

532 Crescent Blvd

GLEN ELLYN, IL



OFFERING MEMORANDUM

KW COMMERCIAL
580 Duane St
Glen Ellyn, IL 60137

PRESENTED BY:

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532 CRESCENT BLVD

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Located in the heart of Downtown Glen Ellyn, this Commercial/Residential building sits right across the Metra Station and right next to Starbucks. Long term commercial tenant enjoys high foot traffic. Residential apartments are easy to fill due to easy access to Metra, shopping and restaurants. Excellent additional income from outdoor advertisement cases.

PROPERTY HIGHLIGHTS

- Prime downtown location
- High foot traffic
- Strong history of occupancy

OFFERING SUMMARY

Sale Price:	\$999,900
Number of Units:	4
Lot Size:	0.06 Acres
Building Size:	4,100 SF
NOI:	\$61,535.33
Cap Rate:	6.15%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,571	18,692	41,962
Total Population	15,231	51,495	114,367
Average HH Income	\$145,159	\$118,467	\$99,498



Property Details

Sale Price

\$999,900

PROPERTY INFORMATION

Property Type	Storefront Retail/Office
Property Subtype	Street Retail
Zoning	C5A
Lot Size	0.06 Acres
APN #	05-11-317-008
Lot Frontage	41 ft
Lot Depth	86 ft
Corner Property	No
Traffic Count	2261
Traffic Count Street	Crescent / N Main
Traffic Count Frontage	41

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

LOCATION INFORMATION

Street Address	532 Crescent Blvd
City, State, Zip	Glen Ellyn, IL 60137
County	DuPage
Market	Chicago
Sub-market	Western East/West Corr
Cross-Streets	Main St / Crescent Blvd
Township	Milton
Range	10
Section	11
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355
Nearest Airport	O'Hare International Airport

BUILDING INFORMATION

Building Size	4,100 SF
NOI	\$61,535.33
Cap Rate	6.15
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,763 SF
Year Built	1900
Gross Leasable Area	4,100 SF
Construction Status	Existing



Additional Photos



532 CRESCENT BLVD

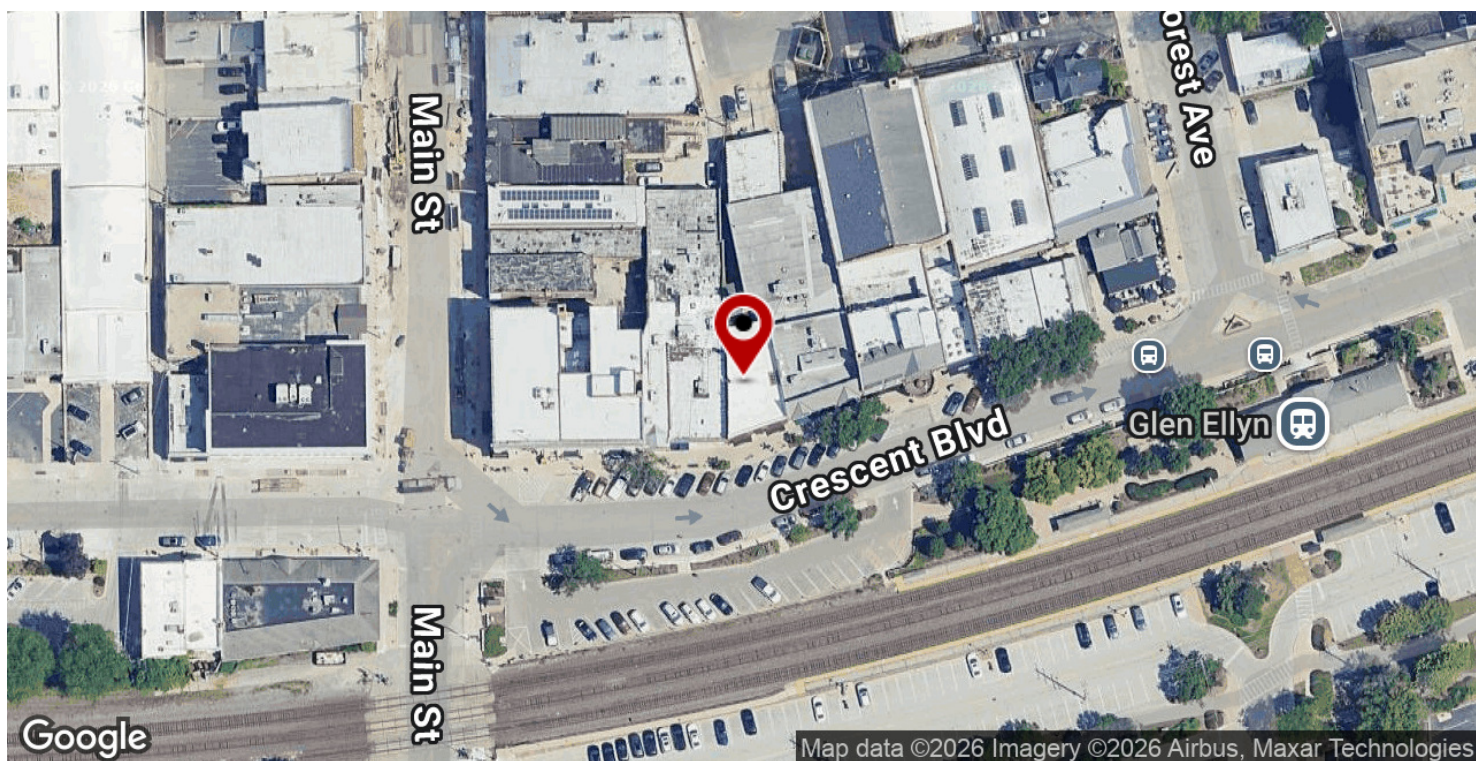
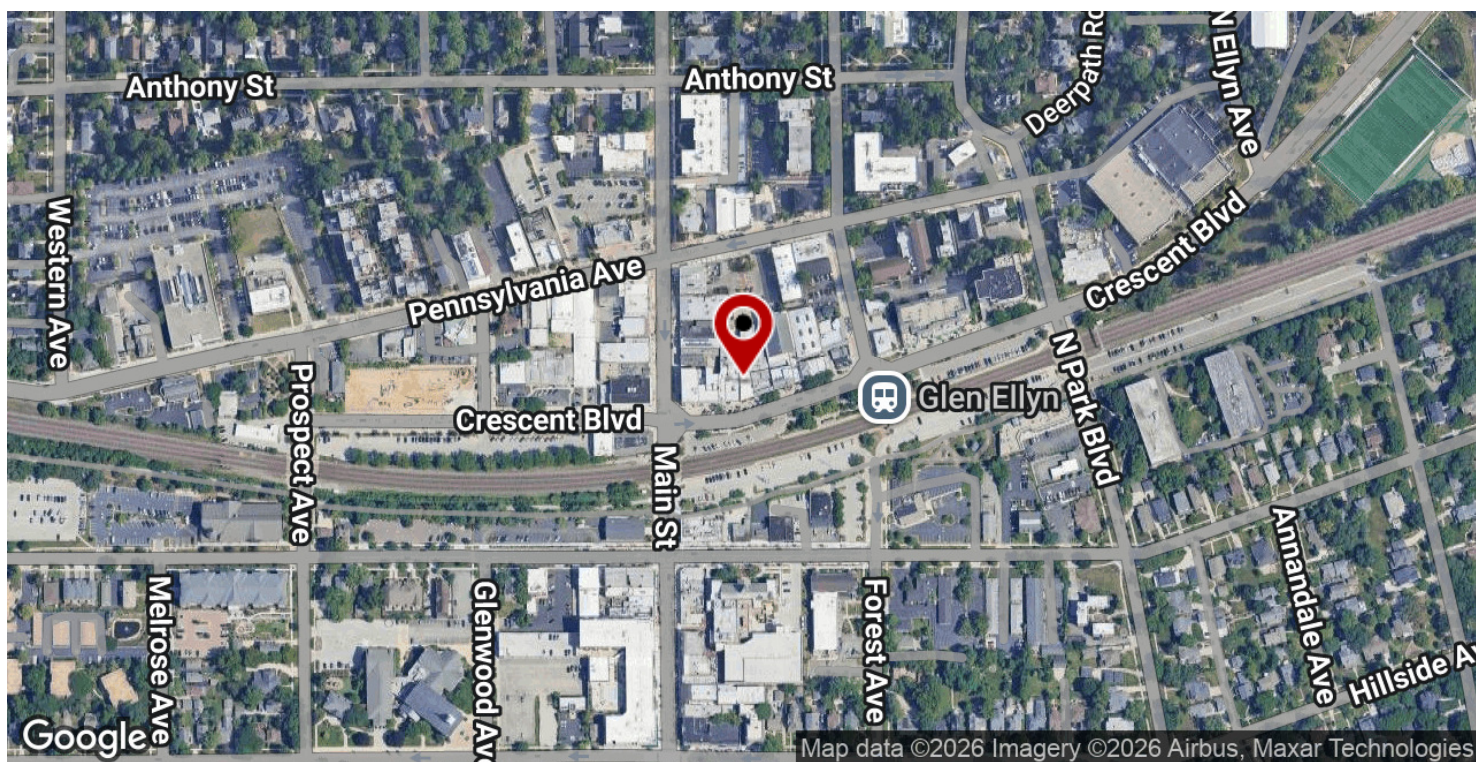
LOCATION INFORMATION

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LOCATION MAP

RETAILER MAP

Location Map



Retailer Map



532 CRESCENT BLVD

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

Financial Summary

532 Crescent	Glen Ellyn		
Price:	\$999,900.00		
	Monthly:	Annual:	
Gross Income:	\$8,000.00	\$96,000.00	\$96,000.00
534	\$3,400.00	\$40,800.00	
Apt 201	\$1,950.00	\$23,400.00	
Apt 200	\$1,450.00	\$17,400.00	
Unit 534 B	\$0.00	\$0.00	
Kiosk 1	\$250.00	\$3,000.00	
Kiosk 2	\$250.00	\$3,000.00	
Kiosk 3	\$250.00	\$3,000.00	
Kiosk 4	\$450.00	\$5,400.00	
Total:	\$8,000.00	\$96,000.00	
Op Exp:			
Taxes	\$1,108.25	\$13,299.00	
Insurance	\$208.33	\$2,500.00	
Maintenance	\$400.00	\$4,800.00	
Vacancy	\$208.33	\$2,500.00	
Management	\$400.04	\$4,800.50	
Electricity	\$36.10	\$433.16	
Gas	\$270.31	\$3,243.75	
Water & Sewer	\$113.45	\$1,361.36	
Garbage	\$127.24	\$1,526.90	
Total Expense		\$34,464.67	\$34,464.67
		Monthly	Annual
NOI		\$5,127.94	\$61,535.33
CAP RATE	6.15%		
GRM	10.4		



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	LEASE START	LEASE END
534	Enchantments	1,800 SF	43.90%	\$22.67	\$3,400	9/1/2017	10/31/26
Apt 200	-	800 SF	19.51%	\$21.75	\$1,450	7/25/25	7/31/26
Apt 201	-	1,000 SF	24.39%	\$23.40	\$1,950	3/1/23	5/31/26
Unit 534B	VACANT	750 SF	18.29%	-	-	NA	NA
Kiosk 1	-	1 SF	0.02%	\$3,000.00	\$250	-	6/30/26
Kiosk 2	-	1 SF	0.02%	\$3,000.00	\$250	-	6/30/26
Kiosk 3	-	1 SF	0.02%	\$3,000.00	\$250	-	6/30/26
Kiosk 4	-	1 SF	0.02%	\$5,400.00	\$450	-	6/30/26
TOTALS		4,354 SF	106.17%	\$14,467.82	\$8,000		
AVERAGES		544 SF	13.27%	\$2,066.83	\$1,143		



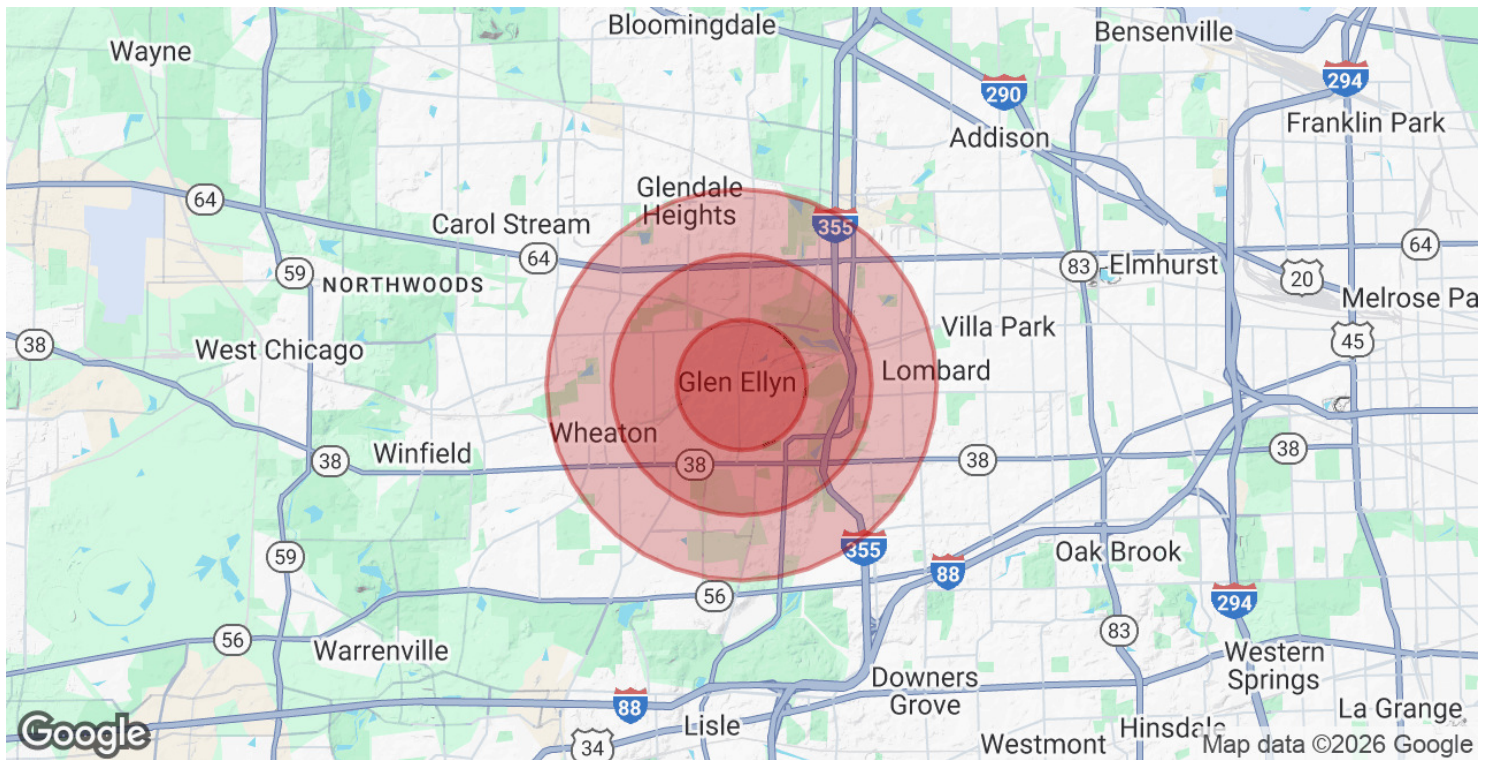
532 CRESCENT BLVD

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,231	51,495	114,367
Average Age	39.7	37.8	36.5
Average Age (Male)	38.0	36.8	35.1
Average Age (Female)	40.1	38.0	37.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,571	18,692	41,962
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$145,159	\$118,467	\$99,498
Average House Value	\$561,495	\$502,147	\$408,472

2020 American Community Survey (ACS)

