

8900-08 S. Stony Island Ave., Chicago, IL

**\$1,150,000**



## BANK ORDERS SALE

### Property Highlights

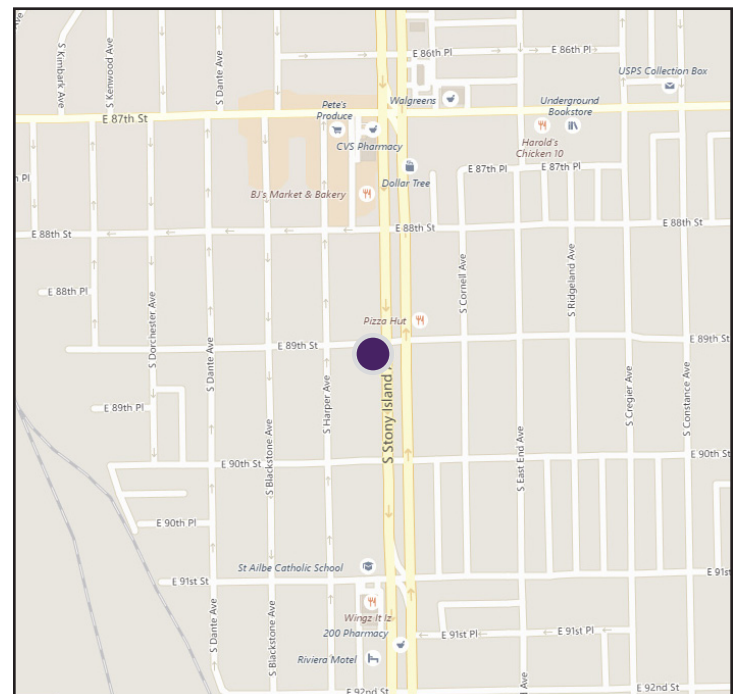
- 19,550 SF retail storefront
- Plus full basement for storage
- Large showroom updated in 2012
- Warehouse area with loading dock
- Great opportunity for owner/user
- Part of strong commercial area with AutoZone, Dollar Tree, CVS
- Includes 30 car parking lot
- Ample frontage on Stony Island
- Traffic Count: 31,300 cars daily
- Land Area: 26,319 SF
- Part of Stony Island/Burnside TIF
- Zoning: B3-2
- Taxes (2017): \$57,338

## Property Overview

At the stoplit corner of 89th and Stony Island, this 19,550 square foot retail storefront is available for sale. Updated in 2012, the building features a large showroom area, a warehouse with a loading dock plus a full finished basement for storage. Used as a beauty supply store, the property has a new facade with ample frontage on busy Stony Island. This is a great opportunity for an owner/user as the property will be delivered vacant.

This retail building is part of a strong commercial corridor, centered around 87th and Stony Island that is popular local and national businesses. Some of the retailers located nearby include AutoZone, Walgreens, CVS, Dollar Tree, Citibank, McDonald's and Pete's Produce.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,731	230,112	495,802
Growth 2017-2022	0.84%	0.13%	0.22%
Households	9,773	89,827	185,665
Median Income	\$46,460	\$34,522	\$34,924





**MILLENNIUM**  
PROPERTIES R/E

*19,550 SF Highly Visible Retail  
Showroom on Stony Island*

8900-08 S. Stony Island Ave., Chicago, IL

**\$1,150,000**

## Property Photos



**Daniel J. Hyman**  
Chairman and CEO  
(312) 338 - 3003  
dhyman@mpirealestate.com

**mpirealestate.com**

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. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.



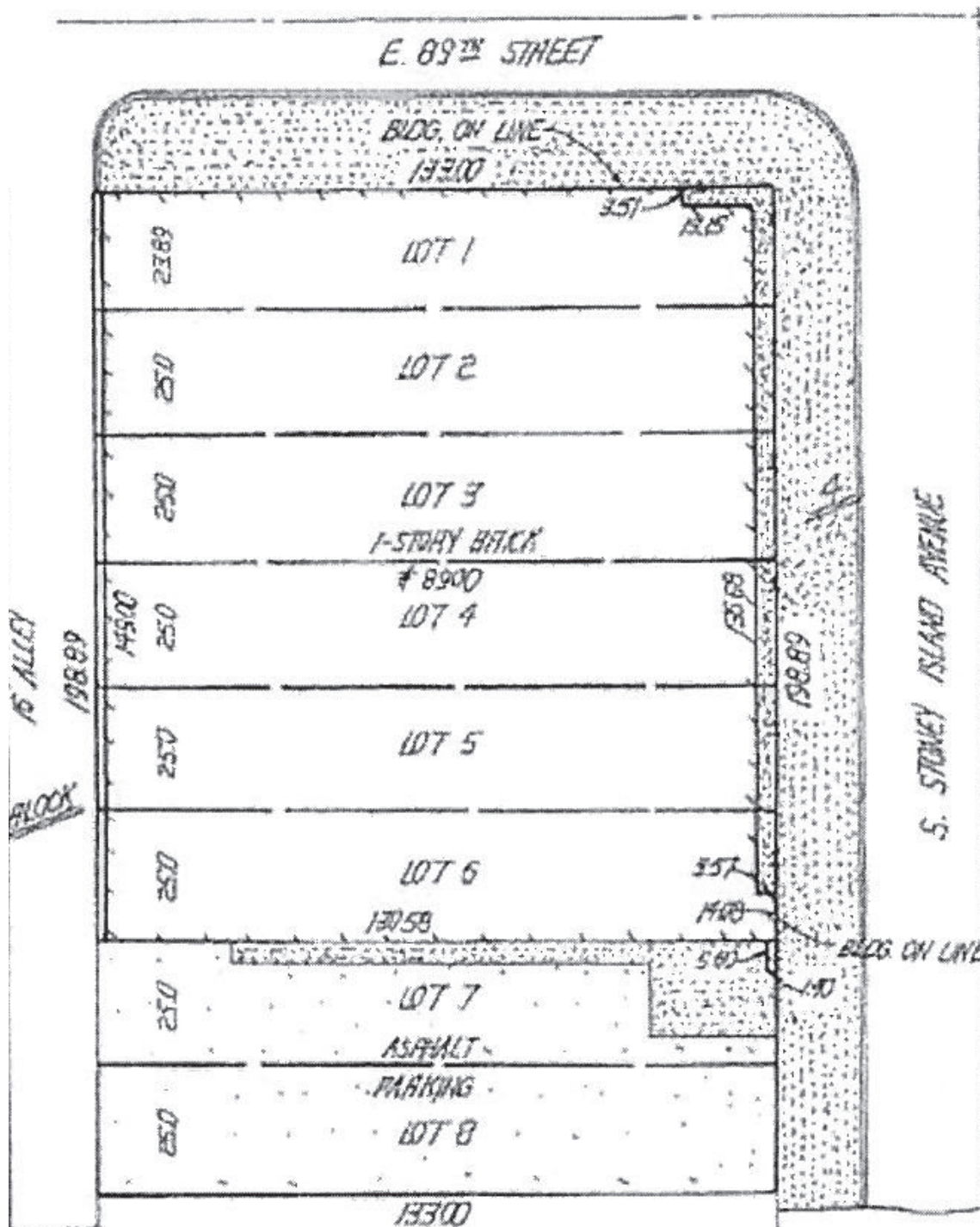
**MILLENNIUM**  
PROPERTIES R/E

**19,550 SF Highly Visible Retail  
Showroom on Stony Island**

8900-08 S. Stony Island Ave., Chicago, IL

**\$1,150,000**

**Survey**



**Daniel J. Hyman**  
Chairman and CEO  
(312) 338 - 3003  
dhyman@mpirealestate.com

**mpirealestate.com**

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. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

8900-08 S. Stony Island Ave., Chicago, IL

**\$1,150,000**

## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2022 Projection	24,939	230,419	496,907
2017 Estimate	24,731	230,112	495,802
2010 Census	23,669	228,460	489,984
Growth 2017-2022	0.84%	0.13%	0.22%
Growth 2010-2017	4.49%	0.72%	1.19%
2017 Population Hispanic Origin	388	19,209	42,448
<b>Households:</b>			
2022 Projection	9,810	89,590	185,406
2017 Estimate	9,773	89,827	185,665
2010 Census	9,597	90,953	186,832
Growth 2017 - 2022	0.38%	-0.26%	-0.14%
Growth 2010 - 2017	1.83%	-1.24%	-0.62%
Owner Occupied	6,606	39,891	83,339
Renter Occupied	3,168	49,936	102,326
2017 Avg. Household Income	\$61,450	\$48,660	\$52,336
2017 Med. Household Income	\$46,460	\$34,522	\$34,924
<b>2017 Households by Household Income:</b>			
Less than \$25,000	2,888	35,316	72,022
\$25,000 - \$50,000	2,327	22,589	44,735
\$50,000 - \$75,000	1,429	13,457	27,840
\$75,000 - \$100,000	1,333	8,510	16,796
\$100,000 - \$125,000	883	4,516	9,591
\$125,000 - \$150,000	413	2,336	5,391
\$150,000 - \$200,000	321	2,060	5,341
Greater than \$200,000	179	1,043	3,949
<b>Business Employment</b>			
Total Number of Businesses	718	4,826	11,451
Total Number of Employees	6,611	46,306	132,138

8900-08 S. Stony Island Ave., Chicago, IL

**\$1,150,000**

## Consumer Spending (2017) <sup>\*in \$000s</sup>

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>194,747</b>	<b>1,536,526</b>	<b>3,362,151</b>
<b>Total Apparel</b>	<b>13,849</b>	<b>120,338</b>	<b>259,910</b>
Women's Apparel	5,814	48,297	103,710
Men's Apparel	2,864	23,572	50,898
Girl's Apparel	965	9,410	20,730
Boy's Apparel	652	6,358	13,992
Infant Apparel	577	5,675	12,488
Footwear	2,977	27,026	58,093
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>15,010</b>	<b>118,879</b>	<b>257,522</b>
Entertainment	2,209	18,817	41,161
Audio & Visual Equipment/Service	8,421	68,607	144,078
Reading Materials	746	5,039	11,563
Pets, Toys, Hobbies	3,633	26,416	60,720
Personal Items	16,402	129,889	281,599
<b>Total Food &amp; Alcohol</b>	<b>54,201</b>	<b>453,506</b>	<b>990,125</b>
Food at Home	33,194	286,234	615,662
Food Away From Home	18,320	145,363	323,098
Alcoholic Beverages	2,688	21,909	51,364
<b>Total Household</b>	<b>30,421</b>	<b>213,918</b>	<b>470,901</b>
House Maintenance & Repair	6,744	40,015	85,268
Household Equipment & Furnishings	12,095	90,654	197,042
Household Operations	8,846	65,069	145,554
Housing Costs	2,736	18,180	43,038
<b>Total Health Care</b>	<b>10,042</b>	<b>74,995</b>	<b>165,100</b>
Medical Services	5,186	38,304	86,466
Prescription Drugs	3,636	27,529	59,110
Medical Supplies	1,220	9,162	19,524
<b>Total Education &amp; Day Care</b>	<b>11,844</b>	<b>87,973</b>	<b>204,880</b>
Education	8,532	65,512	148,455
Fees & Admissions	3,312	22,460	56,425

8900-08 S. Stony Island Ave., Chicago, IL

**\$1,150,000**

## Consumer Spending (2022) <sup>\*in \$000s</sup>

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>213,729</b>	<b>1,678,763</b>	<b>3,681,841</b>
<b>Total Apparel</b>	<b>14,724</b>	<b>126,599</b>	<b>273,898</b>
Women's Apparel	6,115	50,344	108,255
Men's Apparel	3,060	24,975	53,948
Girl's Apparel	1,038	9,946	22,001
Boy's Apparel	709	6,801	15,031
Infant Apparel	658	6,257	13,752
Footwear	3,143	28,275	60,911
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>15,518</b>	<b>122,191</b>	<b>265,423</b>
Entertainment	2,293	19,353	42,484
Audio & Visual Equipment/Service	8,684	70,394	148,107
Reading Materials	768	5,217	11,979
Pets, Toys, Hobbies	3,772	27,227	62,853
Personal Items	17,530	138,938	301,909
<b>Total Food &amp; Alcohol</b>	<b>59,396</b>	<b>494,227</b>	<b>1,081,749</b>
Food at Home	36,386	312,353	673,751
Food Away From Home	20,158	158,902	354,122
Alcoholic Beverages	2,853	22,971	53,875
<b>Total Household</b>	<b>31,989</b>	<b>224,160</b>	<b>494,902</b>
House Maintenance & Repair	7,021	41,377	88,364
Household Equipment & Furnishings	12,361	92,095	200,697
Household Operations	9,763	71,837	160,945
Housing Costs	2,844	18,851	44,897
<b>Total Health Care</b>	<b>11,213</b>	<b>84,030</b>	<b>185,587</b>
Medical Services	5,796	42,761	96,896
Prescription Drugs	4,058	30,996	66,720
Medical Supplies	1,359	10,273	21,971
<b>Total Education &amp; Day Care</b>	<b>12,901</b>	<b>94,709</b>	<b>220,698</b>
Education	9,445	71,344	161,738
Fees & Admissions	3,457	23,365	58,960