

5145-53 W Lake St., Chicago, IL

\$300,000



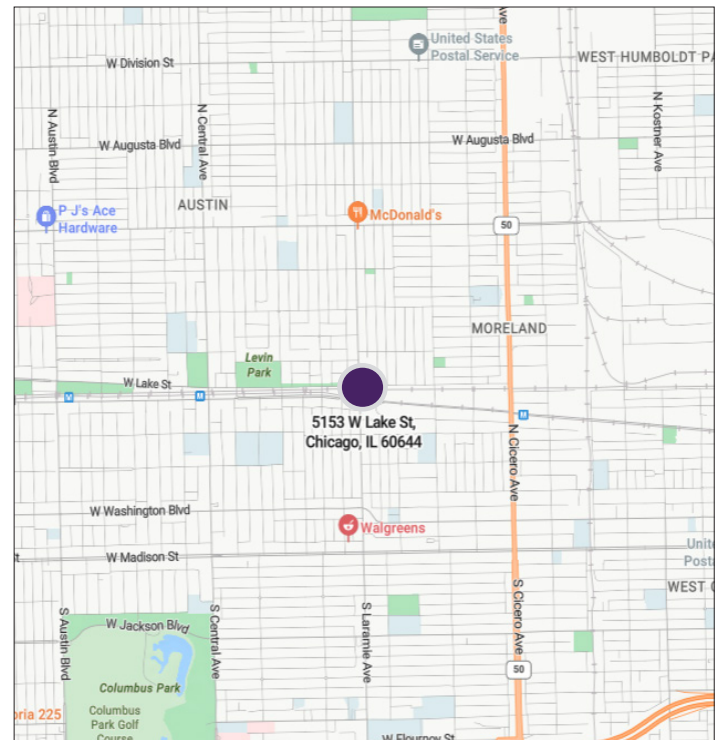
Property Highlights

- Freestanding retail storefront property
- Occupied by two long-term tenants, Boost Mobile and Little Leaders of Tomorrow Daycare
- Rental income per month
 - Boost: \$3,600/mo M-T-M
 - Little Leaders: \$1,700/mo M-T-M
- Located near the corner of Laramie and Lake Street
- Ample parking in lot
- Close proximity to CTA train station and bus lines
- Nearby retailers include Walgreens, McDonalds, AutoZone and more
- Land area: 9,000 SF
- Traffic count: 17,874 vehicles daily
- Zoning: C1-3
- Taxes (2022): \$21,108.38

Property Overview

A free-standing retail storefront property located in the Austin neighborhood is available for sale. This property, situated on a 9,000 square foot lot, is currently occupied by two long-term tenants—Boost Mobile and Little Leaders of Tomorrow Daycare, who contribute a total annual revenue of \$63,600. Located at the intersection of Laramie and Lake Street, the property offers ample parking in the lot for both tenants and customers. Close proximity to the CTA train station and bus lines plus the high foot traffic makes this a great investment opportunity.

Located on the west side of Chicago, this property is a few blocks from the Central and Laramie Green Line stations and a short drive from the Eisenhower Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	47,957	381,256	957,830
Households	15,333	121,357	320,775
Average HH Income	\$46,724	\$76,441	\$91,919

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