

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	850 - 1,344 SF
Unit 454:	1,344 SF
Unit 454 \$/Month:	\$2,900
Unit 458 A SF:	850 SF
Unit 458 B SF:	850 SF
Unit 458 A/B \$/Month:	\$1,700
Lease Type:	Gross
Expenses:	U/J
Building Size:	8,400 SF
Lot Size:	0.61 Acres
Parking:	60

PROPERTY OVERVIEW

Welcome to the Sahloul Center, a one story frame and brick retail strip center. One 1,344 SF unit along with two 850 SF units that can be combined to form 1,700 SF contiguous. Unit 454 is an all-open retail space ready for you to open your new business. Unit 458 A/B each have 850 SF available and can be combined to form 1,700 SF. This is an endcap unit. Current tenants include Dynasty Cuts, Princess African Braids and Sahloul Enterprises. Pylon signage is available with tenant logos. Ample parking with employee lot in rear of building. Tenants pay for utilities and janitorial. 2023 Illinois traffic counts for Sibley Blvd. are 27,200 cars/day.

LOCATION OVERVIEW

The property is conveniently located near major highways and streets, including Interstate 80/94, Interstate 57, and Halsted Street. Interstate 80/94 is just a short drive to the north, providing easy access to Chicago and neighboring areas. Interstate 57 is also within close proximity, offering a direct route south. Additionally, Halsted Street runs adjacent to the property, providing a well-connected thoroughfare for local travel. This strategic positioning ensures convenient access to key transportation routes, facilitating seamless connectivity for both commuters and visitors.

UNIT 454



UNIT 458 A/B



For Information Contact:

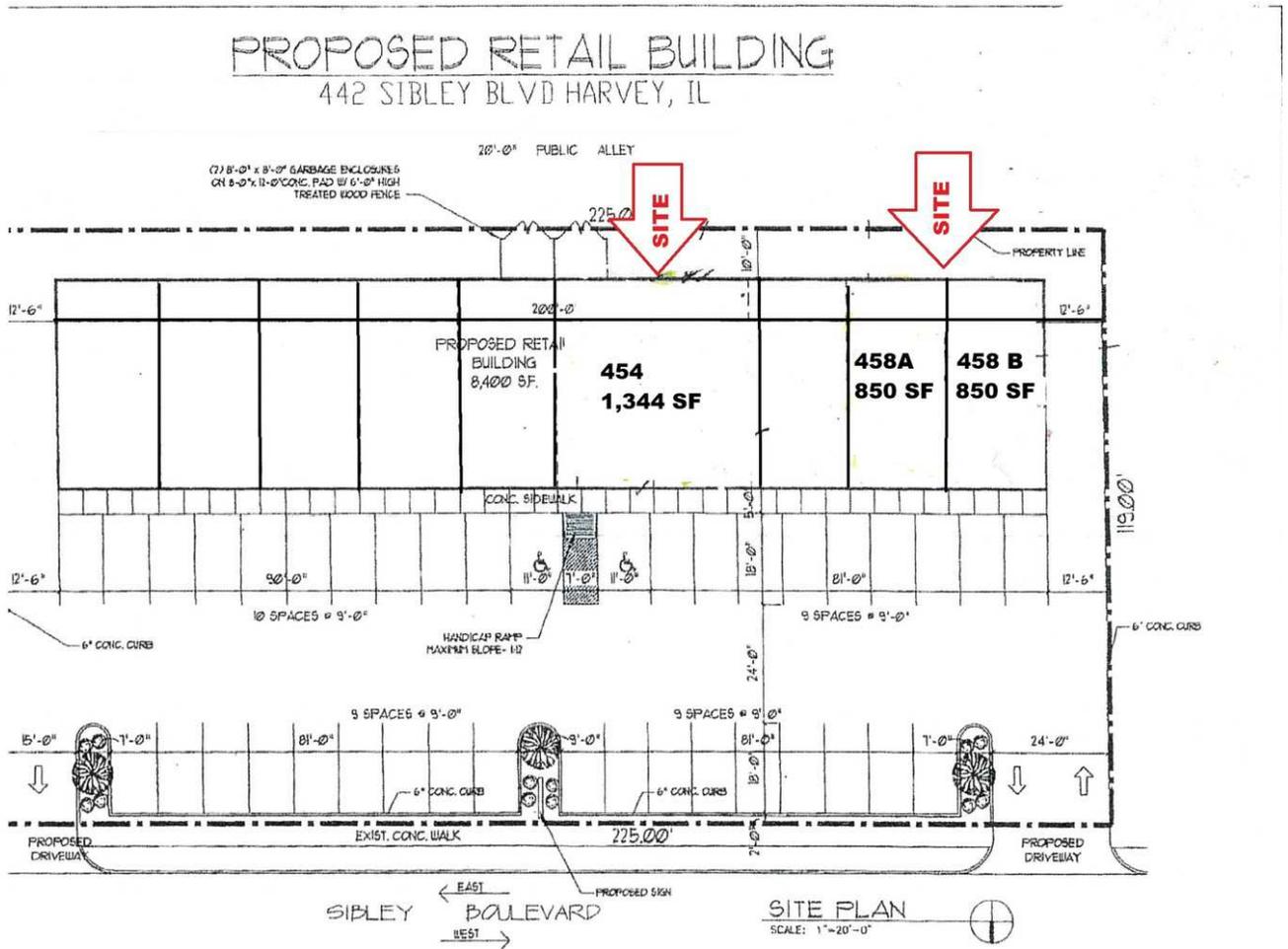
Adam Karras

219.614.3529

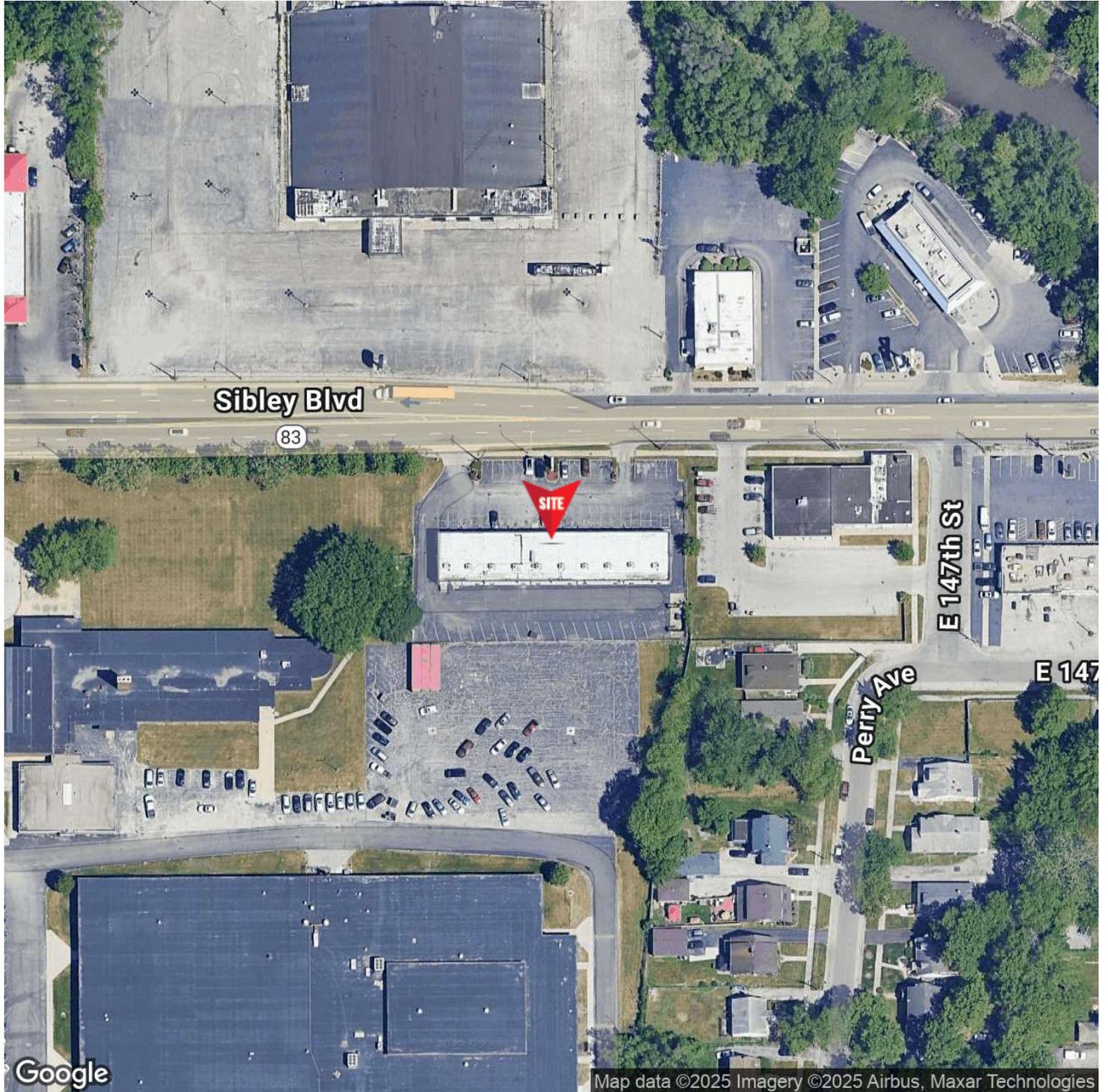
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SITE PLAN



LOCATION MAP



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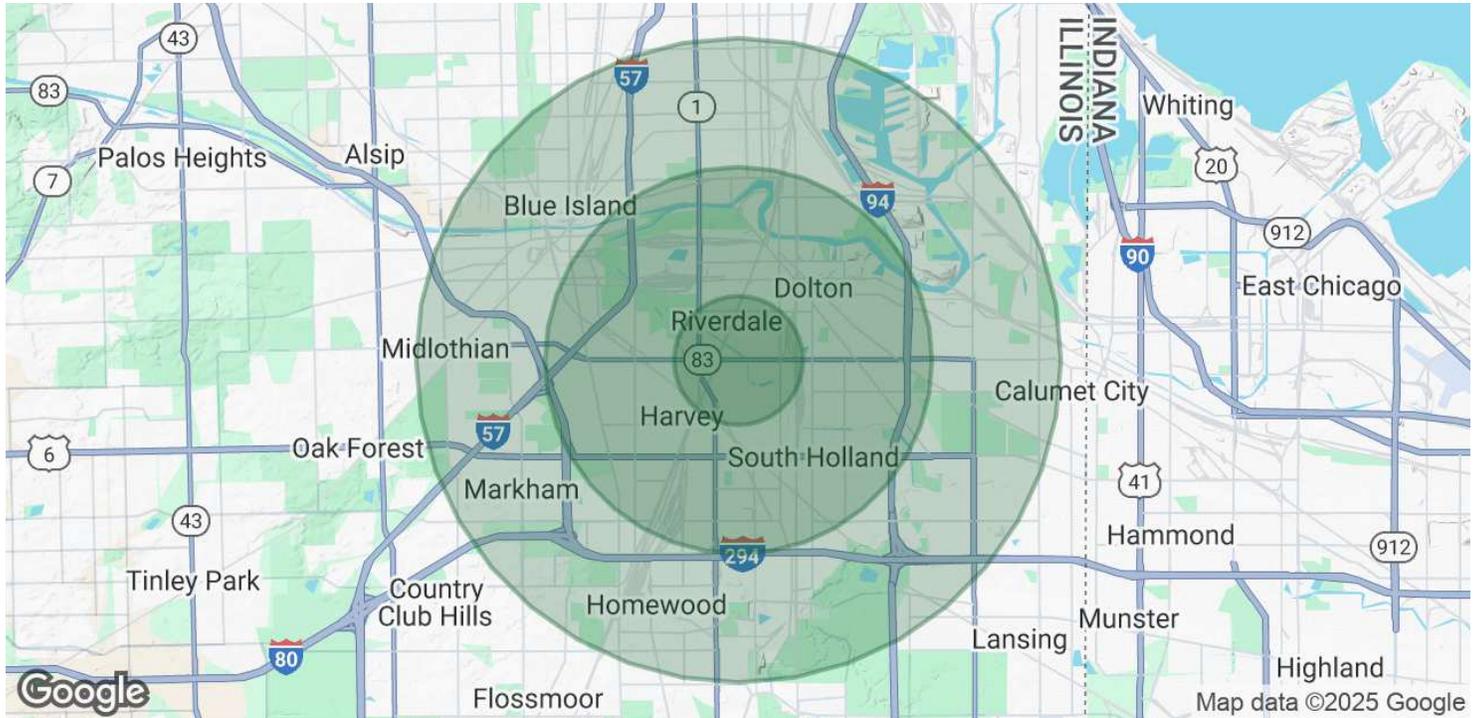
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,175	93,942	246,470
Average Age	41	39	40
Average Age (Male)	39	37	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,704	34,614	92,839
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$63,266	\$67,810	\$73,095
Average House Value	\$127,031	\$144,888	\$175,244

Demographics data derived from AlphaMap