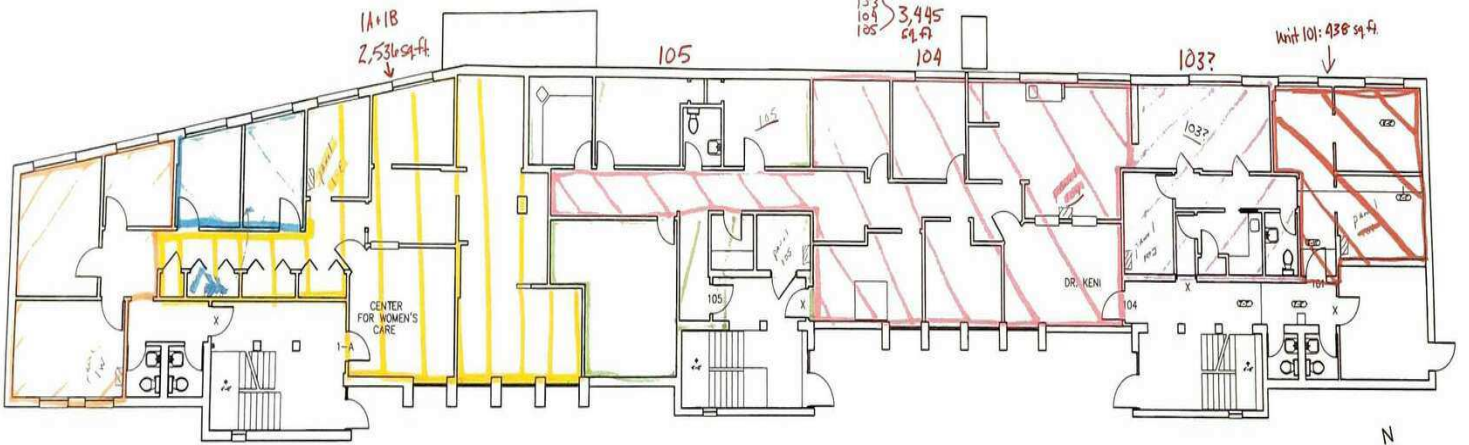
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6600 W. COLLEGE DRIVE

TOTAL FLOOR AREA 6,432 SF  
SECOND FLOOR LEVEL



6600 W. COLLEGE DRIVE

TOTAL FLOOR AREA 6,432 SF  
FIRST FLOOR LEVEL



## 6600 WEST COLLEGE DRIVE - PALOS HEIGHTS, IL

# UNITED INSURANCE SERVICES

# BASE BUILDING PLANS

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
101	Vacant	438 SF	3.40%	-	-	-	-	-	-
104 & 105	Vacant	3,458 SF	26.88%	-	-	-	-	-	-
108	Vacant	2,536 SF	19.71%	-	-	-	-	-	-
200-202	Ahmad Law	1,087 SF	8.45%	\$13.25	\$1,200	\$1.10	\$14,400	M/M	M/M
203	Hawking Financials	695 SF	5.40%	\$19.70	\$1,141	\$1.64	\$13,689	M/M	M/M
203A	Vacant	332 SF	2.58%	-	-	-	-	-	-
204	OFI Logistics	750 SF	5.83%	\$12.80	\$800	\$1.07	\$9,600	7/7/24	8/31/25
205	Suburban Safety Consultants	231 SF	1.80%	\$22.08	\$425	\$1.84	\$5,100	M/M	M/M
206-208	Khatib Law	3,337 SF	25.94%	\$10.79	\$3,000	\$0.90	\$36,000	5/1/23	4/30/25
<b>TOTALS</b>		<b>12,864 SF</b>	<b>99.99%</b>	<b>\$78.61</b>	<b>\$6,566</b>	<b>\$6.55</b>	<b>\$78,789</b>		
<b>AVERAGES</b>		<b>1,429 SF</b>	<b>11.11%</b>	<b>\$15.72</b>	<b>\$1,313</b>	<b>\$1.31</b>	<b>\$15,758</b>		

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## INCOME SUMMARY

**GROSS INCOME** **\$78,789**

## EXPENSES SUMMARY

Insurance	\$7,684
Landscaping & Snow Removal	\$2,700
Office Supplies	\$350
Property Taxes	\$54,413
Disposal & Waste Fees	\$2,422
Electricity	\$5,890
Gas	\$3,260
Water & Sewer	\$1,293

**OPERATING EXPENSES** **\$78,012****NET OPERATING INCOME** **\$780***for more information***Neil Haleem**

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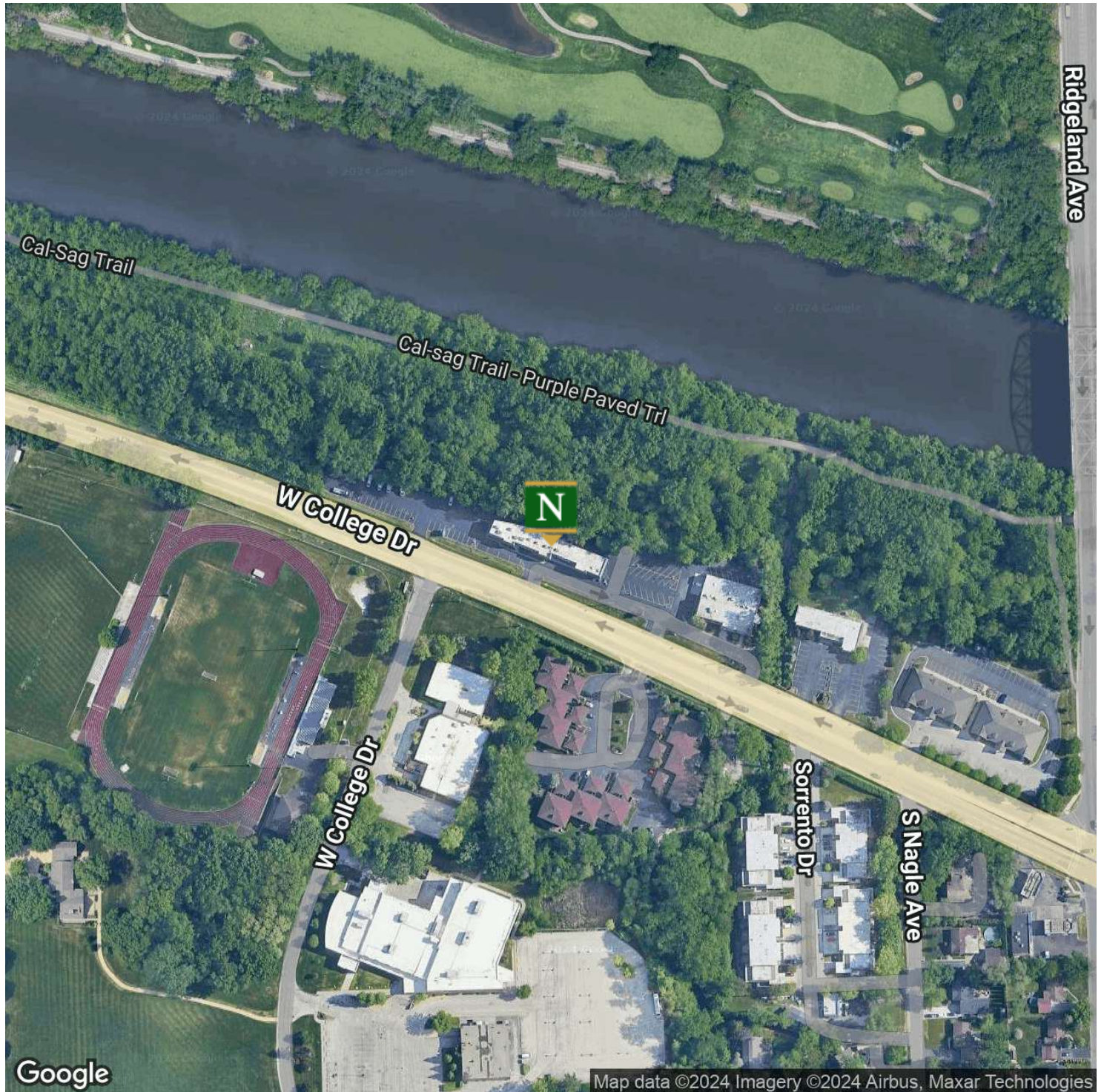
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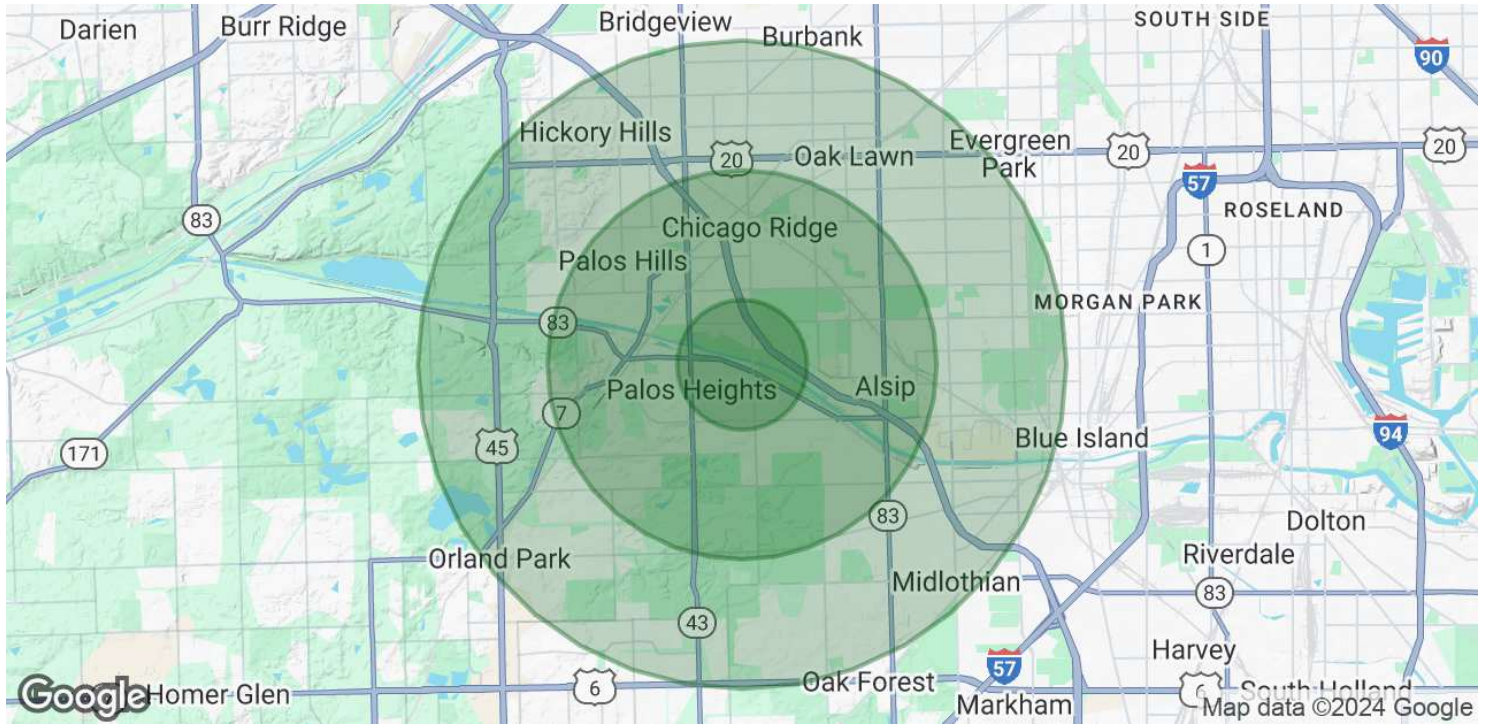


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,123	87,199	296,652
Average Age	45	43	42
Average Age (Male)	44	42	41
Average Age (Female)	46	45	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,750	35,273	114,395
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$121,745	\$103,987	\$104,701
Average House Value	\$328,371	\$280,603	\$285,488

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	11.8%	16.3%	20.7%

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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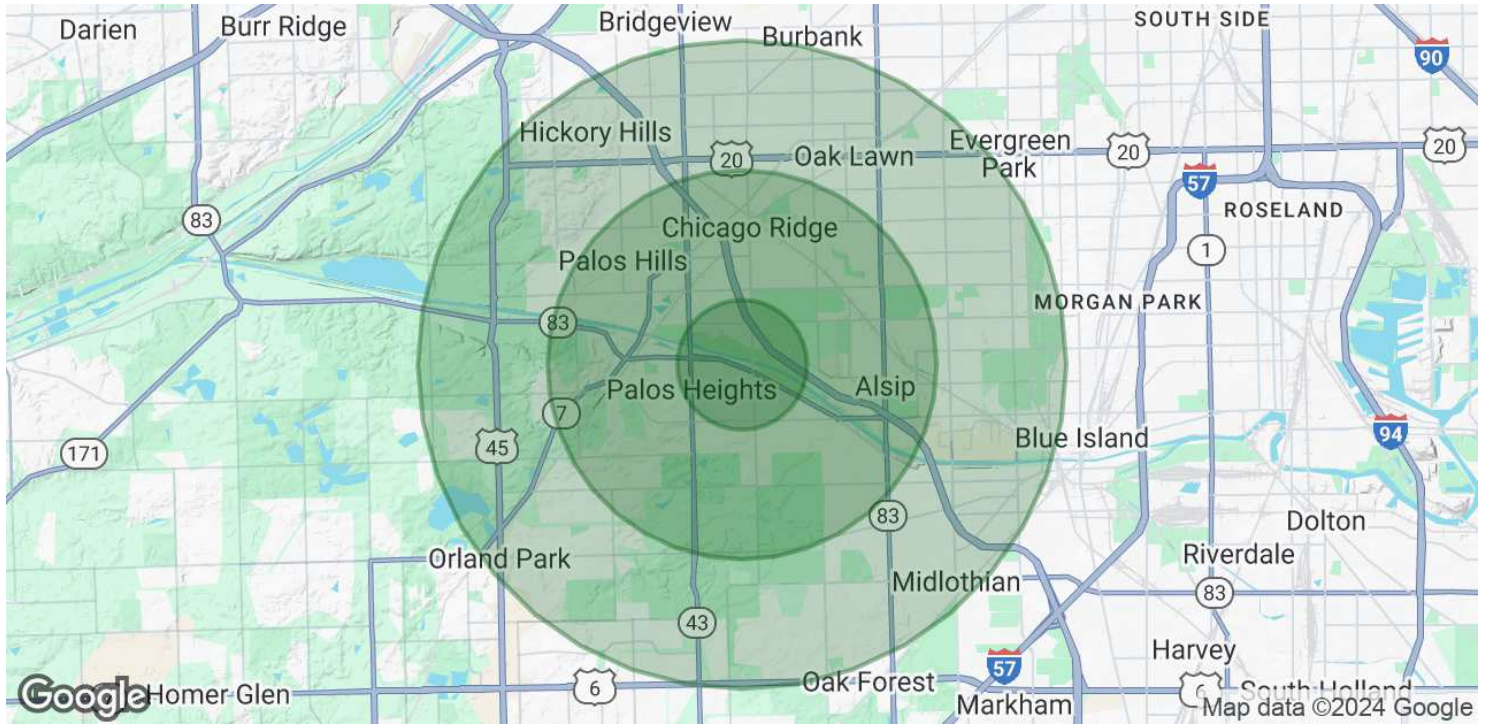
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Total Population - White	5,982	64,564	199,512
% White	84.0%	74.0%	67.3%
Total Population - Black	190	6,864	31,799
% Black	2.7%	7.9%	10.7%
Total Population - Asian	95	2,054	7,373
% Asian	1.3%	2.4%	2.5%
Total Population - Hawaiian	4	29	83
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	22	333	2,018
% American Indian	0.3%	0.4%	0.7%
Total Population - Other	272	5,853	25,904
% Other	3.8%	6.7%	8.7%

Demographics data derived from AlphaMap

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