



# Shoppes at WASHINGTON PARK PLAZA

17860, 17858, 17852 Halsted Street, Homewood, IL



# THE OFFERING

Qualified investors are extended the opportunity to acquire the Shoppes at Washington Park Plaza (the Property), a 7,019 square foot, three-tenant unanchored strip building located in Homewood, IL. The Property is 100% occupied by Starbucks (drive-thru), AT&T and Five Guys offering a secure and steady cashflow. The building enjoys outstanding visibility with approximately 200 feet of frontage along S Halsted Street in addition to convenient accessibility and parking.

This well-positioned property, situated within Washington Park Plaza, the premier shopping destination in Homewood, boasts excellent visibility and benefits from the consistent customer flow generated by adjacent national retailers including Best Buy, TJ Maxx, Ross, and Old Navy. The high-quality tenant lineup and ample remaining lease term offer a secure and compelling investment opportunity.



## OFFERING SUMMARY

Property Name	Shoppes at Washington Park Plaza
Location	17860, 17858, 17852 S Halsted St Homewood, IL
Total SF	7,019
Tenants	Starbucks, AT&T, Five Guys
WALT	5.93 Years
Occupancy	100%
Site Size	0.77 Acres
Year Built	2005
In-Place NOI	\$294,268
<b>Asking Price</b>	<b>\$4,392,000</b>
<b>Cap Rate</b>	<b>6.70%</b>

### TRAFFIC COUNTS



**S HALSTED ST**  
**28,533 VPD**

### NATIONAL TENANCY



**100% OF GLA**

### DAYTIME POPULATION (TRADE AREA)



**256,171**

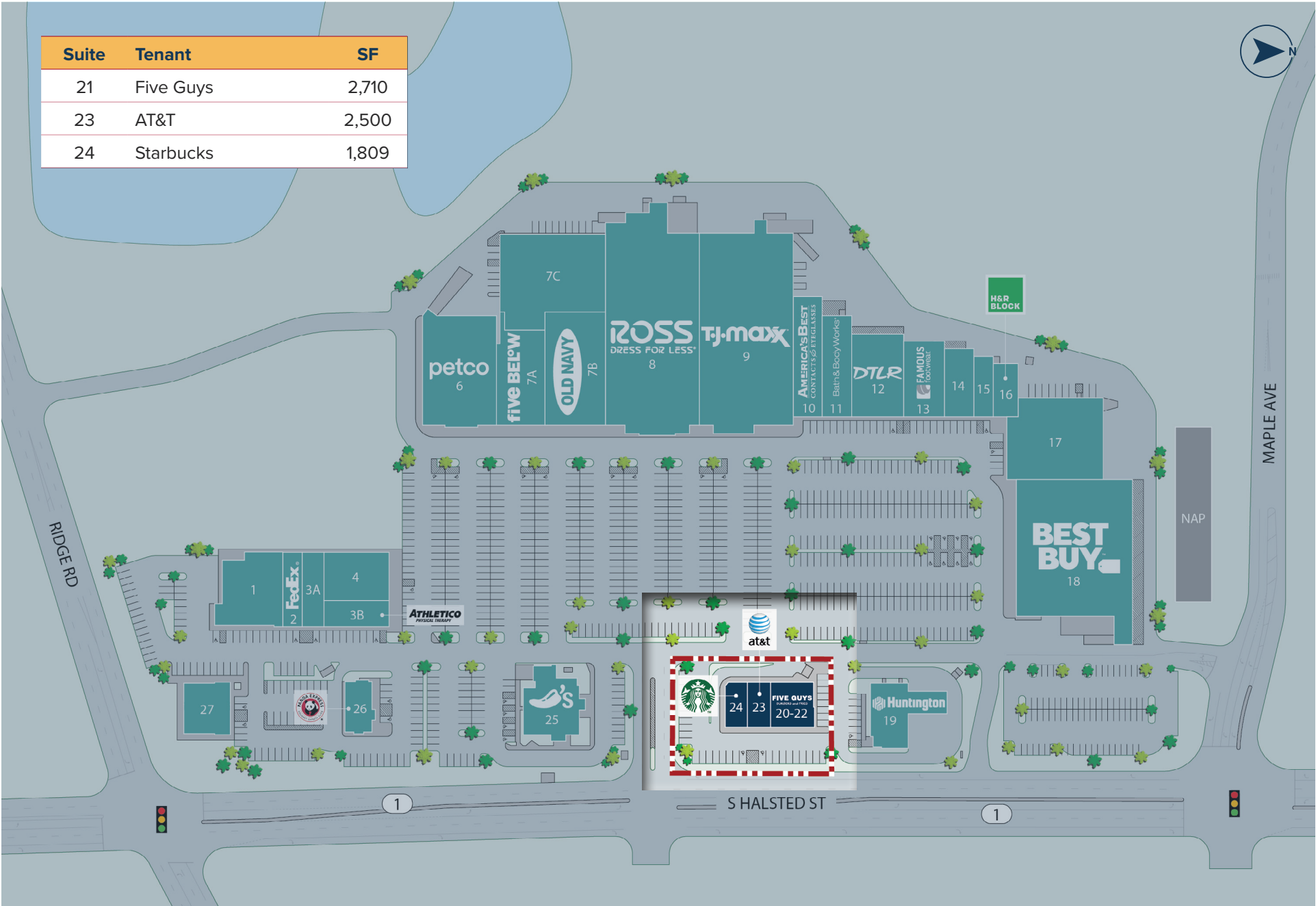
### ANNUAL VISITS AT WASHINGTON PARK PLAZA



**2.7 MILLION**

# SITE PLAN

Suite	Tenant	SF
21	Five Guys	2,710
23	AT&T	2,500
24	Starbucks	1,809





For more information, please visit [www.shoppesatwashingtonparkplaza.com](http://www.shoppesatwashingtonparkplaza.com)

**PRIMARY CONTACTS:**

**ADAM FORET**

Vice President  
+1 847 651 3697  
[adam.foret@cbre.com](mailto:adam.foret@cbre.com)

**KEEGAN BARRETT**

Vice President  
+1 847 951 6228  
[keegan.barrett@cbre.com](mailto:keegan.barrett@cbre.com)

**MICHAEL WILSON**

Vice President  
+1 847 370 2034  
[michael.wilson7@cbre.com](mailto:michael.wilson7@cbre.com)

**OLMAN CHAHEINE**

Financial Analyst  
+1 708 270 4077  
[olman.chaheine@cbre.com](mailto:olman.chaheine@cbre.com)

**DEBT & STRUCTURED FINANCE:**

**STEVE KUNDERT**

Senior Vice President  
+1 312 213 8757  
[steven.kundert@cbre.com](mailto:steven.kundert@cbre.com)

**CBRE**

700 Commerce Drive  
Suite 200  
Oak Brook, IL 60523

# Shoppes at WASHINGTON PARK PLAZA

17860, 17858, 17852 Halsted Street  
Homewood, IL

**CBRE**