MILLENNIUM PROPERTIES R/E

A FULL BLOCK OF STORES AT A 7.5% CAP IN BEVERLY

1820-1856 W. 95th Street Chicago, IL

NOW: \$3,495,000



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1820-1856 W. 95th St. | Chicago, IL Prime Multi-Tenant Strip Shopping Center



Property Overview

MILLENN

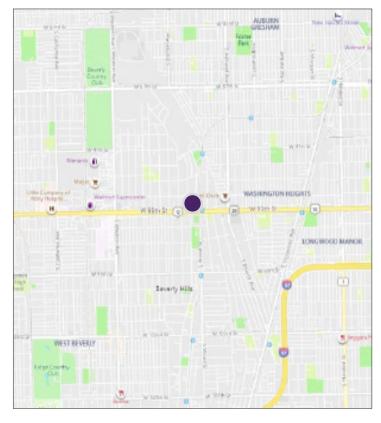
A full block of retail storefronts are available for sale in the Beverly Hills neighborhood of Chicago. Most units at the center have rehabbed interior, rendering minimum future mainteance. Solid in-place income with value-add opportunity through leasing the vacant units make this an excellent opportunity a user or investor. The property has also been improved with new windows, doors and facade and a new parking lot in the rear. The roof has been repaired and sealed as well as complete tuckpointing on the entire property. The property is situated on heavily-trafficked stretch of 95th Street, which has loads of small shops and restaurants throughout. Nearby retailers include Jewel-Osco, Meijer, the shops at Evergreen Plaza, Walgreens, Dunkin', Menards, Mc-Donald's, Chipotle Mexican Grill, Giordano's and other dining and shopping.

The Beverly Hills community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base and great access to transportation.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	23,154	231,813	607,326
Households	8,222	80,341	206,307
Median Income	\$73,414	\$58,655	\$49,257

Property Highlights

- 25,886 SF retail strip centerLong-term, local tenants
- One full block of retail
- Many improvements made to the property including new windows, doors, facade, complete tuckpointing and more
- Brand new parking lot in the rear
- Great opportunity for investor
- Nearby businesses: Jewel-Osco, Meijer, the shops at Evergreen Plaza, Walgreens, Dunkin', Menards, Mc-Donald's, Chipotle Mexican Grill, Giordano's, several small shops and restaurants
- Traffic count: 24,247 vehicles daily
- Land area: 29,185 SF
- Zoning: B3-1



All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

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