

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



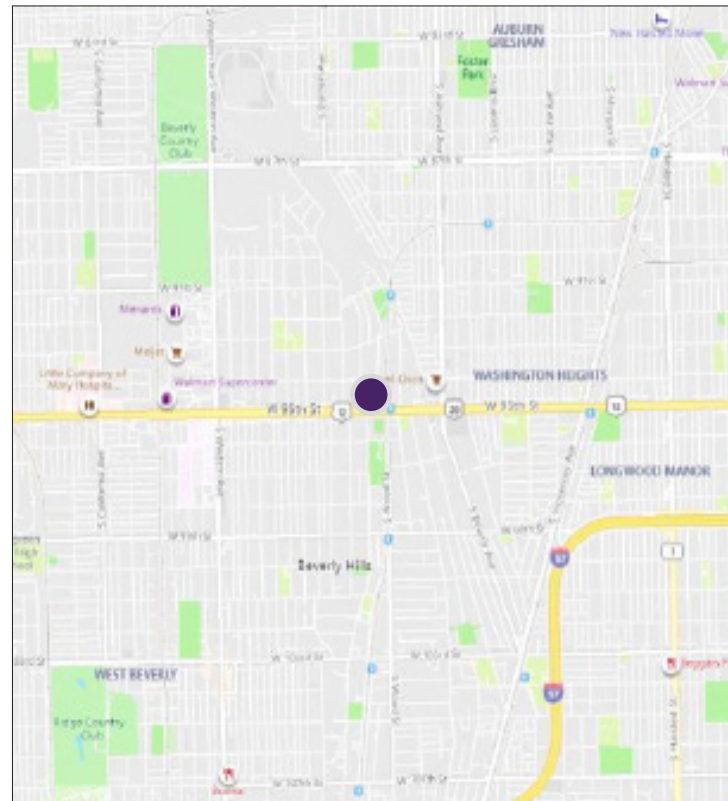
Property Highlights

- 25,886 SF retail strip center
 - Long-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, McDonald'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

Property Overview

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 maintenance. 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, McDonald'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

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