

7115-7117 W. Addison St., Chicago, IL

\$375,000



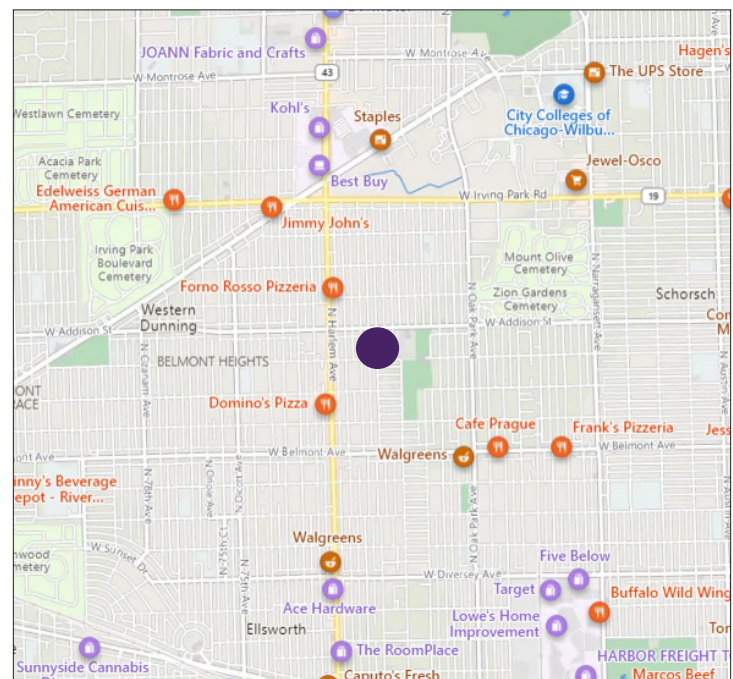
Property Highlights

- 4,000 SF retail storefront comprised
 - One 2,000 SF space leased to Hands On Thai and Sushi cuisine restaurant through the end of September 2024
 - One 2,000 SF office/retail space available for lease
- Current Annual Rent: \$33,600 with 3% increases, starting this October
- Ample parking in the rear
- Value-add opportunity
- Located near the corner of Addison St and Harlem Ave
- Great opportunity for investor
- Traffic count: 22,439 vehicles daily
- Land Area: 6,251 SF
- Zoning: C1-2
- Taxes (2020): \$17,153.24

Property Overview

A 4,000 square foot commercial storefront on Addison Street is available for sale. The property is comprised of two storefronts, one of which is leased to Hands On, a 2,000 square foot Asian Cuisine restaurant. Hands On, which has been at this location for over ten years, operates under a lease that extends to the end of September 2024 with 3% annual increases built-in. The business generates \$33,600 per year in rent. A 2,000 square foot storefront is available for lease and is perfect for retail or office. The property is located near busy Harlem Avenue and has great potential for a user or investor. Nearby businesses include Target, Ulta Beauty, Kohl's, Hobby Lobby, X-Sport Fitness, Culver's, Dollar Tree, several restaurants and shops.

The property is located on Chicago's northwest side on the busy Addison Street retail corridor. The property is situated in a lively neighborhood adjacent to suburban Elmwood Park and River Grove.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 35,468 | 280,784 | 705,633 |
| Households | 12,382 | 97,483 | 245,056 |
| Median Income | \$70,995 | \$70,058 | \$68,415 |

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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.

MILLENNIUM
PROPERTIES R/E

*For Sale: Retail Storefront
Near Busy Harlem Avenue*

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