

# MILLENNIUM PROPERTIES R/E

Fully Leased Retail Center at  
**10.4% Cap Rate Near Metra**  
10200-44 S. Vincennes Ave.  
Chicago, IL

**\$2,400,000**



# 10200-44 S. Vincennes Ave.: Fully Leased Retail at 10.4% Cap Rate



## Property Highlights

- 21,870 SF retail strip center
- Fully leased center
- Many long-term tenants
- At intersection of 103rd St., Vincennes and Beverly Blvd.
- Large sign at busy corner
- Less than a block from Metra
- Tenants include US Post Office, a day care, event space, restaurant
- Potential to add value thru leasing
- Projected 2019 NOI: \$248,477
- Great neighborhood location
- Land Area: 1.52 acres
- Zoning: C1- and B3-2
- Taxes (2018): \$79,103

## Property Overview

A 21,870 square foot retail center at the corner of Vincennes, Beverly Blvd. and 103rd St. is available for sale. Fully leased, the two building center includes many long-term tenants. Highly visible with large signage, the property is less than a block from the 103rd St. Metra station. Tenants include the US Post office, a day care, an event space, a restaurant and more. This center is in a great neighborhood location with potential to increase it's strong revenue.

Beverly is a neighborhood located on the far south side of Chicago. Along with Washington Heights, this middle class neighborhood features a large number of single family bungalows with commercial space located along several major streets such as Vincennes and 103rd.

