

7656-60 Madison St., Forest Park, IL

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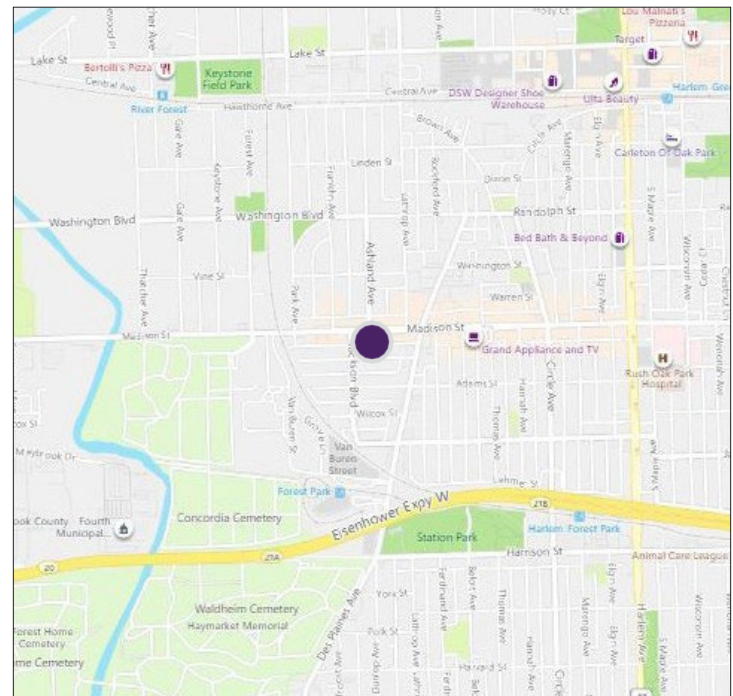
Property Highlights

- Fully leased 5,000 SF retail strip center
- Long-term leases with bumps
- Located at the SE corner of Madison Street and Jackson Boulevard
- Tenants at the center are Dunkin'/ Baskin Robbins and Domino's
- High visibility signalized corner
- Ample parking
- Below market rent
- Close to Forest Park Metra, CTA & I-290 expressway
- Traffic Count: 12,061 vehicles daily
- Zoning: Downtown Business District

Property Overview

A retail strip center, located at the Southeast corner of Madison Street and Jackson Boulevard in Forest Park, is available for sale. The shopping center is currently 100% leased to Dunkin'/ Baskin Robbins and Domino's Pizza. With solid in-place income, this is a great opportunity for an investor. With 101 feet of frontage on Madison Street, this location enjoys a good residential consumer base, easy access to public transportation and the Eisenhower Expressway. Nearby retailers include Walgreen's, Jewel-Osco, Walmart Supercenter and several restaurants and cafes.

Forest Park is located 10 miles west of downtown Chicago along the Eisenhower Expressway (I-290). Madison Street serves as the primary retail and entertainment corridor for Forest Park.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	23,960	239,022	674,532
Households	11,941	86,973	225,781
Median Income	\$69,582	\$64,282	\$56,690

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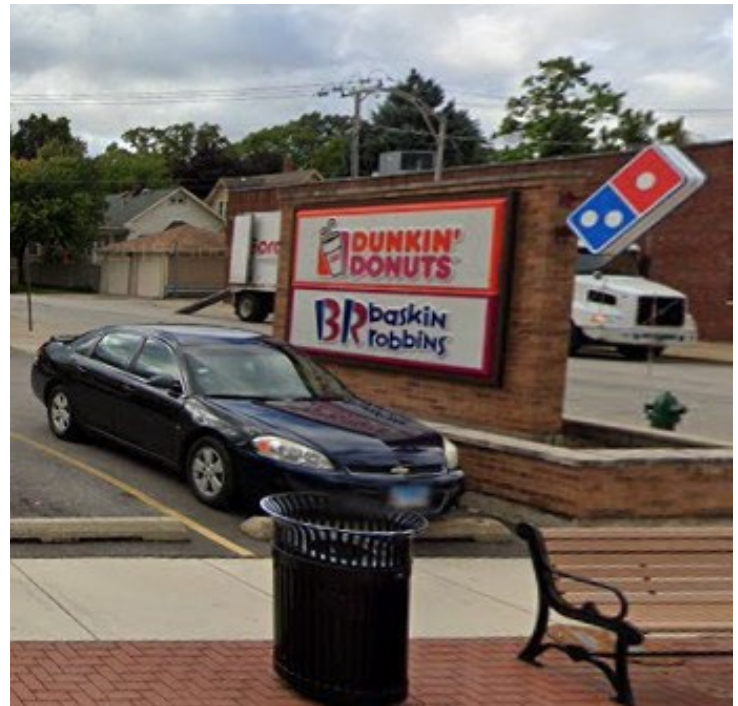
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Financial Overview - Rent Roll and Income Statement

UNIT	TENANT	BASE RENT	ANNUAL RENT	SF	RENT/SF	LEASE TERM
7658	Domino's	\$4,209.17	\$ 50,510.04	2,500 SF	\$20.20/SF MG	Expires 1/ 31/30 2% annual increases, two 5-year options to extend
7660	Dunkin'/Baskin Robbins	\$4,213.62	\$ 50,563.44	2,500 SF	\$20.23/SF MG	Expires 12/14/28, 2% annual increases
TOTAL		\$8,422.79	\$101,073.48	5,000 SF		

INCOME	2022
Rental Income	\$102,816.00
Reimbursements (CAM/RET)	\$ 10,324.24
TOTAL RENTAL INCOME	\$130,581.24
Expenses	
Property Taxes	\$ 41,453.00
Snow Removal	\$ 5,350.00
Misc. Repairs	\$ 2,619.75
TOTAL OPERATING EXPENSES	\$ 68,231.75
NET OPERATING INCOME 2022	\$ 62,349.49
PROJECTED NET OPERATING INCOME - 2023	\$ 63,335.24



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