

Leased Car Dealership with Service Center in Joliet

2525 W. Jefferson St. | Joliet, IL

\$ 2,500,000

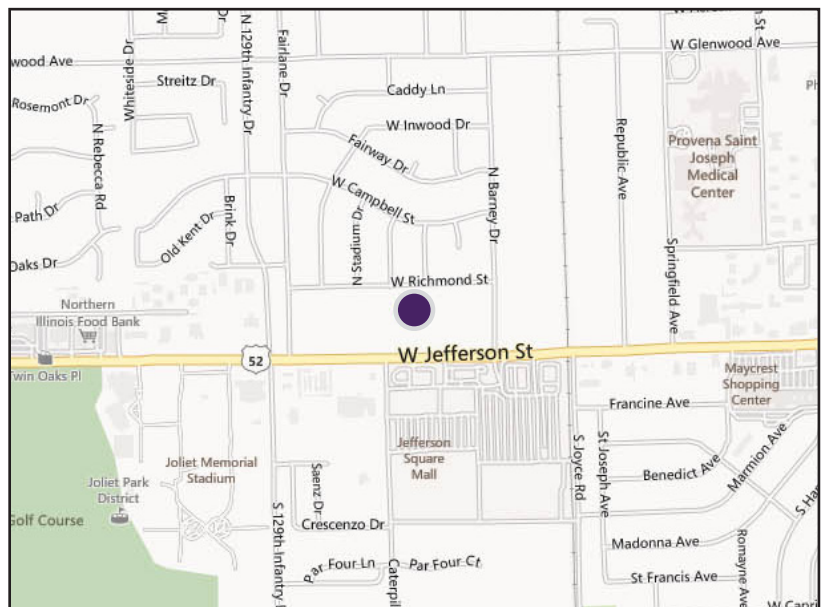
Investment Highlights

- 17,100 SF car dealership
 - Leased to Bill Jacobs Subaru through March 2015
 - 10 year renewal option
 - Includes showroom and service center
- Annual Rent: \$222,000
- 8.8% cap rate
- Total Land Area: 2.66 acres
 - Includes 39,790 SF of vacant land for potential future development
- Zoning: B-3 and R-5 (vacant land only)
- Taxes (2014): \$55,986



Property Highlights

Leased to Bill Jacobs Subaru, this 17,100 square foot car dealership is well located within the main retail corridor in Joliet. The dealership is on a 2.66 acre parcel and features a service center as well as the ample showroom. The property includes a 39,790 square foot parcel of vacant land at the rear of the site, providing room for future development.



Area Highlights

Located in the southwest suburbs, Joliet is a large community with 148,000 residents. Jefferson is a major retail corridors in Joliet, with a large number of national retailers as well as several car dealerships along the busy street.

Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Susan B. Silver

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**MILLENNIUM
PROPERTIES R/E**

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Aerial



Lease Overview

Tenant:	Bill Jacobs Joliet LLC	Annual Rent:	\$222,000
Commencement:	March 7, 2005	Monthly Rent:	\$18,500
Termination Date:	Mach 6, 2015	Rent per SF:	\$12.98 NNN
Option Term:	10 years	Rent Increases:	None
Lease Type:	Triple net		

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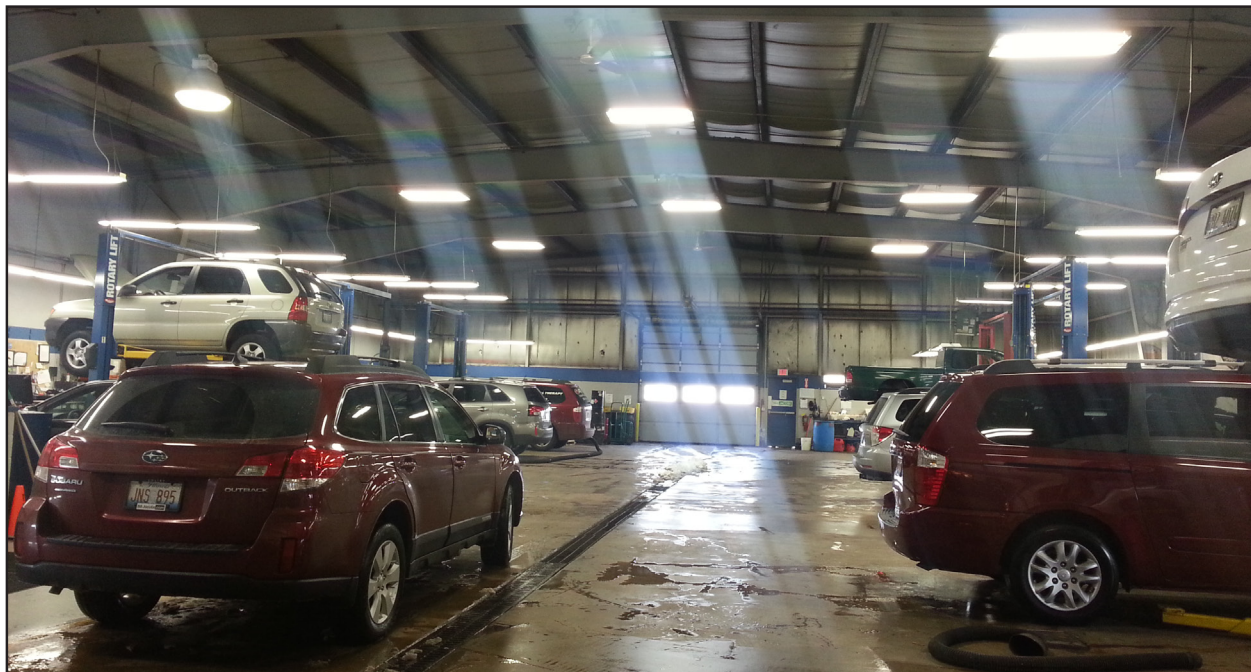
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