

800 Des Plaines Ave., Forest Park, IL

NOW: \$760,000



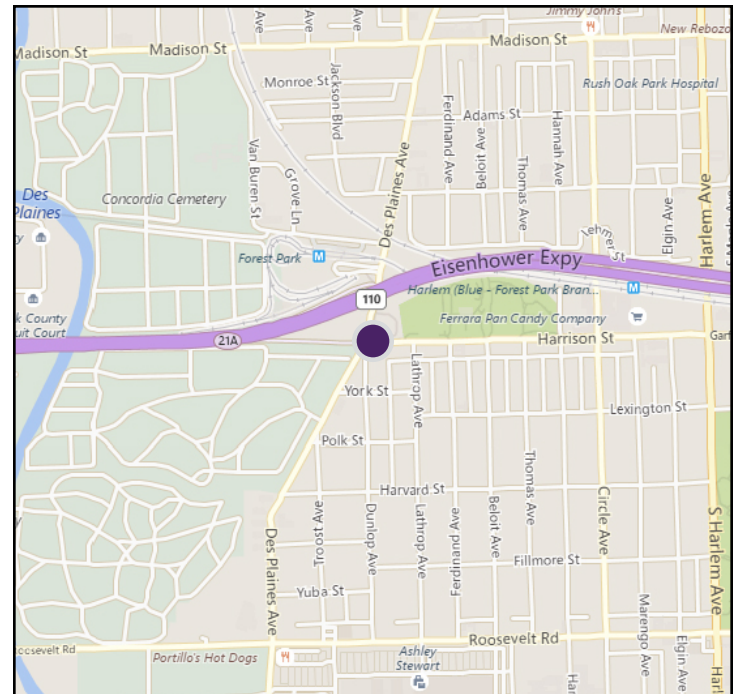
Property Highlights

- 6,000 SF retail/office storefront
- ATI Physical Therapy lease has 4 years remaining plus 5-year option
 - 3,750 SF leased thru Dec 2023
- 2,250 SF vanilla box storefront with potential as retail or office
- Opportunity for a user or investor
- Located at stoplit intersection of Harrison and Des Plaines
- Pro Forma NOI: \$112,506
- Pro Forma 2019 Cap Rate: 14.6%
- Close to Forest Park CTA & I-290
- Land Area: 17,900 SF
- Zoning: B-1
- Taxes (2017): \$66,307

Property Overview

A 6,000 square foot retail/office center with upside potential is available for sale. ATI Physical Therapy, a long-term tenant in the building, leases 3,750 square feet through 2023. ATI also has a 5-year renewal option remaining. A 2,250 square foot vanilla box space is available for lease, with potential for retail or office use. Both units have access to the shared parking lot, with ample room for customers and employees. At a hard corner, this property has great potential for either a user or investor looking to add value.

Forest Park is located 10 miles west of downtown Chicago along the Eisenhower Expressway (I-290). This building is located at a busy corner, passed by 16,000 cars daily on Harrison and Des Plaines.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	21,449	246,441	665,009
Households	10,066	90,019	224,661
Median Income	\$56,434	\$57,663	\$51,061

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