



## 8.8% CAP NNN INVESTMENT PROPERTY

### PROPERTY OVERVIEW:

- Ideal 4,850 SF NNN Investment
- One, two year option and one, five year option
- Initial term through 8/31/26
- Clear Height: 16'0
- 1 Drive-In Door (12' x 12')
- Significant interior improvements
- Landlord responsibilities limited to roof replacement and structural repairs.

### HIGHLIGHTS:

- Asking \$875,000
- 2023 Taxes: \$17,527
- Power: 800 AMPs
- Current use: Production of cannabis infused edibles

**MIKE ROURKE**

312.505.1610

[mrourke@atproperties.com](mailto:mrourke@atproperties.com)





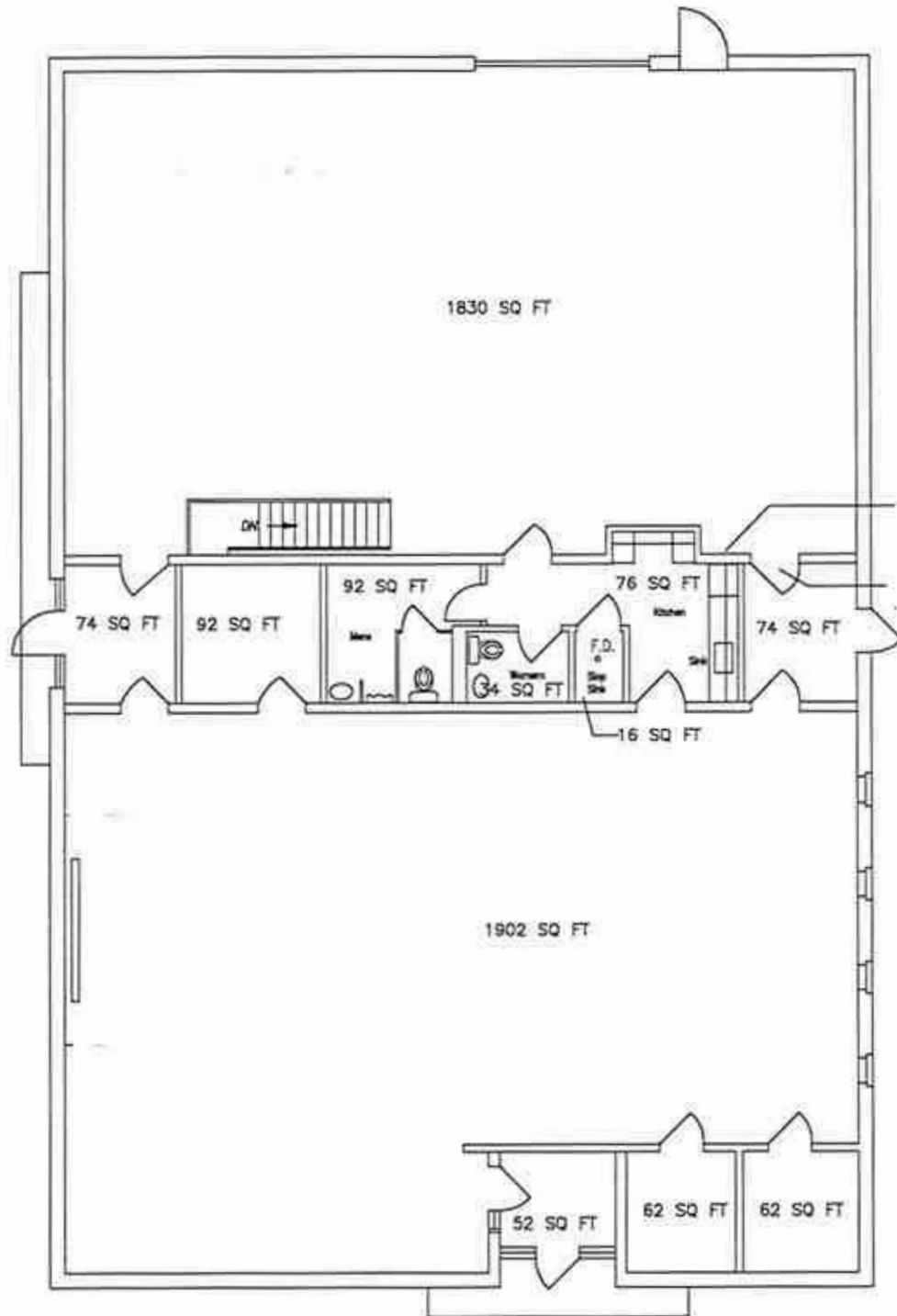




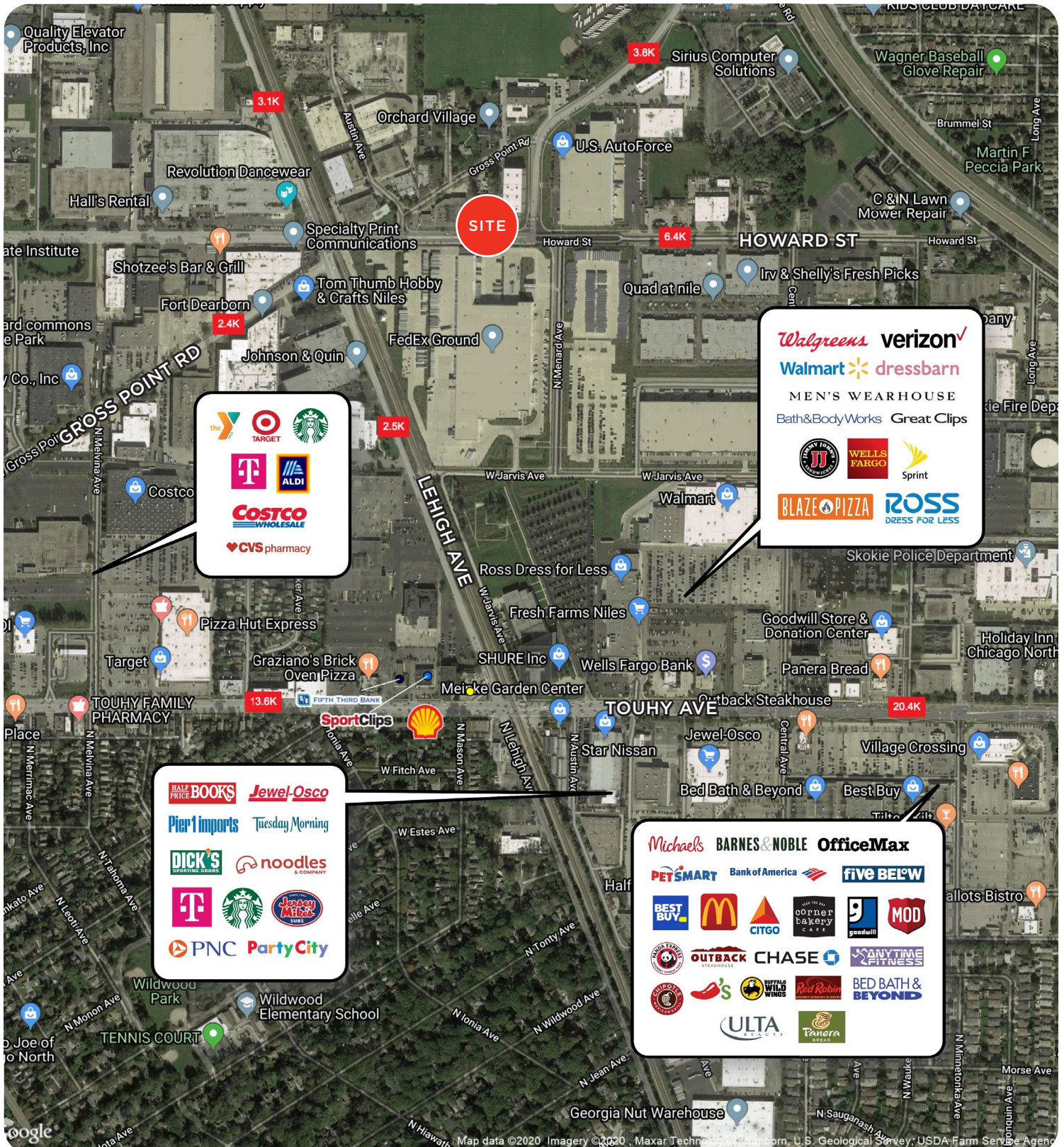














5834 Howard St		1 mi radius	3 mi radius	5 mi radius
Skokie, IL 60077				
POPULATION	2019 Estimated Population	9,670	162,701	596,610
	2024 Projected Population	9,289	156,192	574,009
	2010 Census Population	10,046	167,187	609,913
	2000 Census Population	9,532	164,739	616,952
	Projected Annual Growth 2019 to 2024	-0.8%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2019	-	-	-0.2%
	2019 Median Age	42.9	42.1	39.5
HOUSEHOLDS	2019 Estimated Households	3,975	65,741	235,087
	2024 Projected Households	3,940	65,028	233,158
	2010 Census Households	3,915	63,949	227,855
	2000 Census Households	3,739	63,544	230,602
	Projected Annual Growth 2019 to 2024	-0.2%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2019	0.3%	0.2%	0.1%
RACE AND ETHNICITY	2019 Estimated White	68.7%	68.7%	65.0%
	2019 Estimated Black or African American	3.8%	5.1%	7.7%
	2019 Estimated Asian or Pacific Islander	21.9%	19.7%	16.7%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2019 Estimated Other Races	5.4%	6.3%	10.3%
	2019 Estimated Hispanic	9.9%	11.9%	18.5%
INCOME	2019 Estimated Average Household Income	\$105,267	\$113,257	\$108,946
	2019 Estimated Median Household Income	\$90,462	\$88,950	\$83,226
	2019 Estimated Per Capita Income	\$43,297	\$45,825	\$43,009
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.7%	4.5%	5.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.8%	4.4%
	2019 Estimated High School Graduate	18.8%	21.2%	21.0%
	2019 Estimated Some College	17.7%	16.8%	16.3%
	2019 Estimated Associates Degree Only	6.4%	6.9%	6.5%
	2019 Estimated Bachelors Degree Only	33.7%	28.4%	27.1%
	2019 Estimated Graduate Degree	17.0%	18.5%	19.2%
BUSINESS	2019 Estimated Total Businesses	902	7,329	23,895
	2019 Estimated Total Employees	18,724	82,267	258,546
	2019 Estimated Employee Population per Business	20.8	11.2	10.8
	2019 Estimated Residential Population per Business	10.7	22.2	25.0