



Retail/Stores
 Status: **NEW** MLS #: **10118298** List Price:
 Area: **8011** List Date: **10/21/2018** Orig List Price:
 Address: **5316 N Milwaukee Ave , Chicago, IL 60630** Sold Price:
 Directions: **I-90 to Foster. East to Property. NWC Foster, Milwaukee and Central.**
 Sold by: List. Mkt Time: **4** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$18**
 Off Mkt Date: Concessions: Mthly. Rnt. Price:
 Township: Unincorporated: **No** CTGF:
 Coordinates: **N:5200** Subdivision: County: **Cook**
W:5600
 Year Built: **1995** PIN #: **(Map)**
 Zoning Type: **Retail** Multiple PINs:
 Actual Zoning: **B-3** Min Rentbl. SF: **1600**
 Subtype: **Strip Center** Max Rentbl. SF: **6500**
 Lot Dimensions:
 Apx. Tot. Bldg SF: # Stories: **1**
 Land Sq Ft: Gross Rentbl. Area: # Units: **13**
 Net Rentable Area: # Tenants: **13** Lease Type: **Net**
 Estimated Cam/Sf: **\$3.39** Est Tax per SF/Y: **\$5**

Remarks: **6500 SF End Cap position located within the Gladstone Corners SC located in the heart of the Chicago's bustling Jefferson Park Neighborhood, Chicago's premier northwest side urban community. Located just east of the Kennedy Expressway on Milwaukee Avenue at the center of four major thoroughfares: Foster, Central, Milwaukee & Northwest Highway. Available for a variety of users in a market-dominant & well-positioned retail center. Outdoor patio area is an option. Units can range from 1500 SF to a total contiguous 9000 SF. Join Verizon, Dollar Tree, Subway, Lifesource, 7-11, American Science & Surplus & more. Gladstone Corners SC offers great visibility and access. Currents tenant base presents well-balanced retail synergy & traffic. Excellent interstate access-located just east of I-90 (166,140 VPD). Jefferson Park Transit Center is less than 1/2 mile from the center.**

Approximate Age: 16-25 Years	Construction:	Air Conditioning: Central Air
Type Ownership: Corporation	Exterior:	Electricity: Circuit Breakers, 101-200 Amps
Frontage Acc: City Street	Foundation: Concrete	Heat/Ventilation: Forced Air, Gas
Current Use:	Roof Structure:	Fire Protection: None
Potential Use:	Roof Coverings:	Water Drainage:
Known Encumbrances:	Docks:	Utilities To Site:
Client Needs:	Misc. Outside:	Tenant Pays: Common Area Maintenance, Electric, Heat, Real Property Taxes, Insurance, Scavenger
Client Will:	# Parking Spaces:	HERS Index Score:
Location: Central Business District	Indoor Parking:	Green Disc:
Geographic Locale: Chicago North	Outdoor Parking: 51-100 Spaces	Green Rating Source:
# Drive in Doors: 0	Extra Storage Space Available:	Green Feats:
# Trailer Docks: 0	Misc. Inside:	Backup Info:
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession: Specific Date

Financial Information	Individual Spaces (Y/N):	Total Building (Y/N):
Gross Rental Income: \$0	Total Income/Month:	Total Income/Annual: \$0
Annual Net Operating Income: \$0	Net Operating Income Year:	Cap Rate:
Real Estate Taxes: \$195,505	Total Annual Expenses: \$0	Expense Year:
Tax Year: 2017	Expense Source:	Loss Factor:

Agent Remarks:

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2.5% OF INITIAL TERM	Other Compensation:	Call for Rent Roll Info:
Information: 24-Hr Notice Required, Listing Agent Must Accompany	Cont. to Show?:	Expiration Date: 04/18/2019
Broker: First In Realty Executives Inc (85093)	Ph #: (773) 779-3473	Team:
List Agent: Mark Mielnicki (150740)	Ph #: (773) 779-3473x101	Agent Addn'l Info:
Email: mark@firstinrealtyexec.com	Agent Alt Ph #:	
Co-lister:	Ph #:	

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MLS #: 10118298 Prepared By: Mark Mielnicki | First In Realty Executives Inc | 10/24/2018 08:01 AM