

MILLENNIUM Prime Retail/Office Storefronts on Stony Island Avenue

9238-44 S. Stony Island Ave., Chicago, IL

\$1,025,000



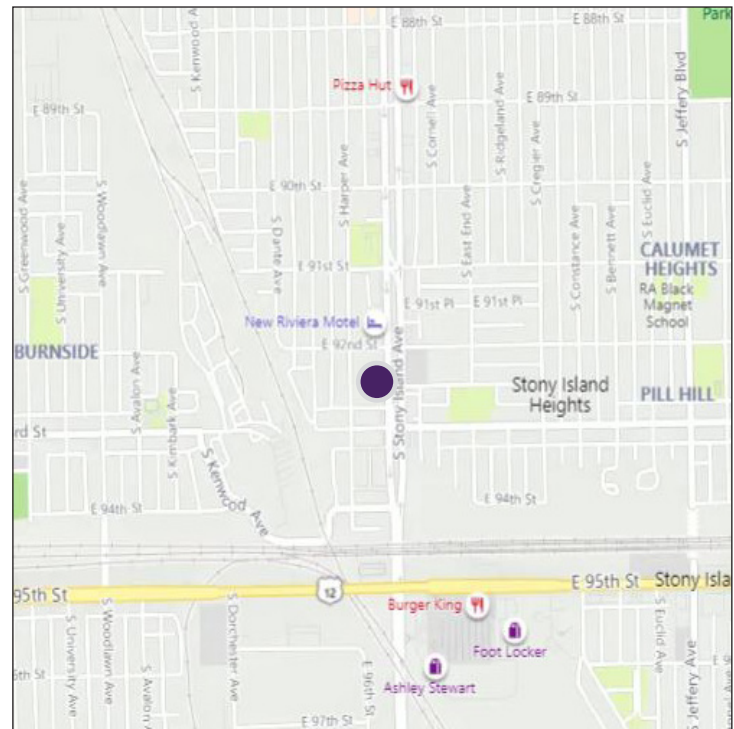
Property Highlights

- 13,776 SF retail/office storefronts
- Tenants at the center include Hertz and Insure One
- Ample parking for tenants and customers
- 8.75% Cap with upside
- Prime location in busy retail corridor
- Close proximity to public transportation, major streets and thoroughfares
- Add value through leasing the vacant storefronts
- Excellent opportunity for user or investor
- Nearby attractions include Jewel-Osco, Dollar General, McDonald's, T-Mobile, several restaurants and shops and more
- Traffic count: 35,657 vehicles daily
- Land area: 29,185 SF
- Zoning: B3-2
- Taxes (2020): \$55,866.38

Property Overview

A rarely available group of retail/office storefronts situated on Stony Island Avenue is available for sale. This 13,776 square foot property has five tenants including Insure One and Hertz, on 0.67 acres of land. In addition, there is a leaseable 4,000 SF warehouse/storage space in the rear of the building which includes one drive-in door. The property has a spacious, gated parking lot for tenants and customers. All tenants have individual heat and air supplied by rooftop units. Easy access to public and vehicular transportation with substantial frontage make this a great investment opportunity.

The property is located just north of the 95th Street and Stony Island retail corridor in the Chatham neighborhood, a very strong commercial corner with a mix of local and national businesses abound.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 19,797 | 217,863 | 479,401 |
| Households | 7,681 | 82,590 | 176,535 |
| Median Income | \$47,544 | \$38,456 | \$39,161 |

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