

4019 W 175th Street, Country Club Hills, IL 60478

# Country Club Hills Retail Center



## OFFERING SUMMARY

Sale Price:	\$950,000
Cap Rate:	7.26%
NOI:	\$68,983
Lot Size:	1.05 Acres
Year Built:	1988
Building Size:	9,725
Renovated:	2022
Zoning:	C-3 Commercial District
Market:	Chicago MSA
Submarket:	Southwest Suburbs
Price / SF:	\$97.69

## PROPERTY OVERVIEW

The subject property is a well-located neighborhood retail center consisting of a one-story commercial building with a functional rectangular layout totaling approximately 9725 square feet, situated on a generously sized 45,625-square-foot site. The center benefits from prominent frontage along 175th Street and is positioned adjacent to a comparable retail center at the southwest corner of 175th Street and Pulaski Road in Country Club Hills, Illinois, enhancing overall retail synergy and consumer draw.

Access to the property is excellent, with two curb cuts along 175th Street. A dedicated western curb cut provides full and convenient ingress and egress directly into the center, while an additional eastern curb cut is shared with the neighboring retail center, allowing for efficient circulation and shared traffic flow between the two properties. This strong visibility, accessibility, and adjacency to established retail make the property well suited for neighborhood-serving uses.

for more information

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## Investment Highlights

- Institutional-quality, well-maintained neighborhood retail asset with a demonstrated history of long-term tenancy, stable occupancy, and durable in-place cash flow.

- Current ownership has intentionally maintained below-market rental rates by foregoing scheduled rent increases, creating a clearly defined and immediately executable value-add opportunity.

- All tenants are currently on month-to-month leases, providing maximum flexibility to re-lease space, reset rents to market, or re-tenant with stronger credit users as leases roll.

- Conservative rent adjustments—well supported by market fundamentals—offer a clear and achievable path to NOI growth without disrupting occupancy.

- Minimal capital requirements anticipated, allowing a new owner to focus on lease optimization rather than heavy redevelopment or structural investment.

- Disciplined asset management and rental rate optimization position the property to achieve a projected 10% cap rate, delivering compelling risk-adjusted returns.

## Value-Add & Capital Improvement Strategy

- Immediate upside available through rent normalization and strategic lease structuring.

- Opportunity to selectively invest in modest cosmetic upgrades (façade enhancements, signage standardization, parking lot striping, landscaping) to further enhance curb appeal and tenant quality.

- Potential to strengthen tenant mix over time by attracting higher-credit or necessity-based users aligned with neighborhood demand. Efficient execution timeline with limited operational complexity.

## Buyer Profile Appeal

- Private Capital / Value-Add Investors: Clear NOI growth story with defined levers, minimal execution risk, and attractive yield enhancement.

- 1031 Exchange Buyers: Stable in-place income with near-term upside, flexible lease rollover, and manageable asset scale.

- Institutional & Family Office Investors: Strong risk-adjusted return profile combining current cash flow, inflation protection through rent growth, and long-term hold potential.

for more information

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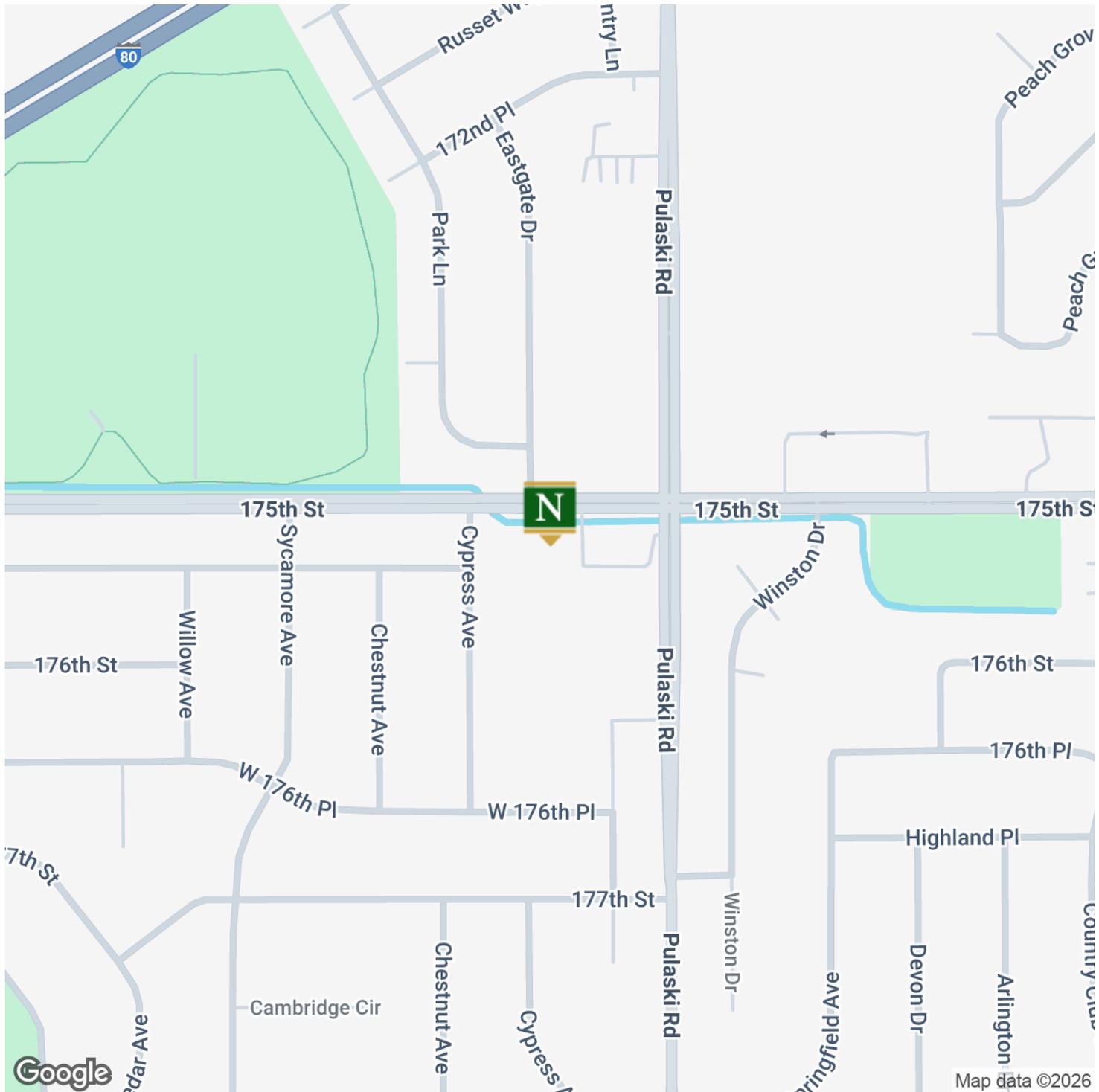
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Retail Property For Sale January 23, 2026

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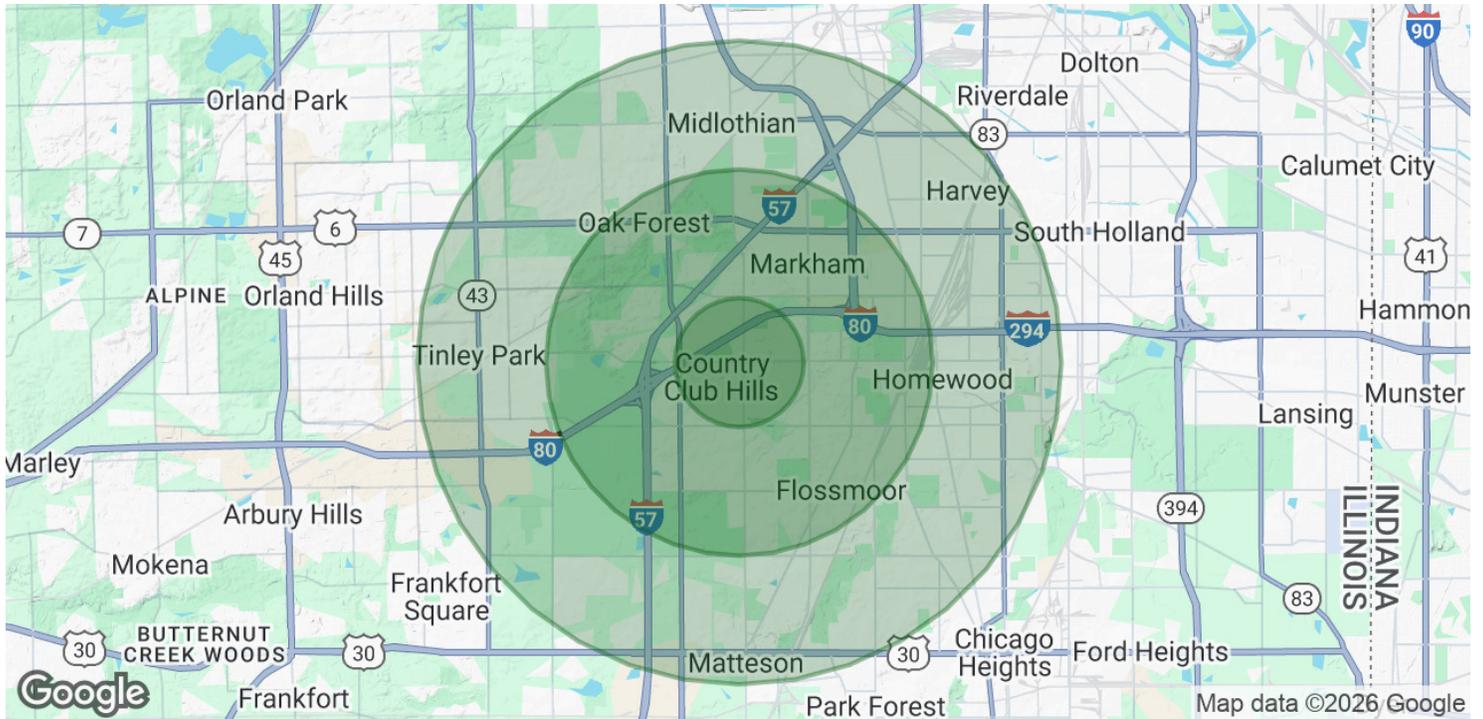
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,677	65,774	201,184
Average Age	40	41	41
Average Age (Male)	37	39	40
Average Age (Female)	42	43	43

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,622	24,175	75,271
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$94,696	\$99,886	\$98,396
Average House Value	\$202,528	\$222,239	\$225,202

Demographics data derived from AlphaMap

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	LEASE START	LEASE END
-	-	-	-	-	-	-	-
4019-4021	Beauty Bar	1,950 SF	20.05%	\$14.46	\$2,350	04/01/2022	mo/mo
4023	Studio Cuts Barber	850 SF	8.74%	\$16.73	\$1,185	11/08/2008	mo/mo
4025	AMI Hair Braid	1,040 SF	10.69%	\$14.83	\$1,285	05/01/2014	mo/mo
4027	Nutrition Smoothie	1,045 SF	10.75%	\$16.08	\$1,400	08/01/22	mo/mo
4029	State Farm	1,045 SF	10.75%	\$14.53	\$1,265	03/01/2014	mo/mo
4031	Unbeatable Sandwiches	1,045 SF	10.75%	\$1.78	\$1,550	06/01/2011	05/31/2026
4033-4035	Denymz Clothing	1,650 SF	16.97%	\$15.64	\$2,150	10/01/2018	mo/mo
4039	Denymz Shoes	1,100 SF	11.31%	\$10.91	\$1,000	02/27/2019	mo/mo
<b>TOTALS</b>		<b>9,725 SF</b>	<b>100.01%</b>		<b>\$12,185</b>		

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## INCOME SUMMARY

Vacancy Cost	\$0	\$0
<b>GROSS INCOME</b>	<b>\$146,220</b>	<b>\$0</b>

## EXPENSES SUMMARY

2024 RE Taxes payable in 2025	\$55,207	-
Common Area Utilities	\$1,036	-
Insurance	\$8,467	-
Landscaping/Snow Removal	\$12,426	-
Misc Supplies	\$100	-
<b>OPERATING EXPENSES</b>	<b>\$77,236</b>	<b>\$0</b>
<b>NET OPERATING INCOME</b>	<b>\$68,984</b>	<b>\$0</b>

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