

Offering Summary

Sale Price:	Subject to Offer
Approx. In-Place NOI:	\$89,282
Building Size:	9,800 SF
Occupancy:	100%
Lot Size:	0.5 Acres
Year Built:	2006
Zoning:	C1-2
Traffic Count:	Approx. 20,000 VPD

Property Overview

9,800 SF freestanding retail building located at the SWC of the signalized intersection at Cottage Grove Avenue and Marquette Road (~20,000 VPD) in Chicago. The Property is 100% leased by the YWCA with lease term until October 2027. At the existing 100% occupancy rate, the Property produces a NOI of approximately \$89,282. The single-tenant building features a unique "L-shaped" layout, with potential to be demised into smaller units. The property includes parking on site and is conveniently located one (1) mile east of the Interstate-90 (I-90) and Interstate-94 (I-94) interchange. Neighboring retailers include Aldi (directly across the street), Jewel-Osco, Family Dollar, AutoZone, Chipotle, McDonalds, Wendy's, and Subway, among many others.

Property Highlights

- Excellent opportunity for an investor or owner/user to acquire a newer construction retail building near Jackson Park
- 100% leased by YWCA and produces an NOI of \$89,282
- Flexible "L-shaped" layout provides potential to convert to a multiple-tenant retail center
- Large on-site parking lot
- Conveniently located one (1) mile east of the Interstate-90 (I-90) and Interstate-94 (I-94) interchange

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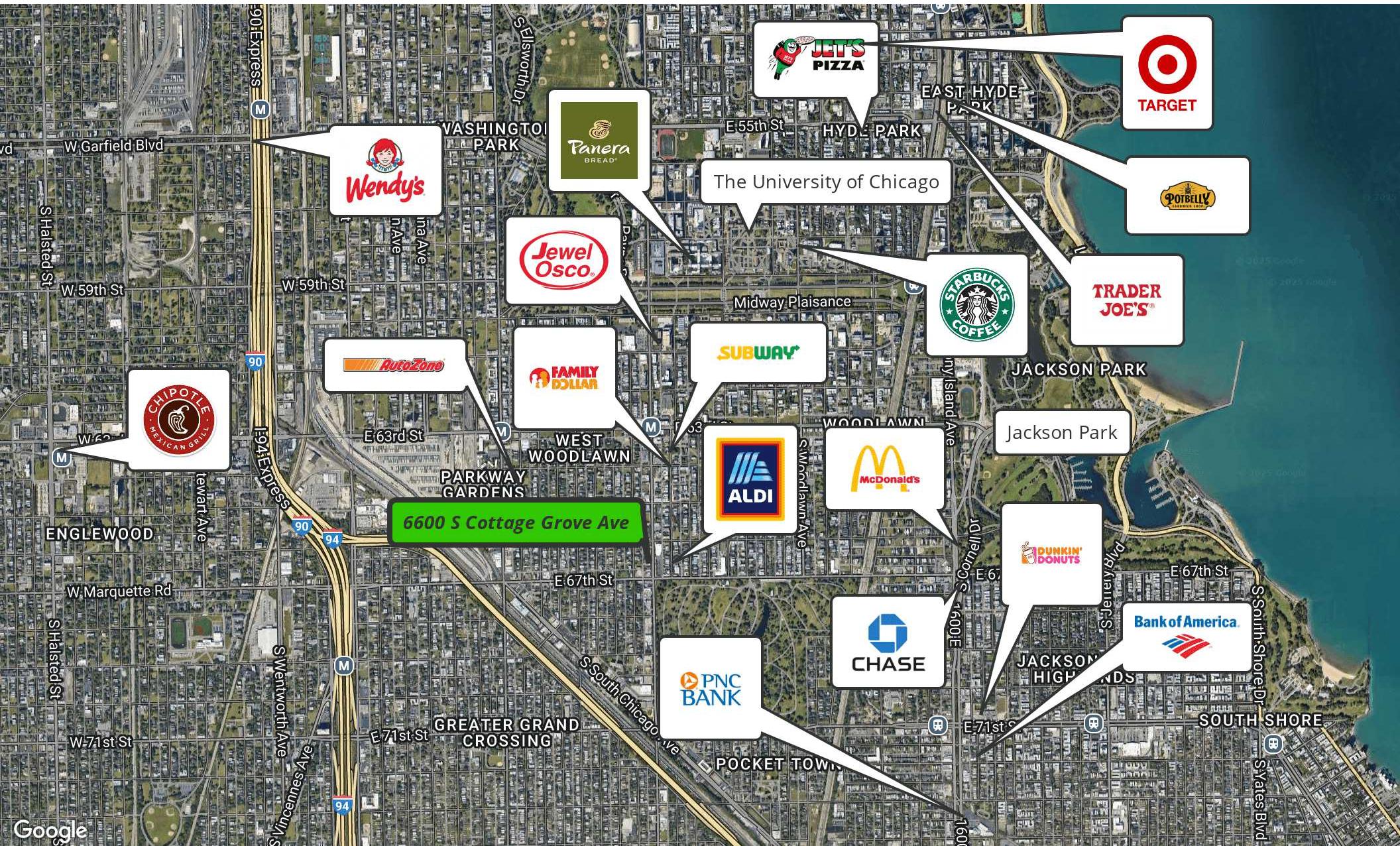
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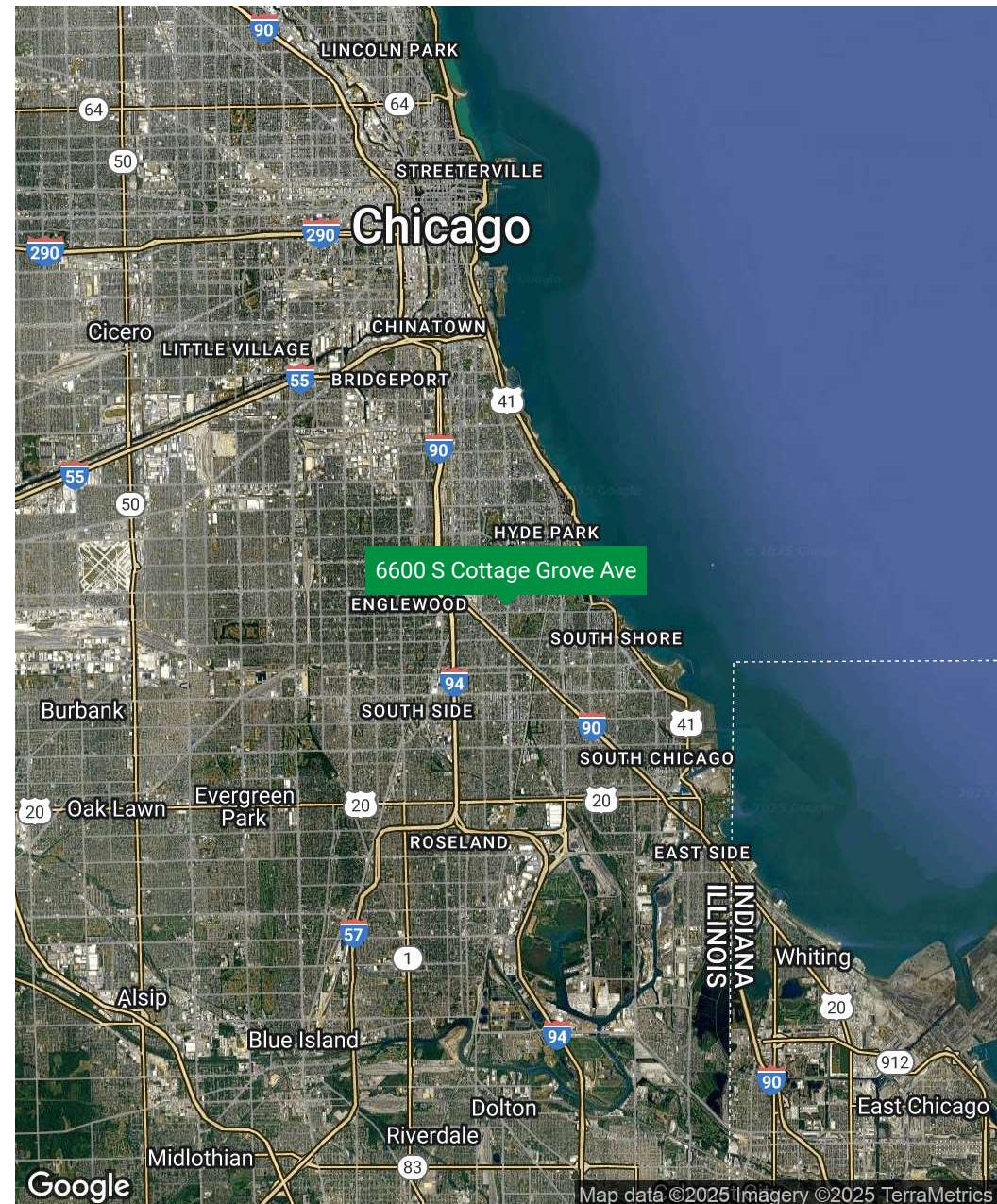
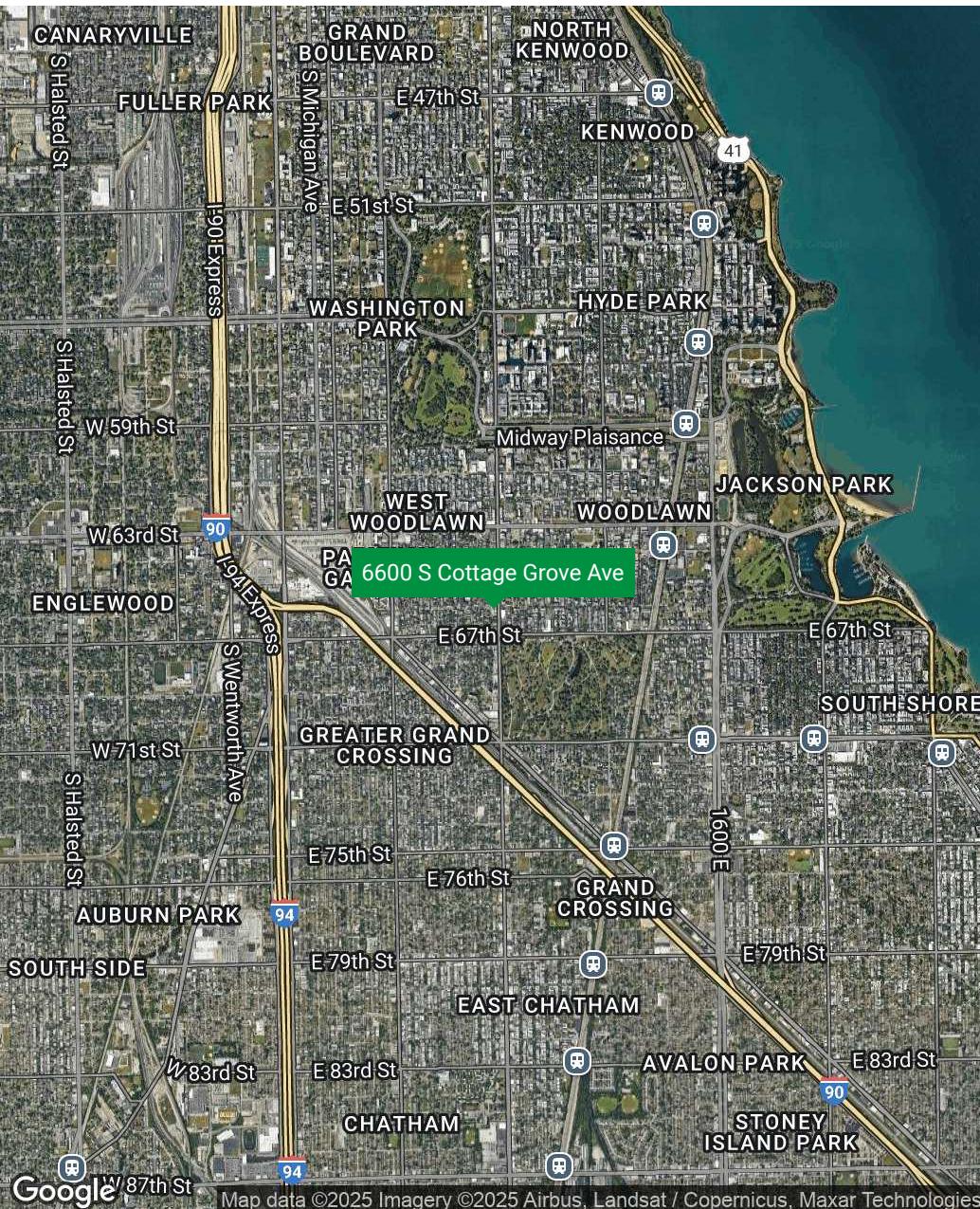
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FOR SALE | 6600 S COTTAGE GROVE AVE

LOCATION MAP



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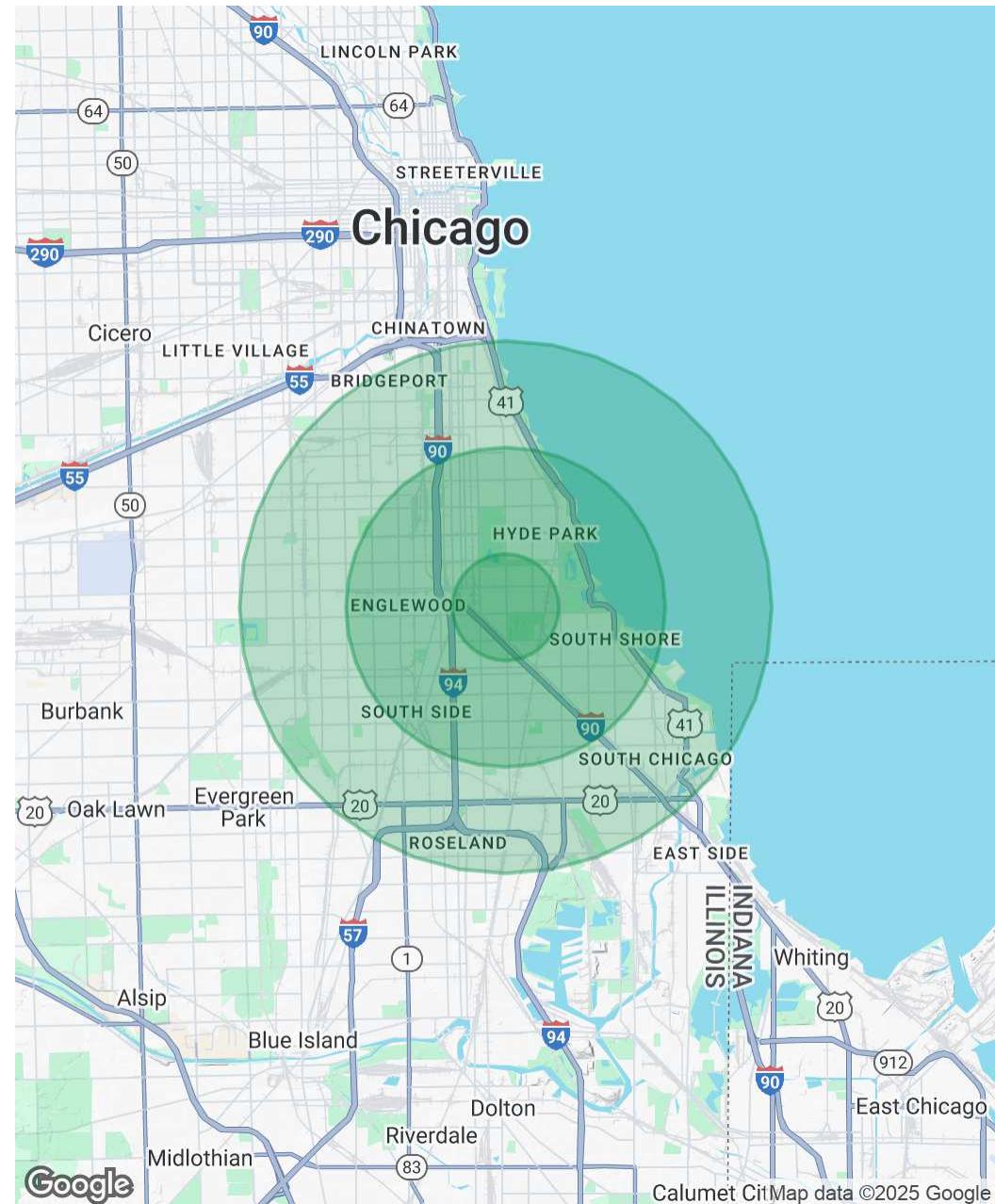
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Population	1 Mile	3 Miles	5 Miles
Total Population	37,564	273,333	640,500
Average Age	36	40	39
Average Age (Male)	35	38	38
Average Age (Female)	38	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	15,725	123,712	258,573
# of Persons per HH	2.4	2.2	2.5
Average HH Income	\$51,097	\$64,329	\$66,806
Average House Value	\$351,667	\$318,764	\$291,354

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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