

742 Sheridan Rd., Highwood, IL

Price Upon Request



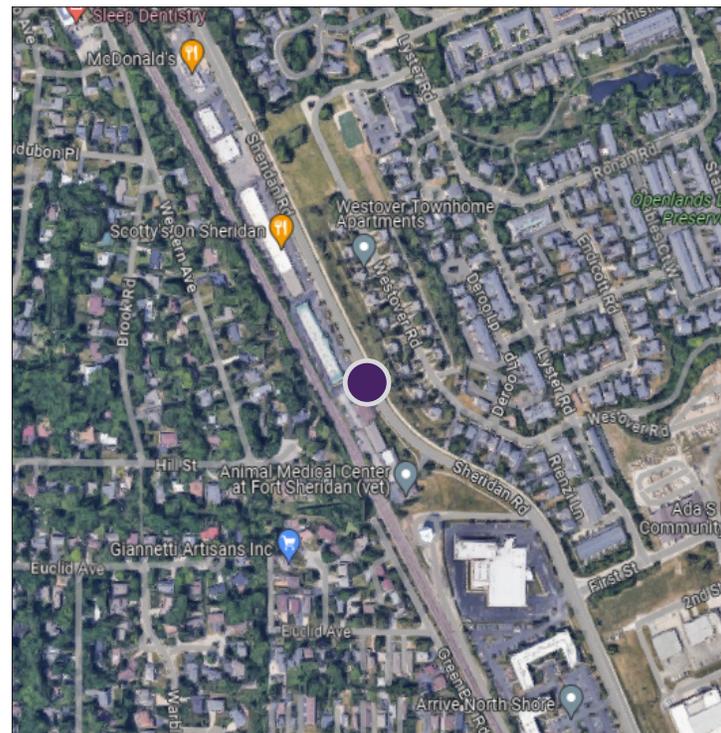
Property Highlights

- 6,400 SF retail building
- Five retail storefronts at the center with long-term tenants
- Attractive facade, high ceilings, with great exposure
- Ample parking in rear of building
- Excellent location in bustling business district across from Fort Sheridan
- Close to MetraRail train station, McDonalds & Walgreen's
- 157' of frontage on Sheridan Road
- Great opportunity for an investor
- Busy thoroughfare to Lake Forest and Highland park
- Land area: 17,860 SF
- Zoning: CX - Corridor Mixed Use
- Taxes (2023): \$22,019.66

Property Overview

A 6,400 square foot free-standing retail property located in Highwood, IL is available for sale. This property is situated in desirable Lake County and is across from the Fort Sheridan Development Project. This property is comprised of five retail storefronts with many long-term tenants. Excellent frontage on Sheridan road, ample parking and close proximity to the MetraRail train station make this is great opportunity for an investor.

Highwood is a growing community in the northern suburbs of Chicago. The area has a strong business community, a vibrant restaurant/bar scene and hosts numerous festivals and celebrations throughout the year. Highwood has experienced a significant amount of both residential and commercial development.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,014	39,034	88,925
Households	3,405	13,816	32,148
Median Income	\$106,681	\$151,562	\$157,481

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MILLENNIUM
PROPERTIES R/E

*Retail Strip Center on Busy
Sheridan Road in Highwood*

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Rent Roll

SUITE	TENANT	SF	PRICE/SF	MONTHLY RENT (OPTIONS)	ANNUAL RENT	LEASE TERMS	COMMENTS
#1	Lake Shore Carpet, Inc.	1,500 SF	\$13.89/SF	Options: Year 2: 9/1/22-8/31/23- \$1,575.00 Year 3: 9/1/23-8/31/24- \$1,653.75 Year 4: 9/1/24-8/31/25- \$1,736.43 Year 5: 9/1/25-8/31/26- \$1,823.25	\$20,837.16	3/1/2021 to 8/31/2022	Tenants responsible for everything except for RE taxes
#2	Fitness Edge	1,250 SF	\$21.60/SF	Amdnt 1: Exp12/31/18- \$1,890.00 Amdnt 2: 6/1/22-9/30/22- \$1,995.00 10/1/22-12/31/22- \$1,995.00 1/1/23-5/31/23- \$2,120.00 6/1/23-5/31/24- \$2,180.00 6/1/24-5/31/25- \$2,250.00 6/1/25-5/31/26- \$2,325.00 6/1/26-5/31/27- \$2,380.00	\$27,000.00	4/1/2015 to 3/30/2017	Tenants responsible for everything except for RE taxes
#4	AK Nail Studio	1,250 SF	\$18.24/SF	Year 2: 5/1/21-4/30/22- \$1,450.00 Year 3: 5/1/22-4/30/23- \$1,600.00 Year 4: 5/1/23-4/30/24- \$1,750.00 Year 5: 5/1/24-4/30/25- \$1,900.00 Additional Security Deposit \$300 + Second Option Term-2030 Total Security Deposit: \$3,300	\$22,800.00	5/1/2019 to 4/30/2021	Rent second option 5/1/2025 \$1,976 5/1/2026 \$2,055.04 5/1/27 \$2,137.24 5/1/2028 \$2,244.1 5/1/2029 \$2333.86
#3	Baroque Salon	950 SF	\$22.33/SF	3/1/24-2/28/25- \$1,768.00 3/1/28-2/28/29- \$2,068.40 3/1/29-2/28/30- \$2,151.13 3/1/30-2/28/31- \$2,237.17 3/1/31-2/28/32- \$2,326.65 3/1/32-2/28-33- \$2,419.71	\$21,216.00	1/1/2023 to 2/28/2028	Second option
#5	Lake Forest Lamp & Shade	1,602 SF	\$22.59/SF	10/1/13-9/30/14- \$2,452.17 10/1/14-9/30/15- \$2,525.73 10/1/15-9/30/16- \$2,603.51 10/1/16-9/30/17- \$2,679.59 10/1/17-9/30/18- \$2,759.95 10/1/18-9/30/19- \$2,842.74 10/1/19-9/30/20- \$2,929.02 10/1/20-9/30/21- \$3,015.88	\$36,190.56	M-T-M	Yearly option at 3% increases
Total		6,507 SF	\$19.68/SF	\$10,670.31	\$128,043.72		

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Income Statement

INCOME	2024
Income	\$128,043.72
TOTAL INCOME	\$128,043.72
EXPENSES	2024
Water/Sewage	\$ 3,187.19
Landscaping	\$ 880.00
Insurance	\$ 2,686.60
Scavenger	\$ 585.69
Utility	\$ 414.36
Real Estate Taxes	\$ 22,019.66
TOTAL OPERATING EXPENSES	\$ 29,773.50
NET OPERATING EXPENSES	\$ 98,270.22



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