

FOR SALE | \$1,377,323



425 Burlington Ave., Downers Grove, IL 60515 (Net Leased Investment)

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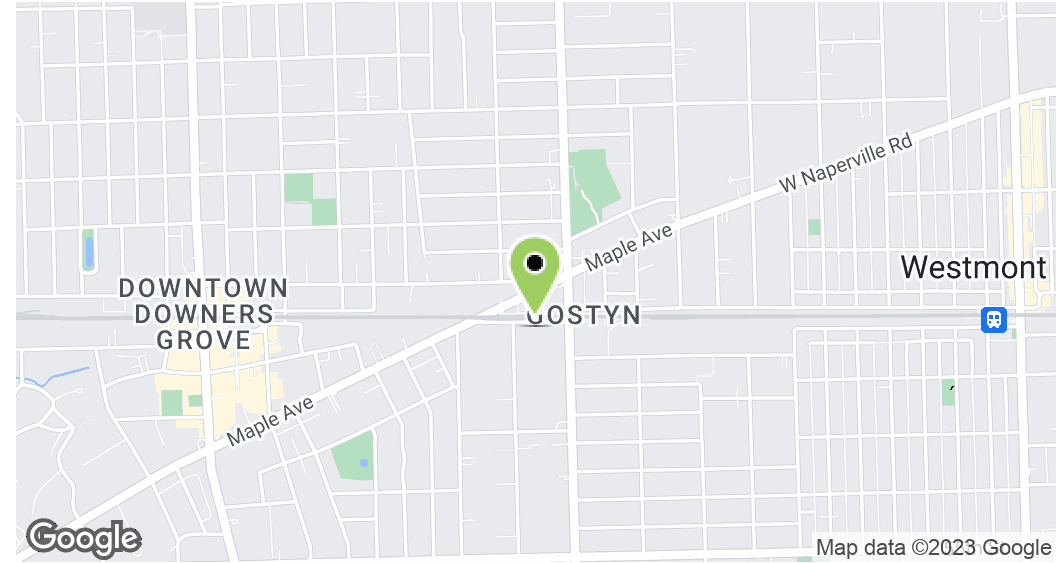
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REAL ESTATE &
PRACTICE ADVISORY

425 Burlington Ave | Downers Grove, IL 60515

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,377,323
Building Size:	3,146 SF
Price / SF:	\$405.59
Cap Rate:	6.5%
NOI:	\$89,526

PROPERTY OVERVIEW

Corporate guaranteed NN investment. The property is located in the desirable Chicago suburb of Downers Grove with strong visibility and parking. Centrally located, the area is also densely populated with affluent income levels and high traffic counts.

HIGHLIGHTS:

COMMERCIAL UNIT:

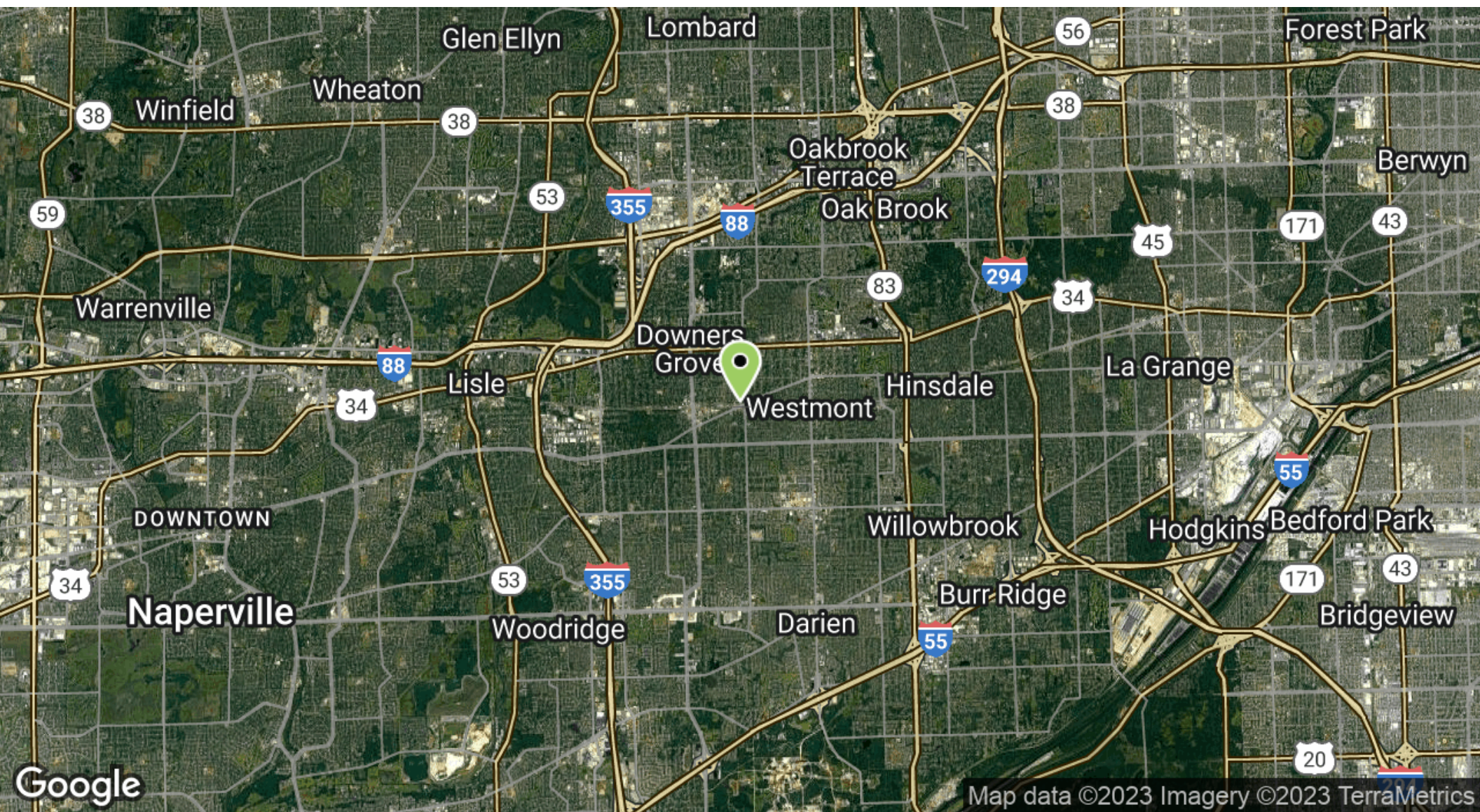
- 10 YEARS REMAINING ON DENTAL OFFICE LEASE (2032)
- DENTAL OFFICE HAS THE ABILITY TO EXPAND

RESIDENTIAL:

- THREE RESIDENTIAL UNITS
- BELOW MARKET RENTAL RATES ON ALL THREE APARTMENTS
- 1 YEAR LEASE TERMS

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AERIAL MAP



Map data ©2023 Imagery ©2023 TerraMetrics

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,791	106,925	260,737
Average Age	39.4	40.8	41.5
Average Age (Male)	38.1	38.9	39.5
Average Age (Female)	40.7	42.4	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,953	41,667	103,770
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$95,665	\$108,611	\$106,510
Average House Value	\$394,103	\$450,317	\$465,260

* Demographic data derived from 2020 ACS - US Census

