

FOR SALE



10226 S
Indianapolis Ave
Chicago, IL

21,656 SF
Retail Center
with Parking



PROPERTY SUMMARY

INDIANAPOLIS PLAZA

10226 SOUTH INDIANAPOLIS AVENUE
CHICAGO, IL 60617

OFFERING SUMMARY

SALE PRICE:	\$2,750,000
BUILDING SIZE:	21,656 SF
LOT SIZE:	41,120 SF
PRICE / SF:	\$126.99
ZONING:	C1-1
CAP RATE:	10.08%
YEAR BUILT:	2012

PROPERTY SUMMARY

7-unit Retail Center located in Chicago's East Side neighborhood. This center was built new in 2012 by the current owner. The property features a flexible floor plan that can be expanded into further units and features a 36-space parking lot. With only 1,075 SF available, the property is stabilized while still providing a value-add component.



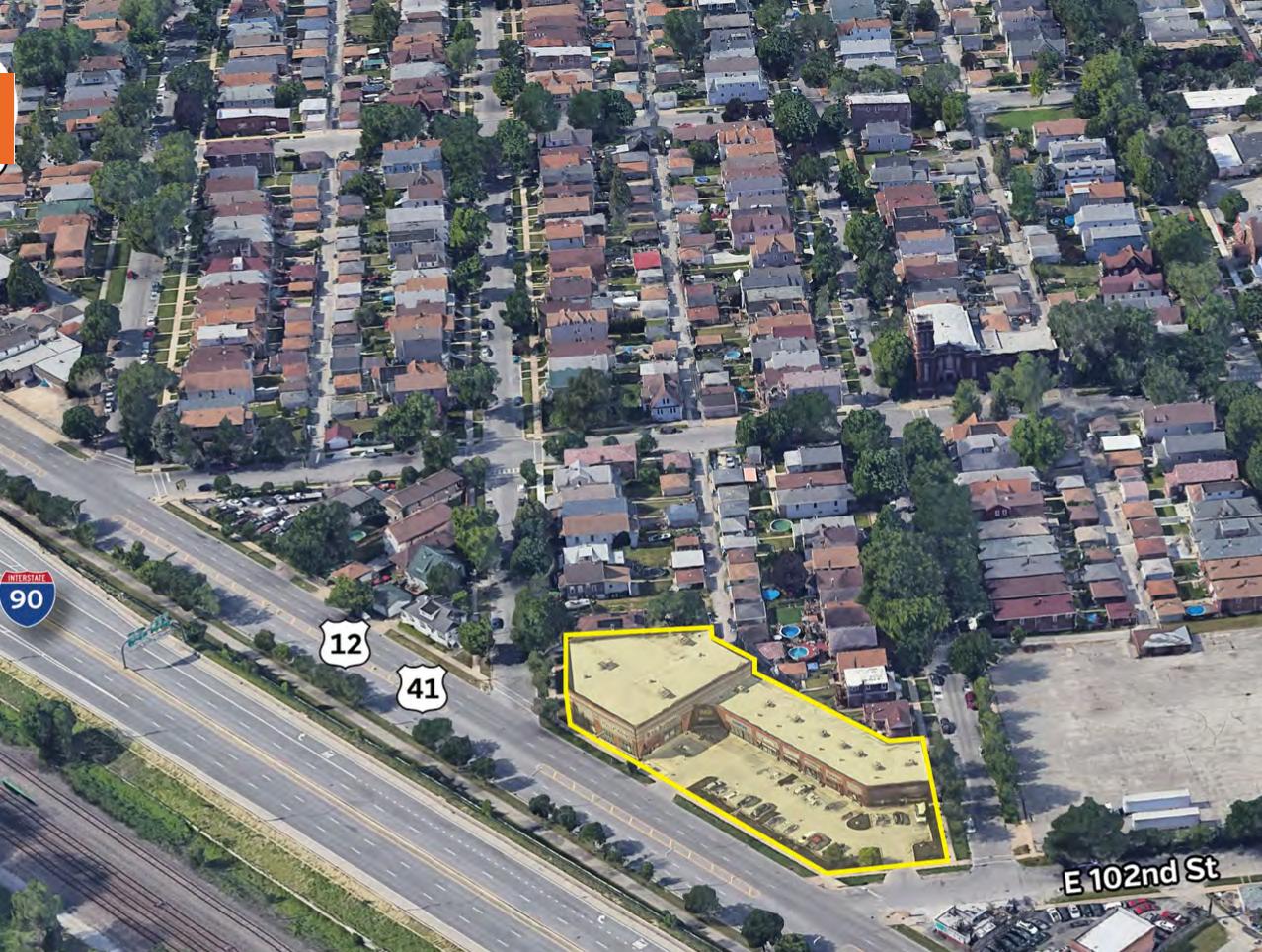
LOCATION DESCRIPTION



Chicago's East Side neighborhood is a historically rooted community located on the city's southeastern edge, bordered by the Calumet River, Indiana state line, and just minutes from the Chicago Skyway (I-90). Known for its strong working-class character and rich industrial heritage, the East Side offers a unique mix of affordable housing, commercial corridors, and access to major transit and logistics infrastructure. The area is home to Commercial Avenue's local retail, expansive green spaces like Calumet Park and Wolf Lake, and is adjacent to the Calumet Industrial Corridor and Port of Chicago—positioning it well for future growth and redevelopment. With a blend of urban accessibility and natural amenities, East Side presents a strategic opportunity for residential, commercial, or mixed-use investment.

PROPERTY HIGHLIGHTS

- **2012 Construction**
- **36 Space Parking Lot**
- **Flexible Floor Plan**
- **Drive In Door in Largest Suite**
- **Easy Access to I-90**
- **Owner User & Investor Opportunity**
- **45,000 VPD**



I-90 Visibility



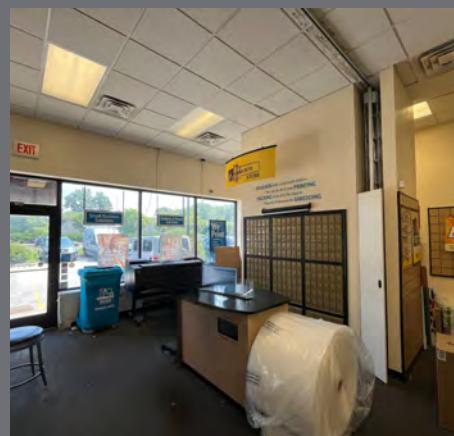
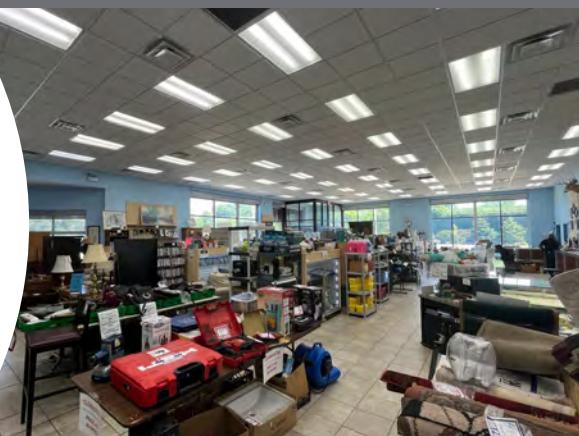
Abundant Parking



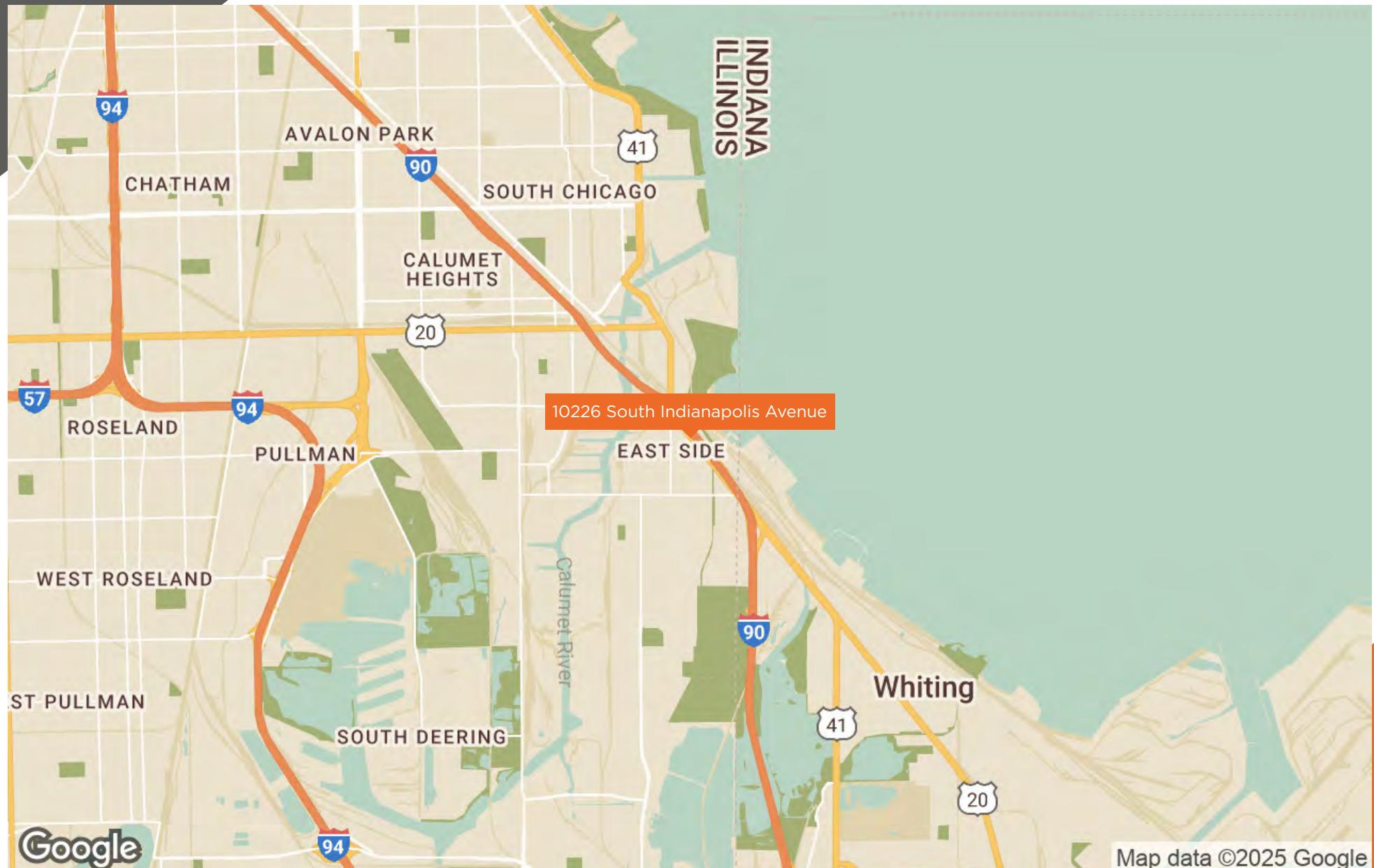
Long Term Tenants



Interior Photos



REGIONAL MAP



RETAILER MAP



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
3537 W 102nd	N.Y. Barber Shop	1,375 SF	6.35%	\$17.21	\$23,660	6/30/2030
10200 S Indianapolis	Vacant	1,075 SF	4.96%	-	-	-
10204 S Indianapolis	State Farm	1,071 SF	4.95%	\$22.70	\$24,308	12/31/2029
10208 S Indianapolis	UPS Store	1,031 SF	4.76%	\$21.29	\$21,948	-
10212 S Indianapolis	DMG Realty	1,178 SF	5.44%	\$25.95	\$30,573	5/31/2030
10216 S Indianapolis	DMG Realty	1,325 SF	6.12%	\$20.29	\$26,885	5/31/2030
10226 S Indianapolis	Big Pawn*	14,601 SF	67.42%	\$11.94	\$174,398	-
TOTALS		21,656 SF	100%		\$301,772	
AVERAGES		3,094 SF	14.29%	\$19.90	\$50,295	

*Big Pawn occupies 14,601 SF of space within the center. While no formal lease is in currently in place, Big Pawn is willing to execute a new NNN lease at a base rental rate of \$11.94 PSF. This rate has been used for underwriting purposes in the financial analysis presented herein.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO-FORMA NET
PRICE	\$2,750,000
PRICE PER SF	\$127
PRICE PER UNIT	\$392,857
GRM	9.11
CAP RATE	10.08%
CASH-ON-CASH RETURN (YR 1)	13.82%
TOTAL RETURN (YR 1)	\$143,490
DEBT COVERAGE RATIO	1.7
OPERATING DATA	PRO-FORMA NET
GROSS SCHEDULED INCOME	\$301,772
OTHER INCOME	\$107,317
TOTAL SCHEDULED INCOME	\$409,089
GROSS INCOME	\$409,089
OPERATING EXPENSES	\$131,782
NET OPERATING INCOME	\$277,307
PRE-TAX CASH FLOW	\$114,041

FINANCIAL SUMMARY

FINANCING DATA	PRO-FORMA NET
DOWN PAYMENT	\$825,000
LOAN AMOUNT	\$1,925,000
DEBT SERVICE	\$163,266
DEBT SERVICE MONTHLY	\$13,605
PRINCIPAL REDUCTION (YR 1)	\$29,449

INCOME & EXPENSES

INCOME SUMMARY	PRO-FORMA NET
RENTAL INCOME	\$301,772
NET EXPENSE RECAPTURE (14,601 SF UNIT 10226)	\$107,317
GROSS INCOME	\$409,089
EXPENSES SUMMARY	PRO-FORMA NET
PROPERTY TAXES (2024)	\$78,661
PROPERTY INSURANCE	\$13,641
PROPERTY MANAGEMENT (5%)	\$15,240
CAPITAL EXPENDITURES / REPAIRS (5%) (EST.)	\$15,240
SNOW REMOVAL / LANDSCAPING (EST.)	\$5,000
COMMON AREA UTILITIES (EST.)	\$4,000
OPERATING EXPENSES	\$131,782
NET OPERATING INCOME	\$277,307

Property Information	
SALE PRICE	\$2,750,000
NUMBER OF UNITS	7
PRICE/SF	\$126.99
LOT SIZE	41,120 SF
BUILDING SIZE	21,656 SF
PRICE/UNIT	\$392,857
YEAR BUILT	2012

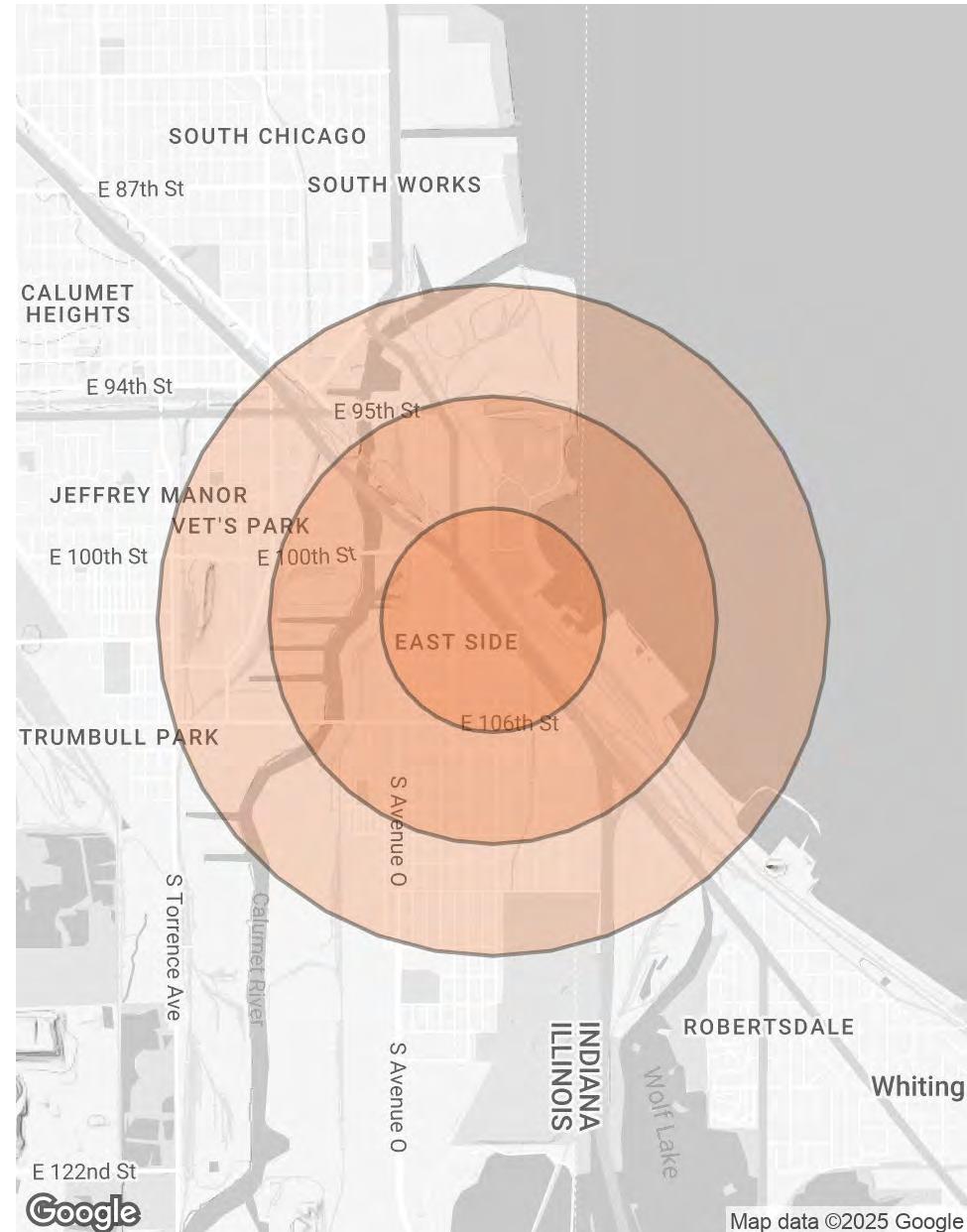
Proposed Financing On Sale	
% DOWN	30%
DOWN PAYMENT	\$825,000
LOAN AMOUNT	\$1,925,000
INTEREST RATE	7.0%
LENGTH OF LOAN	25 Years
ANNUAL DEBT SERVICE	\$163,266
DEBT COVERAGE RATIO	1.51

Proposed Returns	
NET OPERATING INCOME	\$245,840
BEFORE TAX CASH FLOW	\$114,041
CASH-ON-CASH RETURN	10.01%
TOTAL YEAR 1 RETURN	\$143,490.06
Cap Rates	
CAP RATE	8.94%

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	5,829	15,434	24,505
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	37	38	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,785	4,996	8,152
# OF PERSONS PER HH	3.3	3.1	3
AVERAGE HH INCOME	\$70,874	\$74,677	\$75,188
AVERAGE HOUSE VALUE	\$168,409	\$172,054	\$173,735

Demographics data derived from AlphaMap



MEET THE TEAM



Samuel Silveira

O: 312.414.0602

samuel.silveira@svn.com



Angelo Labriola

O: 312.676.1870

angelo.labriola@svn.com



Paul Cawthon

O: 312.676.1878

paul.cawthon@svn.com





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940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607



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