



OFFERING MEMORANDUM

6445 -6495 W 111th,
Worth, IL 60482

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Executive Summary

Colliers Net Lease Investment Group is pleased to present the exclusive offering of the Worth Car Care Center, a stabilized, multi-tenant automotive service property located at 6445 W. 111th Street in Worth, Illinois. The Property is fully leased to six automotive service tenants, creating a unique, purpose-built automotive service center. The center is positioned along a heavily trafficked suburban commercial corridor with strong visibility and direct access to Interstate 294, providing excellent regional connectivity throughout the southwest Chicago suburbs.



Property Address

6445 -6495 W. 111th
Worth, IL 60482

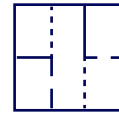
Offering Price
\$2,666,666

NOI
\$175,157

CAP Rate
6.57%

Land Size	1.15 acres
Building Size	15,000
Year Built	1987
Parcel #	24-19-239-001& 24-19-239-008
County	Cook





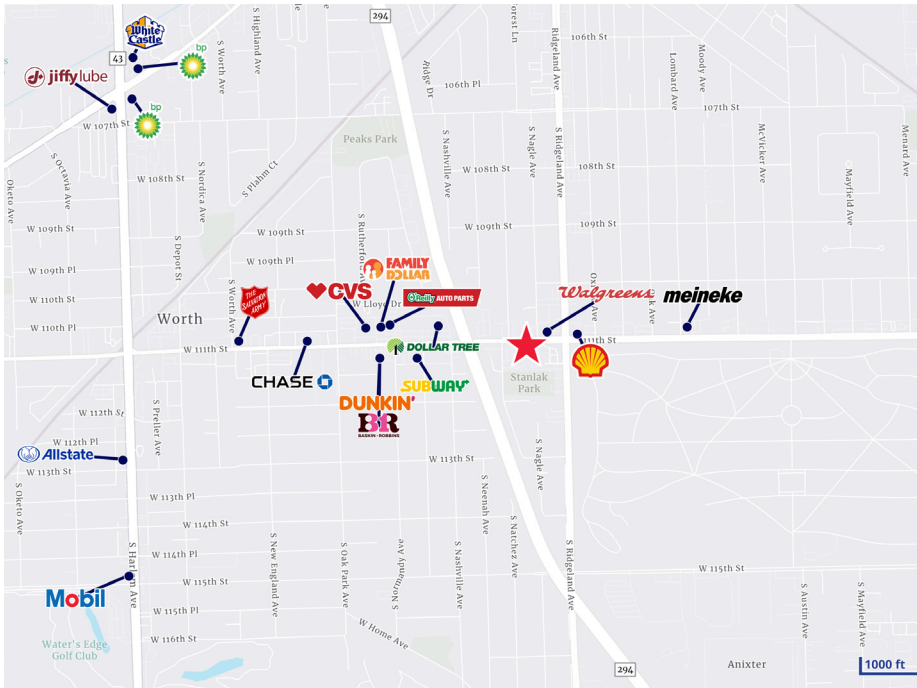
Property Highlights

Strategic Location

- Strong access and visibility near I-294
- Positioned within an established automotive and service corridor, surrounded by complementary uses

Strong Investment Fundamentals

- Fully leased to six automotive service tenants
- Strong in-place income
- Fee simple ownership of a 1.15-acre parcel with specialized automotive improvements.



About the Tenants



A Plus Auto Repair: provides a variety of automotive services including engine repair, transmission work, oil changes, brake services, and air conditioning maintenance. They serve various makes and models and are noted for offering free estimates.



N&A Auto Service: Auto Repair Shop



Wentworth Tire Service: Wentworth Tire Service is one of the Midwest's largest independent tire dealers, providing full-service tire sales, installation, and advanced automotive repair across multiple Chicago-area locations. Founded in 1932, the company combines a broad national tire brand lineup with in-house mechanical, diagnostic, and preventive maintenance services, offering free estimates.



Euro Extreme Motors: Repair shop for foreign and domestic cars and vans, known for knowledgeable service. European vehicles such as BMWs, Mercedes and Porsches and vans are a specialty.



T & A Mobil Service: Auto Repair Shop



Moro Auto Electric Repair: Repair shop offering services such as oil changes and employing honest mechanics.

Location Overview

Worth, Illinois, is a suburban village located in Cook County, about 20 miles southwest of downtown Chicago. Nestled within the greater Chicago metropolitan area, Worth offers residents a suburban lifestyle with easy access to urban amenities.

With a population of around 10,000 people, Worth maintains a close-knit community feel while still being part of the larger urban fabric. The village is characterized by tree-lined streets, well-maintained parks, and a mix of residential housing options, including single-family homes, townhouses, and apartments.

Worth benefits from its proximity to major transportation routes, including Interstate 294 and Illinois Route 50, providing convenient access to neighboring communities and downtown Chicago. Public transportation options include Metra commuter rail service via the Southwest Service line, offering commuters a convenient way to travel to downtown Chicago and other suburban areas.

Residents of Worth enjoy a variety of recreational opportunities, with several parks, playgrounds, and sports facilities scattered throughout the village. The Palos Hills Golf Club, located nearby, provides golf enthusiasts with a challenging course surrounded by natural beauty.

Local shopping and dining options can be found along Harlem Avenue and 111th Street, offering a mix of national chains and independent businesses. Worth also hosts community events and festivals throughout the year, fostering a strong sense of community pride and engagement among its residents.

Overall, Worth, IL, offers a balance of suburban tranquility and urban accessibility, making it an attractive place to live for families, commuters, and anyone seeking a welcoming community with convenient access to the amenities of the greater Chicago area.



Major Roads

Interstate
294



Airport

O'Hare
International
30 min / 26 miles



Major Retail

Downtown Chicago
30 min/ 23 miles

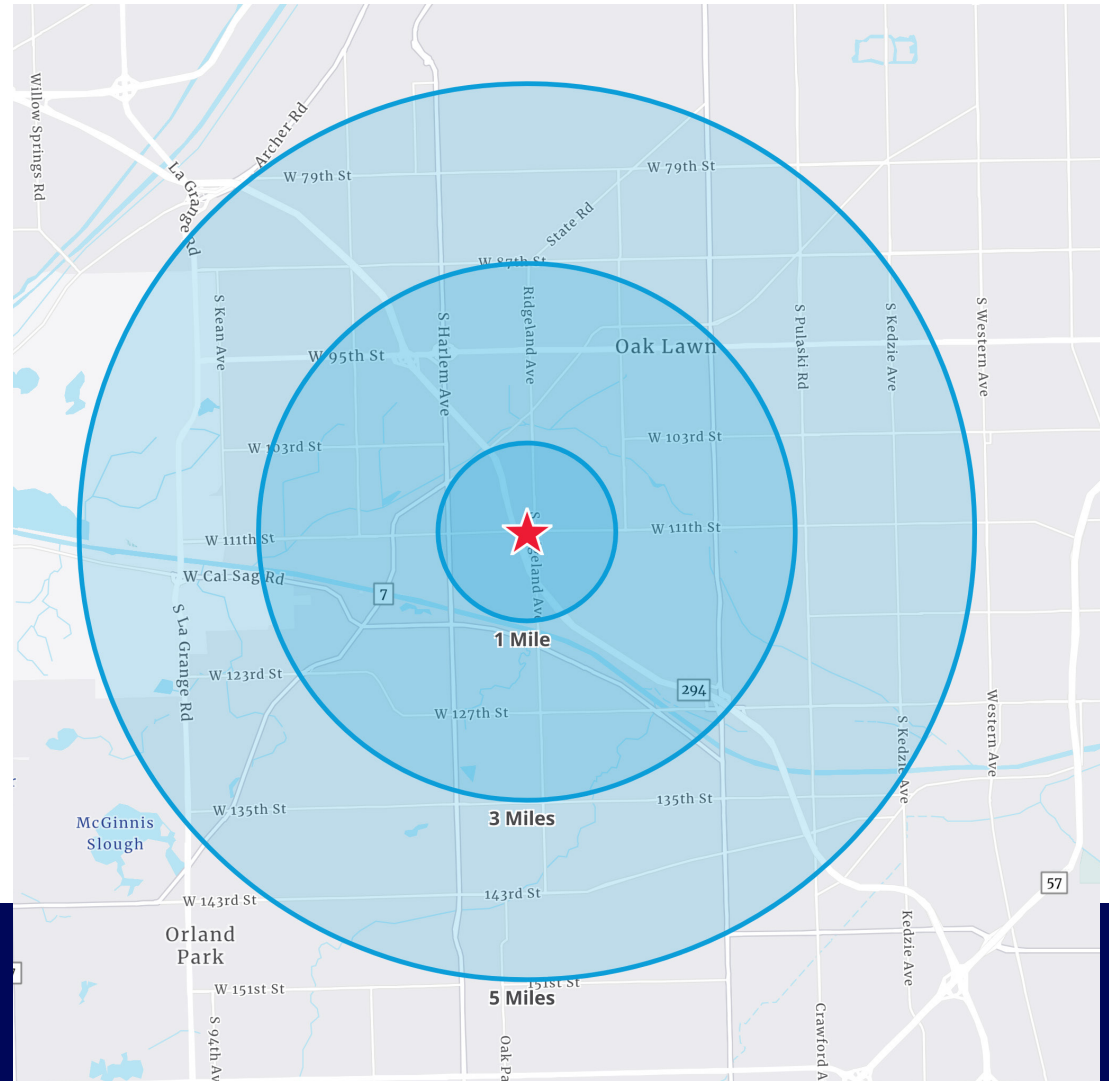




Demographics

	1 MILE	3 MILE	5 MILE
Population	14,964	112,832	288,281
Households	6,107	44,865	112,413
Average HH Income	\$87,345	\$110,312	\$110,556
Daytime Population	11,928	114,883	266,551

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