



79TH ST SHOPPING CENTER

8425 W 79th St
Justice, IL 60458



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EXCLUSIVELY PRESENTED BY:

GARY STUBITS

Managing Broker

Mobile: 8474200966

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**Brainstorm Properties -
Commercial Realty**

Office: 847-420-0966

PROPERTY SUMMARY

Offering Price	\$1,900,000.00
Building SqFt	9,000 SqFt
Year Built	1979
Lot Size (acres)	1.12
Lot Size (SF)	48,787.00 SqFt
Parcel ID	18-35-101-041
Zoning Type	B-1 Business
County	Cook
Tax Amount	\$71,329.20
Tax Year	2023

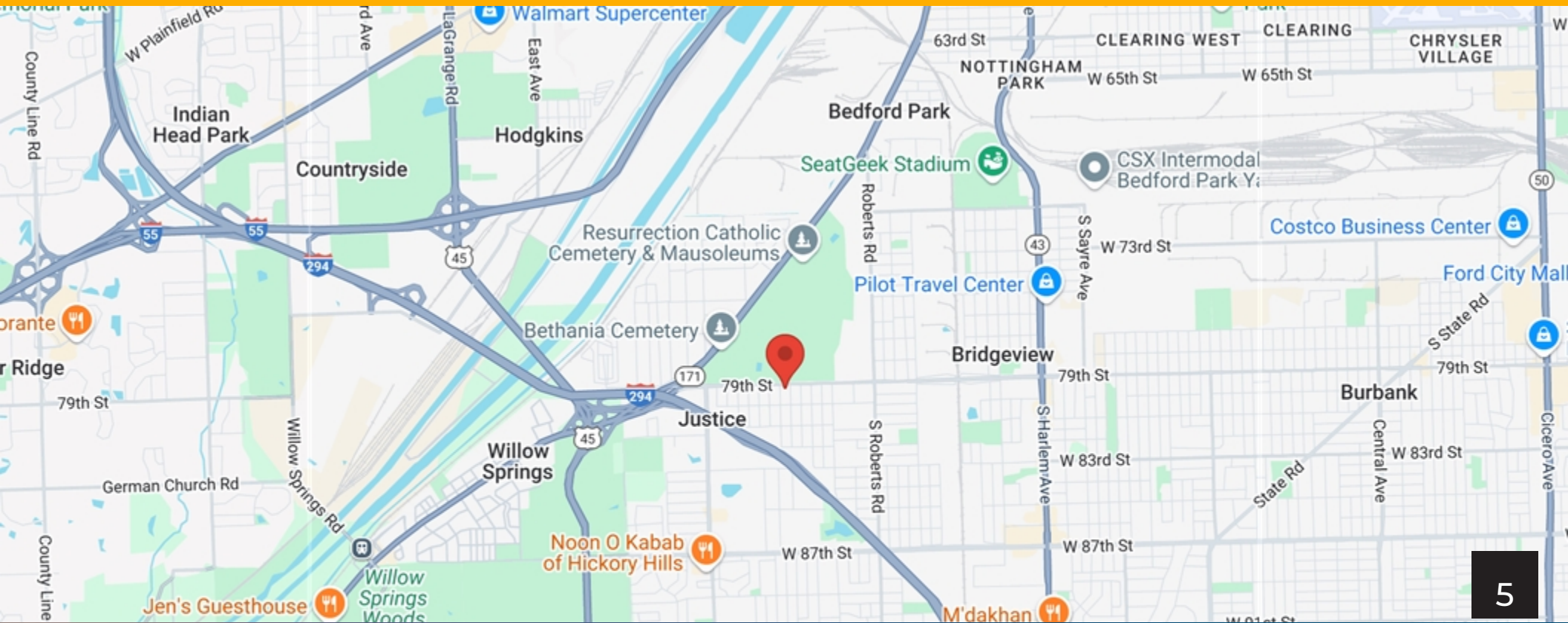
INVESTMENT SUMMARY

Brainstorm Properties - Commercial Realty is pleased to present the opportunity to acquire the 100% fee simple ownership in the 79th St Shopping Center. This multi-tenant retail strip center is located just west of the intersection of 79th St & 84th Ave, totaling +/- 9,000 SF of GLA, and is situated on +/- 1.12 Acres. The property was built in 1979 and sits in a dense infill trade area.



INVESTMENT HIGHLIGHTS

- Property is strategically located in the Chicago-Naperville-Elgin market with direct frontage on 79th St The opportunity is being offered for \$1,900,000.00.
- Covered Sidewalk Along Entire Store Frontage.
- Lighted Parking Lot with Ample Parking.
- Three Ingress/Egress Points.
- Long-tenured tenancy.
- Recession & E-commerce Resistant Tenant Mix.
- Strong operating history, with substantial upside potential.



LOCATION HIGHLIGHTS

- Located on 79th St, a major thoroughfare and premier location in the submarket.
- Excellent access, frontage and visibility.
- The site also benefits from its positioning in an extremely dense residential area.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
8401	Lucky Penny's	2,000	\$53,400.00	\$26.70		11/15/2015	11/14/2030	
8405	V&G Laundry	3,000	\$64,200.00	\$21.40		01/16/2013	01/16/2028	Property Owner
8417	Omega Monuments	1,000	\$28,800.00	\$28.80		05/01/2025	05/01/2029	
8425	All Parts	3,000	\$64,200.00	\$21.40		01/01/2024	12/31/2026	
Total Occupied		9000	\$210,600.00					
TOTAL		9000	\$210,600.00		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$1,900,000.00
PRICE PSF	\$211.11
IN PLACE NOI	\$125,170.00
IN PLACE CAP RATE	6.59%
YEAR 1 NOI	\$129,066.10
YEAR 1 CAP RATE	6.79%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.79%

GENERAL INFORMATION

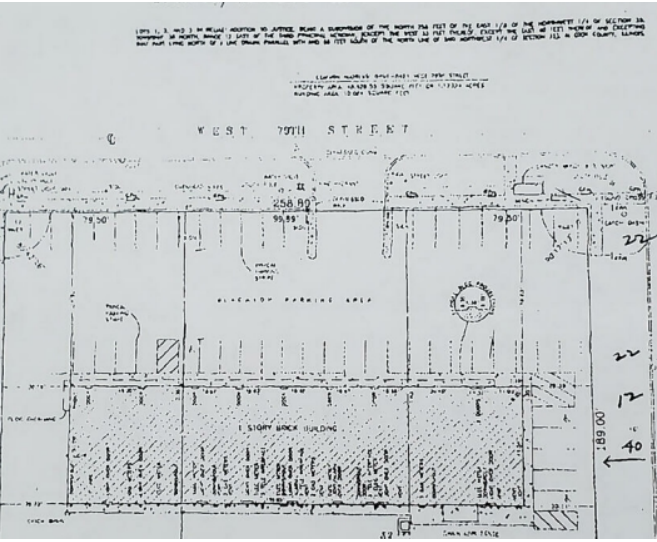
ANALYSIS PERIOD	10
ANALYSIS START DATE	07/18/2025
INCOME GROWTH RATE	3.00%
PROPERTY INSURANCE GROWTH RATE	3.00%
GENERAL EXPENSES / EXPENSE GROWTH RATE	3.00%
PROPERTY TAX GROWTH RATE	3.00%
MANAGEMENT FEE GROWTH RATE	\$3.00
MARKET RENT/SF	\$23.40

EXIT

EXIT CAP	6.50%
EXIT YEAR	5
EXIT PRICE	\$2,243,936.15

EXPENSE BREAKDOWN

GENERAL EXPENSES	
PROPERTY MAINTENANCE	\$1,500.00
TOTAL GENERAL EXPENSES	\$1,500.00
PROPERTY INSURANCE	\$7,800.00
PROPERTY TAX	\$71,330.00
MANAGEMENT FEE	\$4,800.00
TOTAL EXPENSES	\$85,430.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
POTENTIAL GROSS REVENUE											
BASE RENTAL REVENUE	\$210,600.00	\$216,918.00	\$223,425.54	\$230,128.31	\$237,032.16	\$244,143.12	\$251,467.41	\$259,011.44	\$266,781.78	\$274,785.23	\$283,028.79
SCHEDULED BASE RENTAL REVENUE	\$210,600.00	\$216,918.00	\$223,425.54	\$230,128.31	\$237,032.16	\$244,143.12	\$251,467.41	\$259,011.44	\$266,781.78	\$274,785.23	\$283,028.79
TOTAL POTENTIAL GROSS REVENUE	\$210,600.00	\$216,918.00	\$223,425.54	\$230,128.31	\$237,032.16	\$244,143.12	\$251,467.41	\$259,011.44	\$266,781.78	\$274,785.23	\$283,028.79
EFFECTIVE GROSS REVENUE	\$210,600.00	\$216,918.00	\$223,425.54	\$230,128.31	\$237,032.16	\$244,143.12	\$251,467.41	\$259,011.44	\$266,781.78	\$274,785.23	\$283,028.79
OPERATING EXPENSES											
PROPERTY TAX	\$71,330.00	\$73,469.90	\$75,674.00	\$77,944.22	\$80,282.54	\$82,691.02	\$85,171.75	\$87,726.90	\$90,358.71	\$93,069.47	\$95,861.56
INSURANCE	\$7,800.00	\$8,034.00	\$8,275.02	\$8,523.27	\$8,778.97	\$9,042.34	\$9,313.61	\$9,593.02	\$9,880.81	\$10,177.23	\$10,482.55
MANAGEMENT FEE	\$4,800.00	\$4,803.00	\$4,806.00	\$4,809.00	\$4,812.00	\$4,815.00	\$4,818.00	\$4,821.00	\$4,824.00	\$4,827.00	\$4,830.00
GENERAL EXPENSES	\$1,500.00	\$1,545.00	\$1,591.35	\$1,639.09	\$1,688.26	\$1,738.91	\$1,791.08	\$1,844.81	\$1,900.16	\$1,957.16	\$2,015.87
TOTAL OPERATING EXPENSES	\$85,430.00	\$87,851.90	\$90,346.37	\$92,915.58	\$95,561.78	\$98,287.27	\$101,094.44	\$103,985.73	\$106,963.67	\$110,030.86	\$113,189.98
NET OPERATING INCOME	\$125,170.00	\$129,066.10	\$133,079.17	\$137,212.73	\$141,470.38	\$145,855.85	\$150,372.98	\$155,025.71	\$159,818.11	\$164,754.37	\$169,838.81
CAP RATE		6.79%	7.00%	7.22%	7.45%	7.68%	7.91%	8.16%	8.41%	8.67%	8.94%

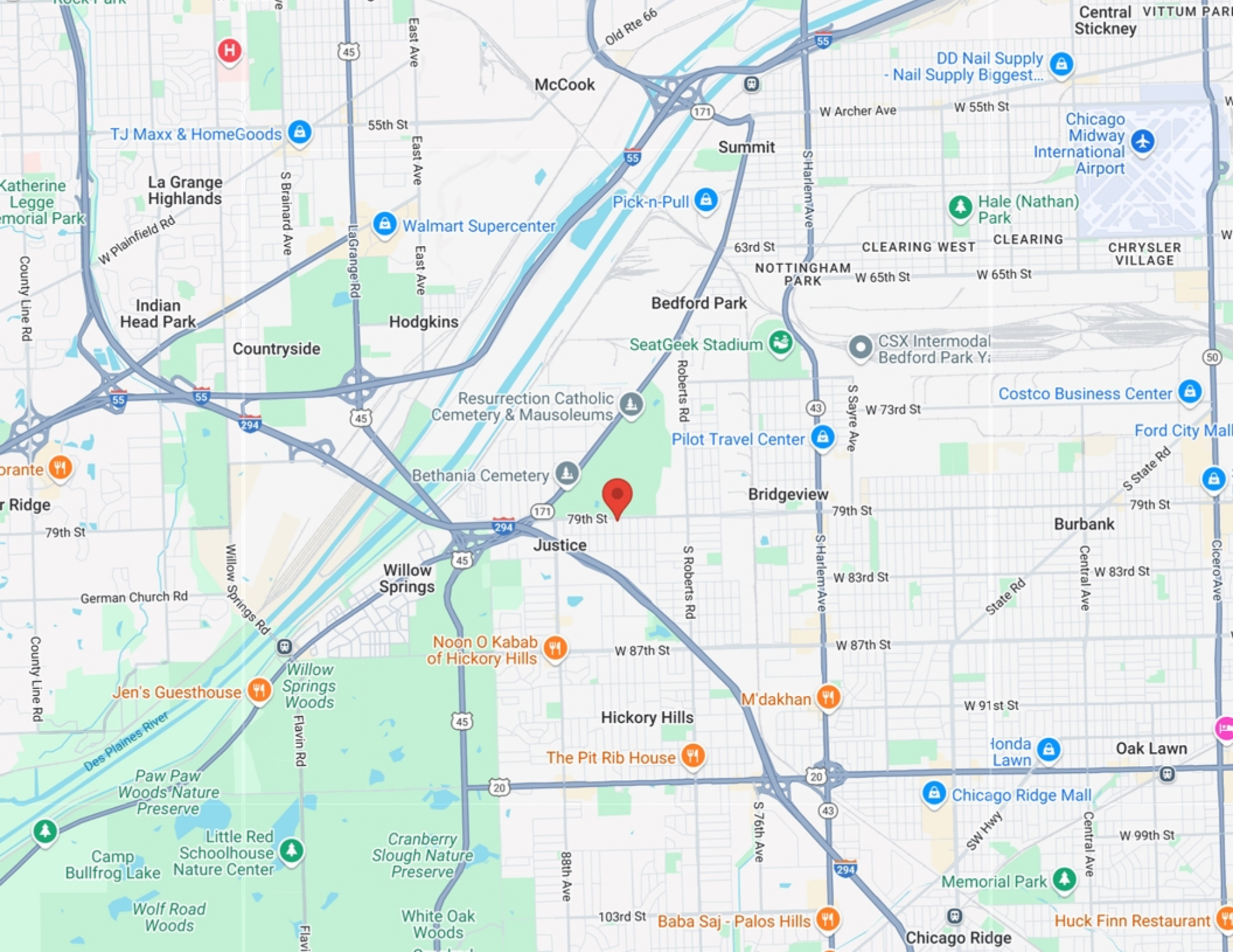
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,762	84,779	264,736
2010 Population	16,399	86,814	270,845
2025 Population	15,365	84,116	266,132
2030 Population	15,128	82,394	260,403
2025-2030 Growth Rate	-0.31 %	-0.41 %	-0.43 %
2025 Daytime Population	9,776	74,694	249,941



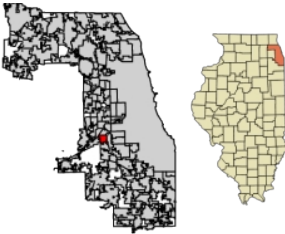
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	670	2,824	6,811
\$15000-24999	375	1,804	5,247
\$25000-34999	467	2,279	6,269
\$35000-49999	839	3,664	10,357
\$50000-74999	1,019	5,222	15,617
\$75000-99999	754	3,902	11,926
\$100000-149999	938	6,028	21,034
\$150000-199999	530	2,606	10,330
\$200000 or greater	521	3,083	13,128
Median HH Income	\$ 66,526	\$ 74,509	\$ 86,065
Average HH Income	\$ 95,041	\$ 100,247	\$ 116,779

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,759	30,891	100,278
2010 Total Households	6,029	30,954	99,939
2025 Total Households	6,113	31,412	100,719
2030 Total Households	6,146	31,331	100,198
2025 Average Household Size	2.51	2.66	2.62
2025 Owner Occupied Housing	3,291	21,206	74,606
2030 Owner Occupied Housing	3,420	21,711	75,805
2025 Renter Occupied Housing	2,822	10,206	26,113
2030 Renter Occupied Housing	2,725	9,620	24,393
2025 Vacant Housing	444	1,969	5,868
2025 Total Housing	6,557	33,381	106,587



ABOUT JUSTICE

Justice is a village in Cook County, Illinois, United States, established in 1911. Per the 2020 census, the population was 12,600.



CITY OF JUSTICE

AREA

CITY	2.9 SQ MI
LAND	2.8 SQ MI
WATER	LAKE MICHIGAN

POPULATION

POPULATION	12,600
DENSITY	4,436.62 SQ MI



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