

8546-54 S. Stony Island Ave., Chicago, IL

\$579,000



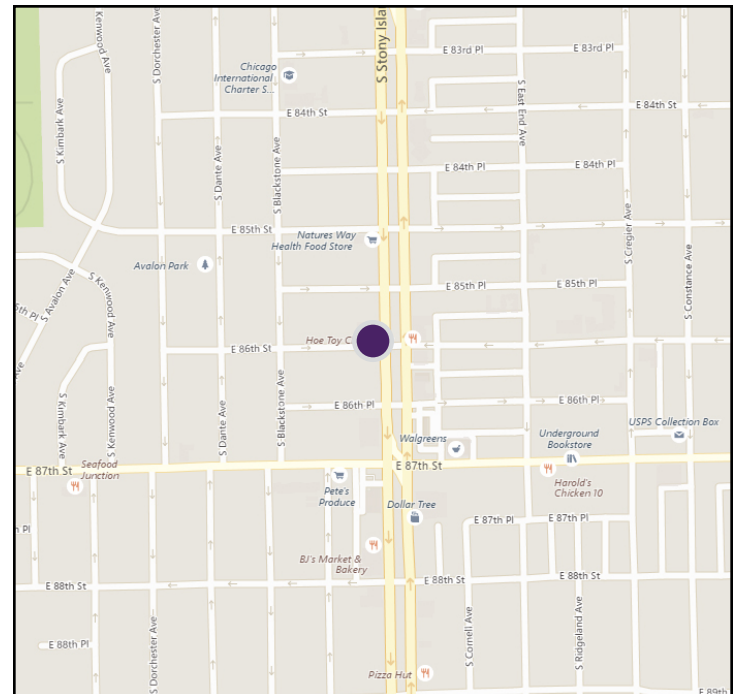
Property Highlights

- 6,480 SF retail center
 - 1,080 SF available
 - 1,000 SF Mexican restaurant
 - 2,000 SF doctor's office
 - 2,400 SF restaurant
- Potential to lease or occupy
- Pro Forma NOI: \$75,396
- Pro Forma Cap Rate: 13.0%
- Large pedestal signage available
- Part of strong commercial corridor
- Land Area: 13,483 SF
- Traffic Count: 33,700 cars daily
- Zoning: B3-2
- Part of Stony Island/Burnside TIF
- Taxes (2018): \$24,354

Property Overview

A 6,480 square foot neighborhood retail center is available for sale at the corner of 86th and Stony Island. The center is divided into four units, ranging from 1,000 to 2,400 square feet. The property has 1,080 square feet available, with potential to lease or occupy the space. Currently, the property generates more than \$57,000 of net operating income; the property could potentially generate more than \$75,000. This center is a great investment opportunity in a strong commercial corridor.

Avalon Park is a largely residential neighborhood on the south side of Chicago. The area around 87th St. is a major commercial corner with national retailers including Walgreens, Citibank and Dollar Tree.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	30,203	234,881	509,460
Households	12,169	92,012	191,984
Median Income	\$42,432	\$33,545	\$34,642

Brad Thompson
Vice President
(312) 338 - 3012
bthompson@mpirealestate.com

Michael Mintz
Vice President
(312) 338 - 2578
mmintz@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.