

8515 S. Cottage Grove Ave., Chicago, IL

**\$275,000**



## Property Highlights

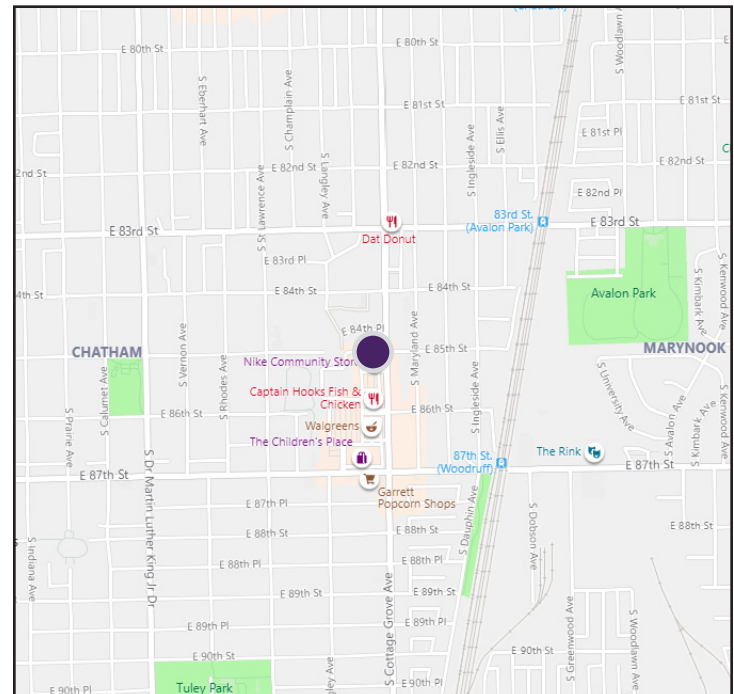
- 2,000 SF single tenant storefront
- Storefront leased to a natural foods and vitamin business through 2025
- Current Annual Rent: \$28,800 with \$100 annual increases
- NOI approximately \$21K
- Great opportunity for investor
- Nearby businesses include Walgreens, Walmart, Home Depot, Lowe's, Dollar Tree and more
- Land Area: 2,250 SF
- Zoning: B3-2
- Part of 87th Cottage Grove TIF
- Taxes (2019): \$8,340

## Property Overview

A 2,000 square foot retail storefront on busy Cottage Grove Avenue is available for sale. The property is leased to a natural food and vitamin business with a lease that expires in 5 years. The business generates \$28,800 per year in rent with \$100 annual increases and has a strong NOI with a solid tenant. This property has great potential for an investor. Nearby businesses include national retailers such as Walgreens, Walmart, Home Depot, Lowe's, Dollar Tree and more.

Chatham is a middle class neighborhood on the south side of Chicago approximately 10 miles from the Loop. The neighborhood is one of the strongest retail areas outside of downtown Chicago.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	40,573	296,483	610,540
Households	16,987	112,998	225,211
Average Income	\$30,949	\$32,530	\$35,884



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