

17320-40 Torrence Ave., Lansing, IL

\$750,000



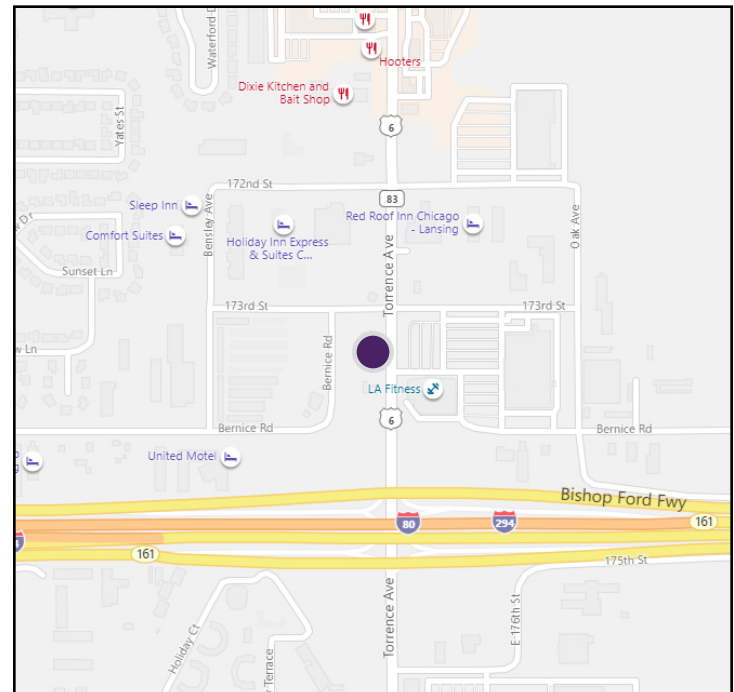
Property Highlights

- 8,400 SF retail center
- Fully leased six unit center
- Two new leases signed in 2019
- Several long-term tenants
- Tenants include AmeriCash Loans and Sign-a-Rama
- Highly visible with large signage
- Pro Forma NOI: \$73,141
- Pro Forma Cap Rate: 9.8%
- Part of busy commercial corridor
- Land Area: 28,950 SF
- Traffic Count: 15,800 cars daily
- Zoning: B2, community retail
- Taxes (2018): \$72,850, under protest

Property Overview

A fully leased 8,400 square foot retail center is available for sale. The six unit center has several long-term tenants and two new leases signed in 2019. Tenants in the center include AmeriCash Loans, Sign-a-Rama and more. The property is highly visible on Torrence, with two curb cuts, ample frontage and a large pedestal sign. Close to I-94/I-80 the property has strong in-place income.

Situated along the Bishop Ford Freeway, Lansing is located about 25 miles from downtown Chicago, near the Illinois-Indiana border. Torrence Ave. is a major shopping corridor in the area, drawing local and national retailers.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,432	101,933	235,700
Households	3,110	38,216	85,961
Median Income	\$54,609	\$52,125	\$49,986

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

Vince Pine
Vice President
(312) 338 - 3016
vpine@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.