## MILLENNIUM PROPERTIES R/E

# Value-Add Retail Center Near Bensenville Metra 18-30 N. York Rd. Bensenville, IL \$1,700,000



#### **MPIREALESTATE.COM**

Michael Mintz (312) 338-2578 mmintz@mpirealestate.com

### 18-30 N. York Rd.: Retail Center with Upside Potential



#### **Property Highlights**

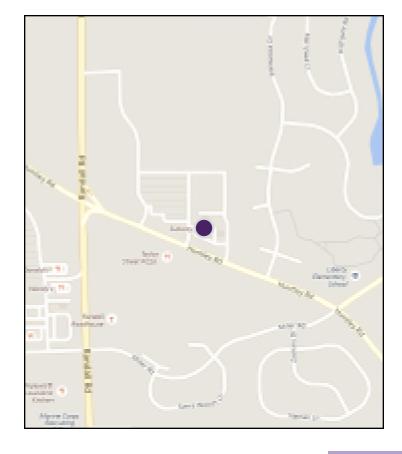
- 8,200 SF multi-tenant retail center
- Located in downtown Bensenville
- Tenants include doctor and dentist
- Potential to add value thru leasing
  - 1,055 and 2,000 SF available
- Highly visible pedestal signage
- Center has separate parking for customers and employees
- Opportunity for user or investor
- Current Annual Income: \$100,923
- Potential Income: \$173,298
- Land SF: 16,553 SF
- Traffic Count: 12,600 cars daily
- Zoning: C-1
- Taxes (2018): \$27,513



Located in downtown Benseville, an 8,200 square foot retail center is for sale. Currently, the property is leased to a dentist and a medical office, both of whom are long-term tenants. Two additional storefronts, with up to 2,000 square feet, can be leased or occupied. Currently the center generates more than \$100,000 of annual income, with potential to add value. The center also has ample parking for customers and an additional lot for employees. Located close to the Metra station, this center is a great opportunity for a user or an investor looking to add value.

Located in the western suburbs, Bensenville is a community of more than 18,600 residents who enjoy the quiet neighborhoods and the bustling business districts. Downtown Bensenville is home to a wide range of local and national businesses as well as several large multi-family complexes.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,023	47,350	224,090
Households	3,335	16,303	77,623
Median Income	\$69,720	\$70,550	\$67,823





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.