

MILLENNIUM
PROPERTIES R/E

CHICAGOLAND RETAIL PORTFOLIO AT HIGH CAP RATES

AVAILABLE INDIVIDUALLY OR AS A PACKAGE



10200-10244 VINCENNES, CHICAGO



4431-57 LINCOLN HWY, MATTESON



450-460 SIBLEY BLVD, CALUMET CITY

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PROPERTY OVERVIEW



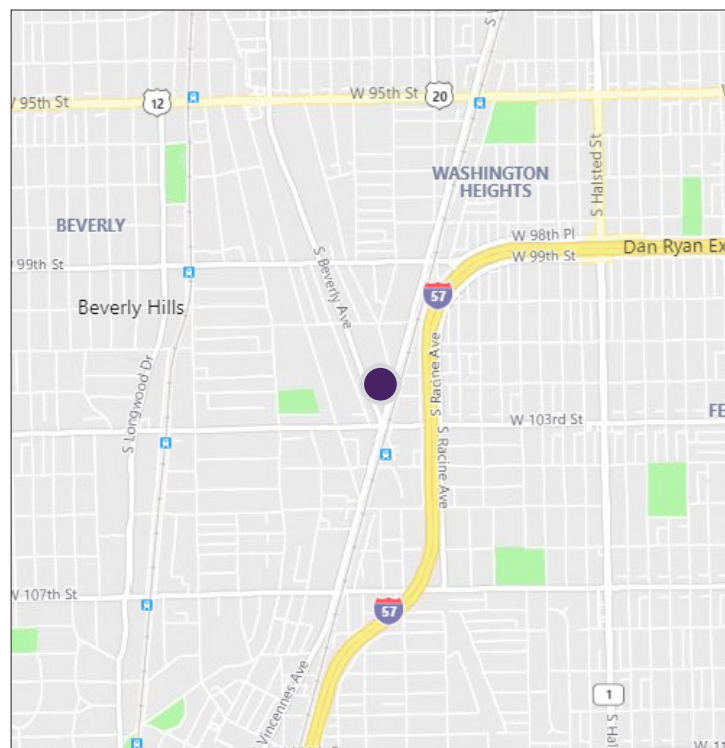
- 21,870 SF retail strip center
- Fully leased center
- Many long-term tenants
- At intersection of 103rd St., Vincennes and Beverly Blvd.
- Large sign at busy corner
- 11.28% Cap Rate
- Tenants include US Post Office, a day care, event space, restaurant
- Potential to add value thru leasing
- Great neighborhood location
- Land Area: 1.52 acres
- Traffic count: 10,162 vehicles daily
- Zoning: C1- and B3-2
- Taxes (2023): \$117,168

\$1,800,000

10200-10244 VINCENNES | CHICAGO

A 21,870 square foot retail center at the corner of Vincennes, Beverly Blvd. and 103rd St. is available for sale. Fully leased, the two building center includes many long-term tenants. Highly visible with large signage, the property is less than a block from the 103rd St. Metra station. Tenants include the US Post office, a day care, an event space, a restaurant and more. This center is in a great neighborhood location with potential to increase it's strong revenue.

Beverly is a neighborhood located on the far south side of Chicago. Along with Washington Heights, this middle class neighborhood features a large number of single family bungalows with commercial space located along several major streets such as Vincennes and 103rd.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	23,140	219,903	536,421
Households	8,264	76,215	188,162
Median Income	\$66,687	\$57,966	\$50,237

PROPERTY OVERVIEW



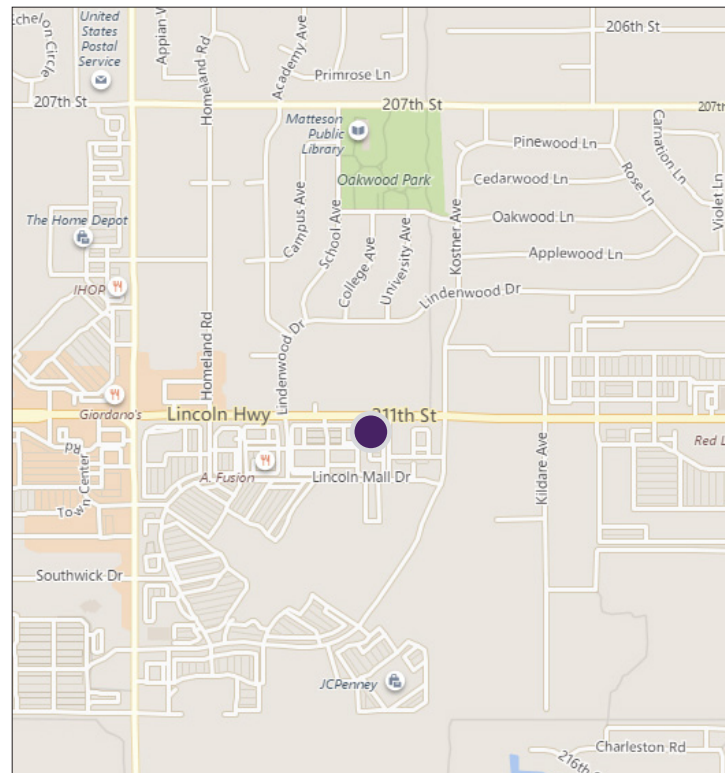
- 25,520 SF retail strip center
- Currently 96.0% occupied
- Close to Cicero and Lincoln Hwy.
- Many long-term tenants
- Nearby businesses include Chase, DaVita, Dollar Tree, Giordano's, PetSmart, Marshalls and more
- Potential to add value thru leasing
- Est. Gross Income: \$32,682
- Est. Cap Rate: 12.04%
- Land Area: 2.34 acres
- Traffic Count: 34,701 vehicles daily
- Zoning: MXD, mixed-use
- Taxes (2023): \$164,691

\$1,550,000

4431-57 LINCOLN HWY | MATTESON, IL

Lincoln Square Center is a 25,520 square foot retail center near the corner of Lincoln Highway and Cicero Ave. Currently, the center is 96.0% occupied, with many long-term tenants. These tenants include Pepe's Mexican Restaurant, a spa, a florist and more. The center is part of a strong commercial corridor near Cicero and Lincoln; nearby businesses include Chase, DaVita, Dollar Tree, Giordano's, PetSmart, Marshalls and more. This center is a great opportunity for an investor or user looking for retail opportunities in the south suburbs of Chicago.

With a vibrant commercial community as well as a strong residential consumer base Matteson is a growing suburb with tremendous potential for businesses. The corner of Cicero and Lincoln Highway is a strong commercial intersection, attracting a variety of national retailers.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,503	59,349	156,297
Households	2,049	22,077	56,497
Median Income	\$74,999	\$70,531	\$71,466

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.

PROPERTY OVERVIEW



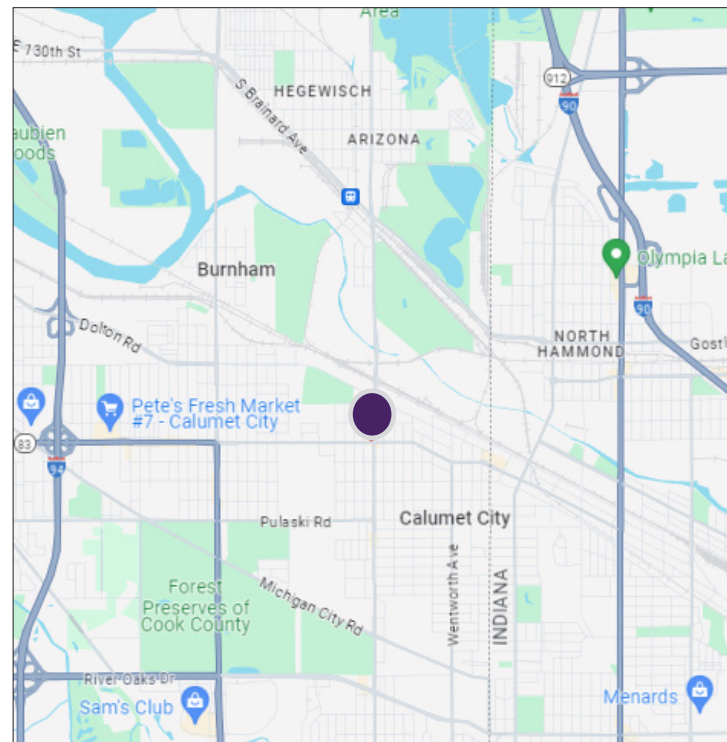
- 16,000 SF neighborhood retail center
- Located at hard corner with prominent signage
- 100% occupied, consisting of 4 suites
- Long-term tenants include Little Tots Daycare Center, JJ Fish, Push Hard Fitness and Boost Mobile
- 12.09% Cap Rate
- Great neighborhood location
- Traffic count: 17,536 vehicles daily
- Zoning: B
- Taxes (2023): \$159,288

\$1,200,000

636 SIBLEY BLVD | CALUMET CITY, IL

A 16,000 square foot retail center conveniently located at the intersection of Sibley Boulevard and Burham Avenue in Calumet City is available for sale. Situated along a stable retail corridor, the property provides easy accessibility to more than 32,000 VPD. The Property is anchored by Little Tots Daycare, who has been at the property for more than 15 years. The Property consists of three buildings and centers feat five points of egress/ingress with prominent signage.

Approximately 23 miles southeast of Chicago, the immediate area is surrounded by a residential neighborhood. The city has tremendous highway access to Interstate 94/ Interstate 80 and is only minutes from Interstates 294, 57 and 55.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,109	103,831	240,487
Households	4,553	37,348	86,492
Median Income	\$54,375	\$47,363	\$49,842