

# MILLENNIUM PROPERTIES R/E *Fully Leased NNN Retail/Office with Assumable Debt at 4.3%*

707-715 E 47th St., Chicago, IL

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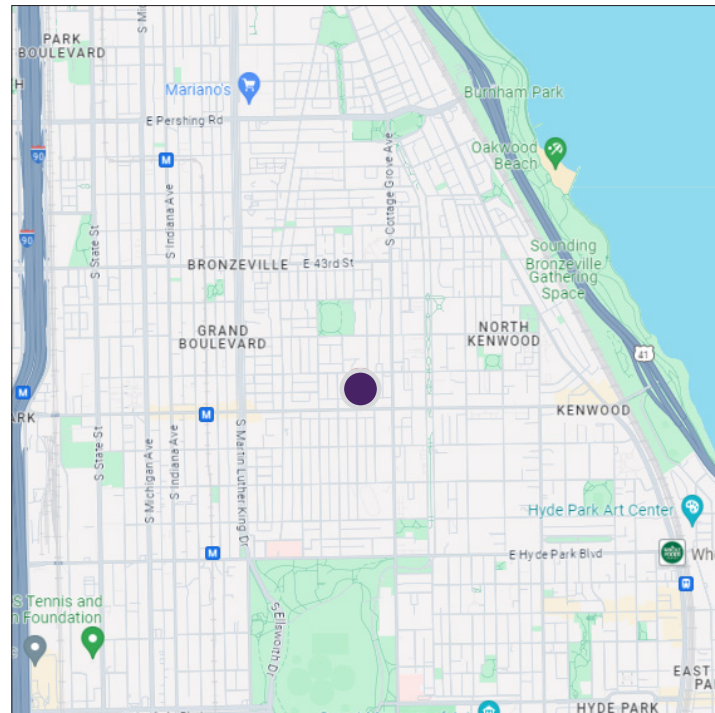
## Property Highlights

- 21,916 SF retail/office building
- Two tenants with long leases
  - National retailer, Dollar Tree
  - The Place for Children, an ABA facility
- Assumable CMBS debt available at 4.3% with a maturity date of 7/6/2029
- 42 parking spaces available and two adjacent lots
- Opportunity Zone ; eligible for preferential tax treatment
- Great location near the intersection of 47th and Cottage Grove
- Nearby businesses: McDonald's, O'Reilly Auto Parts, BMO Harris Bank
- Close to Dan Ryan expressway as well as CTA train (Red Line) and bus lines
- Traffic count: 11,240 vehicles daily
- Land area: 43,122 SF
- Zoning: B1-1
- Taxes (2023): \$143,769.92

## Property Overview

Available for sale is a retail/office property encompassing approximately 21,916 square feet of office and retail space. The building is comprised of two long-term tenants: a national retailer Dollar Tree and The Place for Children with Autism, an applied behaviour analysis facility with 19 locations. Property includes two adjacent lots designated for parking plus 42 parking spaces, providing convenience for both tenants and customers. Additionally, there is an assumable non-recourse debt available at 4.3% with \$2.28 million with maturity date of 7/6/2029. Situated just west of the bustling interchange of 47th Street and Lake Shore Drive, the building benefits from high visibility and substantial foot traffic, making it an ideal location for businesses seeking prominence in the Bronzeville neighborhood.

Located in the Bronzeville neighborhood right off of the heavily-trafficked corner of 47th and Cottage Grove Avenue, approximately 5 miles from downtown Chicago. Easy access to public transportation, major thoroughfares and expressways.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	52,537	224,745	629,980
Households	23,389	91,803	239,965
Median Income	\$41,156	\$38,177	\$43,582

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