

# 440 N Main St

GLEN ELLYN, IL



## OFFERING MEMORANDUM

PRESENTED BY:

**KW COMMERCIAL**  
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Glen Ellyn in compliance with all applicable fair housing and equal opportunity laws.



440 N MAIN ST

# PROPERTY INFORMATION

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PROPERTY SUMMARY

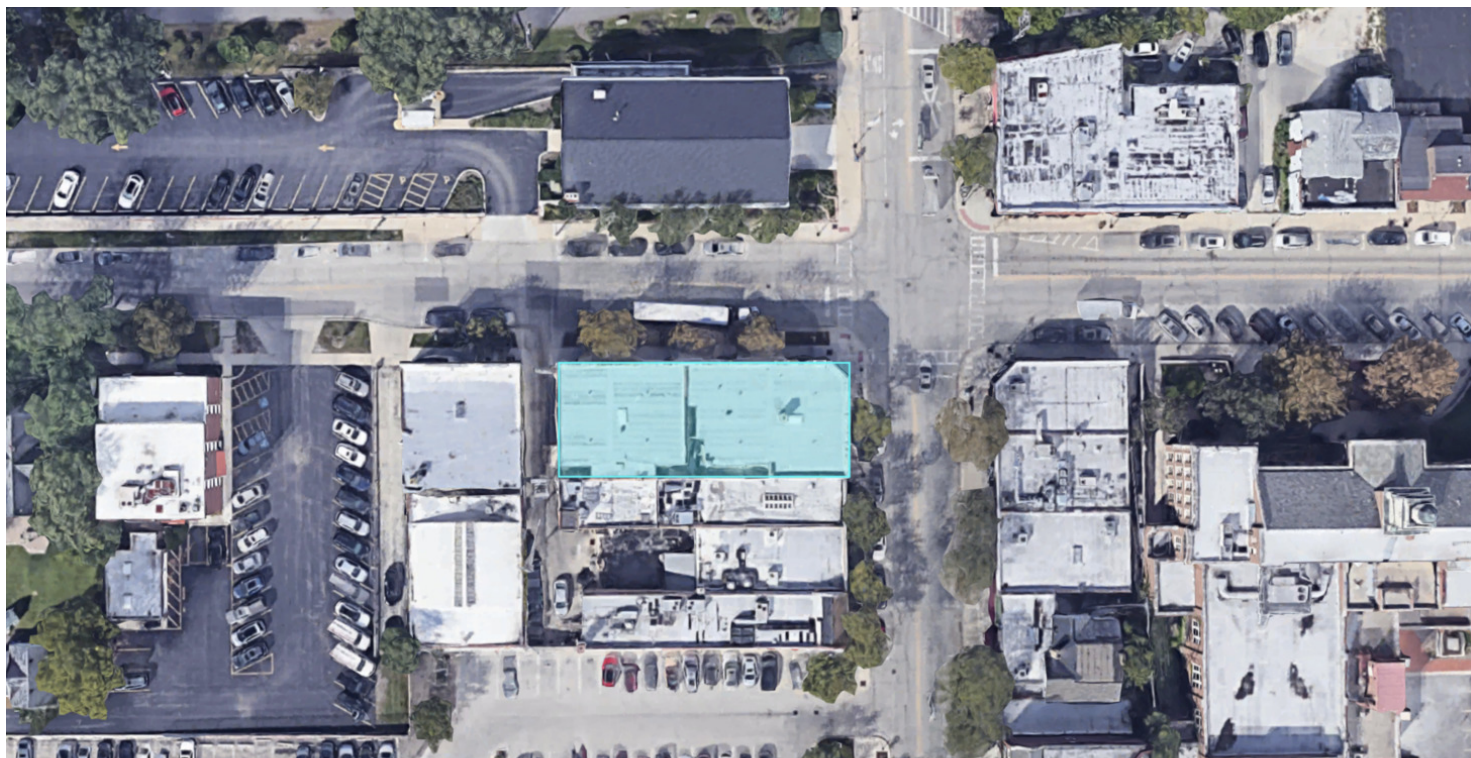
PROPERTY DETAILS

RESIDENTIAL UNIT

ADDITIONAL PHOTOS



# Property Summary



## PROPERTY DESCRIPTION

In the heart of Glen Ellyn, this prime retail property offers an exceptional investment opportunity. Boasting a 10,690 SF building with 8 units, this charming space presents a wealth of possibilities for retail entrepreneurs. Built in 1927 and zoned C5A, it exudes character while providing a versatile foundation for creative business endeavors. With its desirable location, this property enjoys proximity to a bustling commercial district and the vibrant pulse of the city. Invest in a piece of history while tapping into the potential of this thriving retail market. This property offers a promising future for retail businesses seeking a prime position in Glen Ellyn's dynamic landscape.

## PROPERTY HIGHLIGHTS

- 10,690 SF building
- 8 units
- Built in 1927
- Zoned C5A
- Prime location in Glen Ellyn area

## OFFERING SUMMARY

Sale Price:	\$2,499,000
Number of Units:	8
Lot Size:	6,099 SF
Building Size:	10,690 SF
NOI:	\$181,932.00
Cap Rate:	7.28%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	659	1,638	5,594
Total Population	1,573	4,191	15,484
Average HH Income	\$200,283	\$208,263	\$210,178





# Property Details

Sale Price

**\$2,499,000****PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
Zoning	C5A
Lot Size	6,099 SF
APN #	0511327012

**LOCATION INFORMATION**

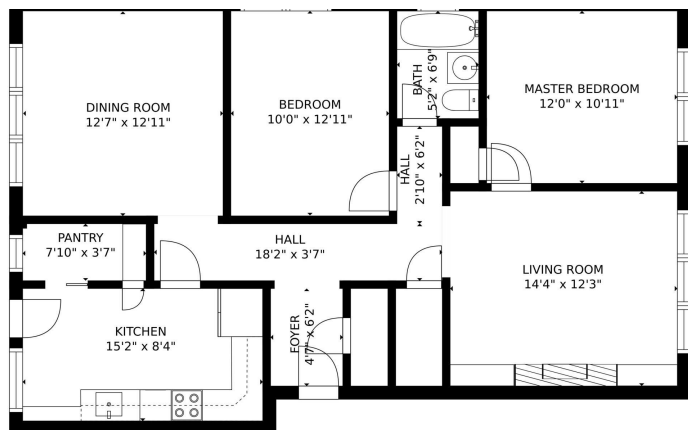
Street Address	440 N Main St
City, State, Zip	Glen Ellyn, IL 60137
County	DuPage

**BUILDING INFORMATION**

Building Size	10,690 SF
NOI	\$181,932.00
Cap Rate	7.28
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1927
Number of Buildings	1



# Residential Unit



Estimated areas  
GLA FLOOR 1: 1126 sq. ft. excluded 0 sq. ft.  
Total GLA 1126 sq. ft. total scanned area 1126 sq. ft.





## Additional Photos





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# LOCATION INFORMATION

# 2

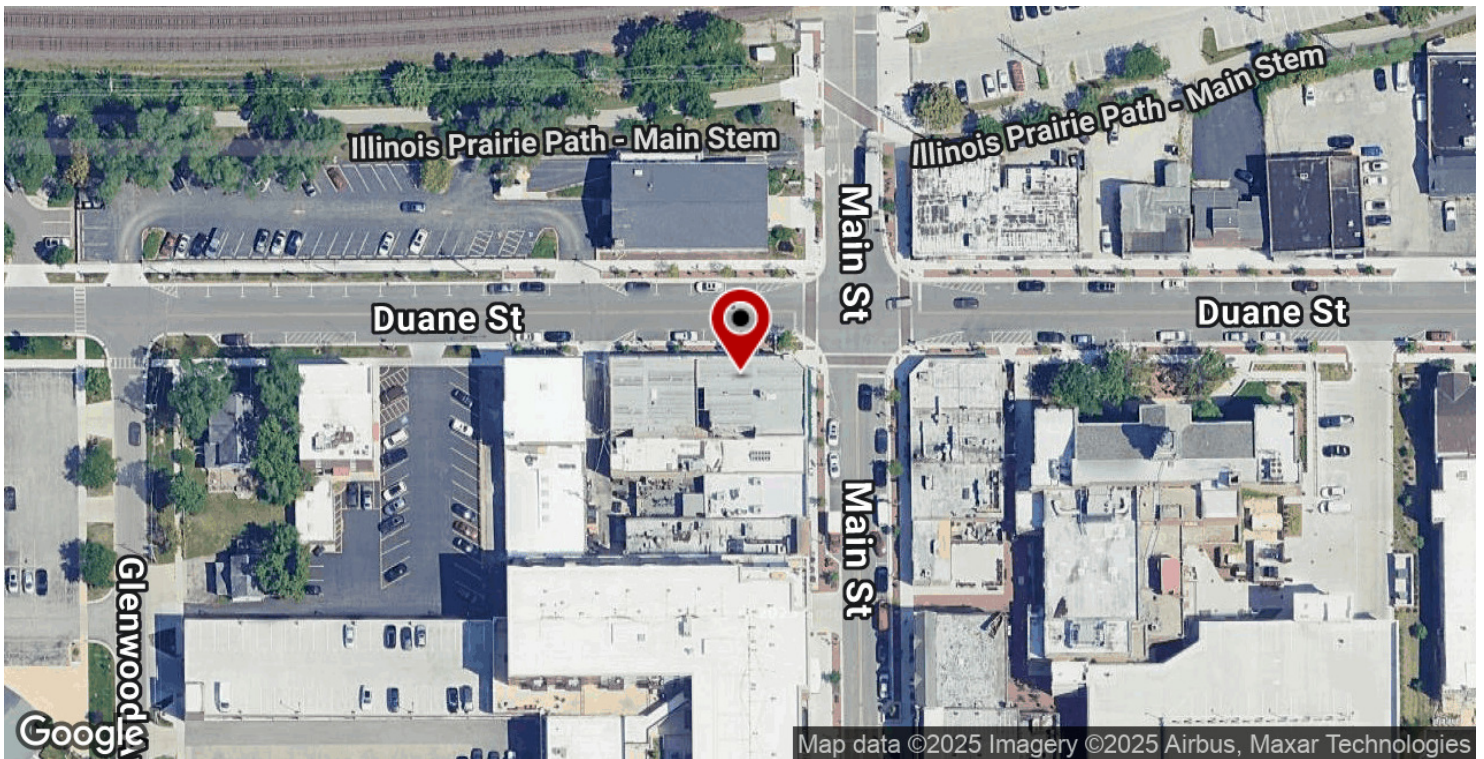
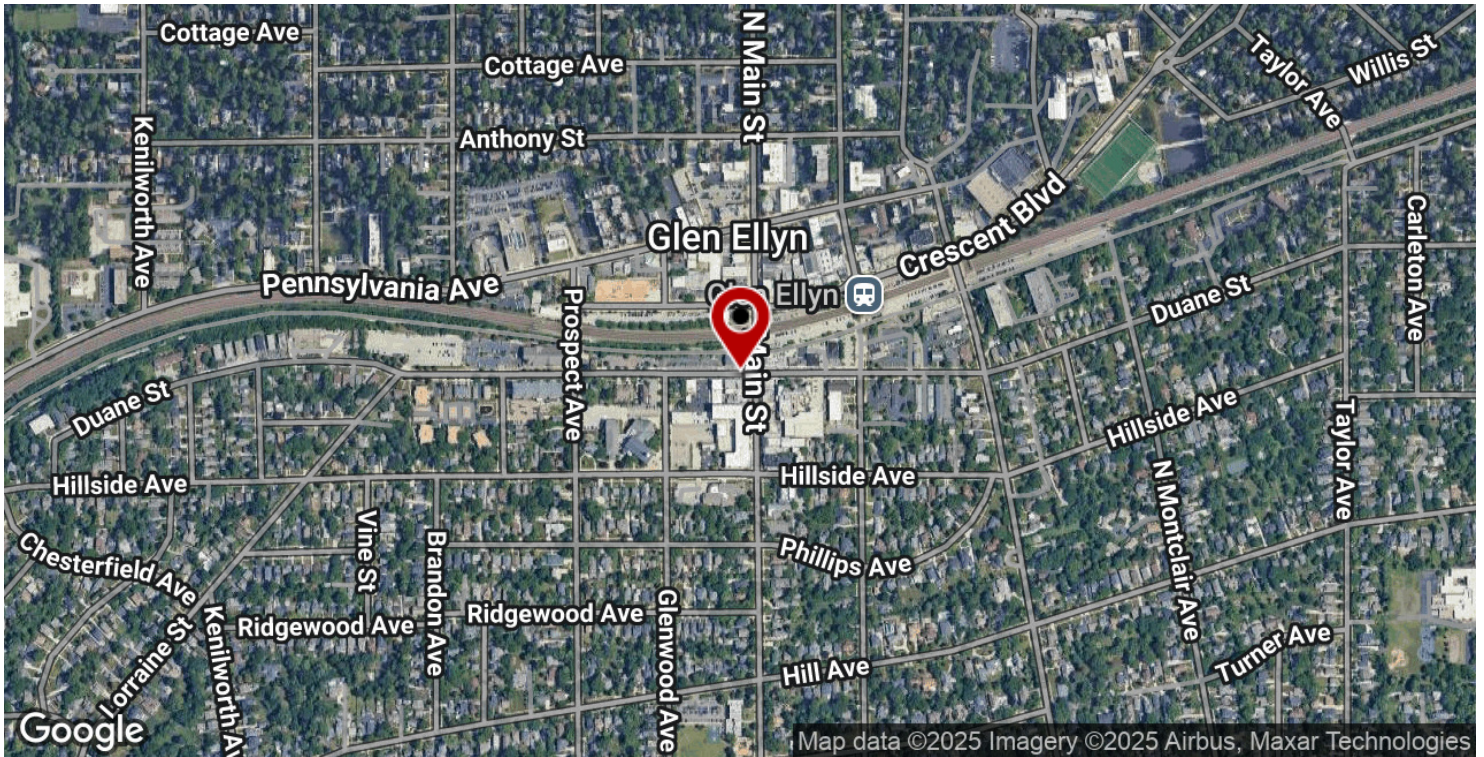
LOCATION MAP

RETAILER MAP

SURVEY & ZONING



# Location Map

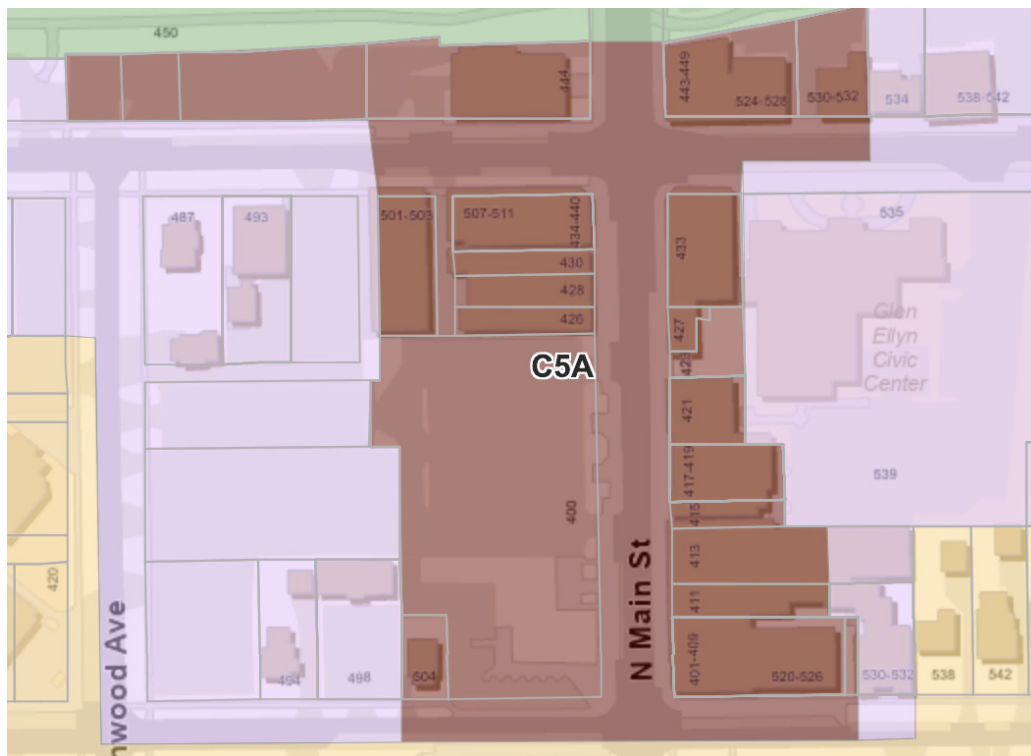




# Retailer Map





[illegible]

440 N MAIN ST

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

# Financial Summary

434-440 N Main, 511-507 Duane, Glen Ellyn			
Price:	\$2,499,000.00		
	Current:		
	Monthly:	Annual:	
<b>Gross Income:</b>	\$20,233.82	\$242,805.84	\$242,805.84
440 M	\$6,255.70	\$75,068.40	
434 M	\$2,822.80	\$33,873.60	
511 D	\$1,383.33	\$16,599.96	
507 D	\$2,275.00	\$27,300.00	
438 MS	\$1,764.00	\$21,168.00	
438 MN	\$1,956.84	\$23,482.08	
509 DE	\$1,476.15	\$17,713.80	
509 DW	\$2,300.00	\$27,600.00	
Total:	\$20,233.82	\$242,805.84	
Op Exp:			
Taxes	\$2,563.92	\$30,767.00	
Insurance	\$441.00	\$5,292.00	
Gas	\$264.00	\$3,168.00	
Electric	\$29.67	\$356.00	
Water	\$166.50	\$1,815.00	
Repairs	\$607.01	\$7,284.18	
Scavenger	\$189.00	\$2,268.00	
Landscape	\$19.17	\$230.00	
Management	\$809.35	\$9,712.23	
<b>Total Expense</b>		\$60,892.41	\$60,892.41
		Monthly	Annual
<b>NOI</b>		\$15,159.45	\$181,913.43
<b>CAP RATE</b>	7.28%		
<b>GRM</b>	10.3		





# Rent Roll

SUITE	TENANT NAME	LEASE START	LEASE END
434	Cabernet & Company	5/1/2021	4/30/2026
438 North	Anonymous Design	4/1/2021	3/31/2026
438 South	O'Connor Design	5/1/2023	4/30/2026
440	The Glen Ellyn Vision Center	12/15/2022	12/31/2027
507	Insula Aesthetics	11/01/2022	10/21/2027
509	Pagliuco Design Company	12/15/2022	02/28/2027
511	Insula Aesthetics	10/15/2025	01/15/2029
509 West	Margaret Gleason	12/15/2022	04/30/2026

## TOTALS

## AVERAGES



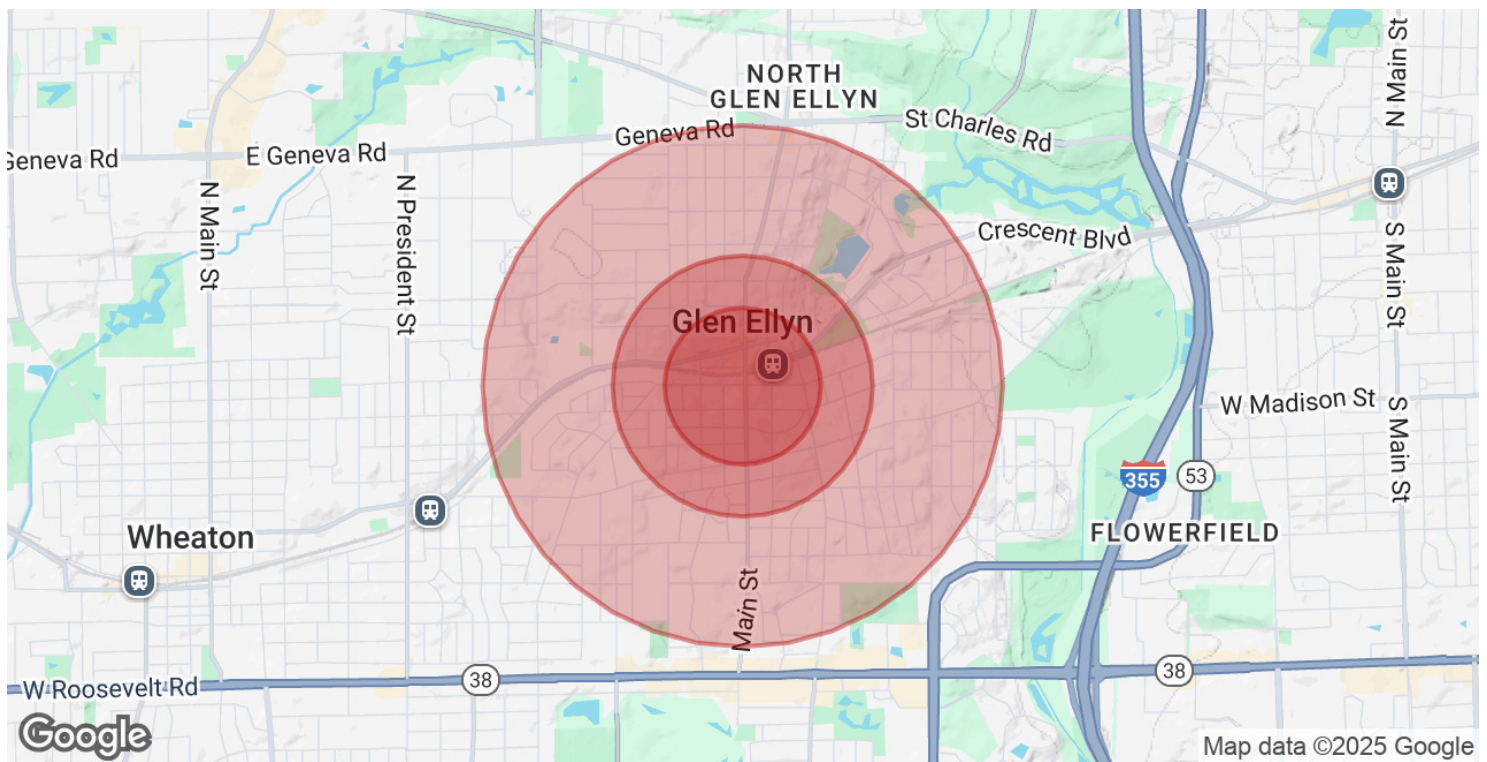
440 N MAIN ST

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,573	4,191	15,484
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	659	1,638	5,594
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$200,283	\$208,263	\$210,178
Average House Value	\$668,988	\$682,914	\$690,995

Demographics data derived from AlphaMap

