

FOR SALE

RETAIL PROPERTY



*BUFFALO GROVE SHOPPES*

## BUFFALO GROVE SHOPPES

*21-61 Buffalo Grove Rd., Buffalo Grove, IL 60089*

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## BUFFALO GROVE SHOPPES

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## PROPERTY INFORMATION

*Section 1*

## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // EXECUTIVE SUMMARY

PG. 4



### SALE PRICE

**\$1,816,531**

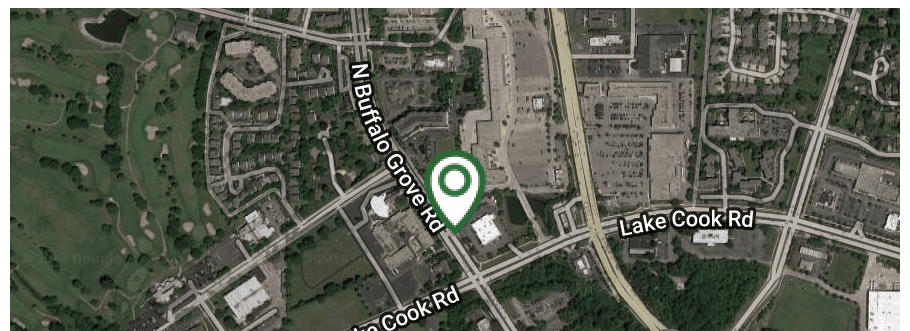
### OFFERING SUMMARY

Cap Rate:	8.0%
NOI:	\$145,322
Lot Size:	1.0 Acres
Year Built:	2001
Building Size:	7,379 SF
Zoning:	B-5
Traffic Count:	39,000
Price / SF:	\$246.18
Tenancy:	Multiple

### PROPERTY OVERVIEW

Horizon Realty Services is pleased to exclusively present 21-61 North Buffalo Road a 7,379 - square foot, retail strip center. The property sits on 1 acre of land and is located in Buffalo Grove, Illinois. The Village of Buffalo Grove is located 35 miles northwest of downtown Chicago and overlaps Cook and Lake Counties. Strategically positioned next to a Walgreens on the hard corner of Lake Cook Road and Buffalo Grove Rd.

The property is currently 100% occupied with a strong mix of local and national tenants. Anchored by Supercuts, all tenants benefit from synergy that the neighboring Walgreens brings to the center. All tenants operate under triple net leases reimbursing for the pro-rated share of maintenance, insure and taxes.



## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // PROPERTY DESCRIPTION PG. 5

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### LOCATION OVERVIEW

The immediate area has strong demographics, with an average household income within a one-mile radius of over \$100,000 and a population of 232,151 within a five-mile radius. Traffic counts are over 39,000 vehicles per day at the intersection of the subject property.

Buffalo Grove has been one of the fastest growing communities in the northwest suburbs since its incorporation in 1958. Buffalo Grove is a vibrant community with quiet neighborhoods and green spaces. With many community groups and cultural activities, it offers something for the entire family.

Unlike many other suburban communities which exhibit the problems and characteristics of rapid urbanization, Buffalo Grove has retained the characteristics which attracted its earliest residents. It remains a community of tree-lined streets, well-maintained homes, neighbors, and neighborhoods.



## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // ADDITIONAL PHOTOS PG. 6



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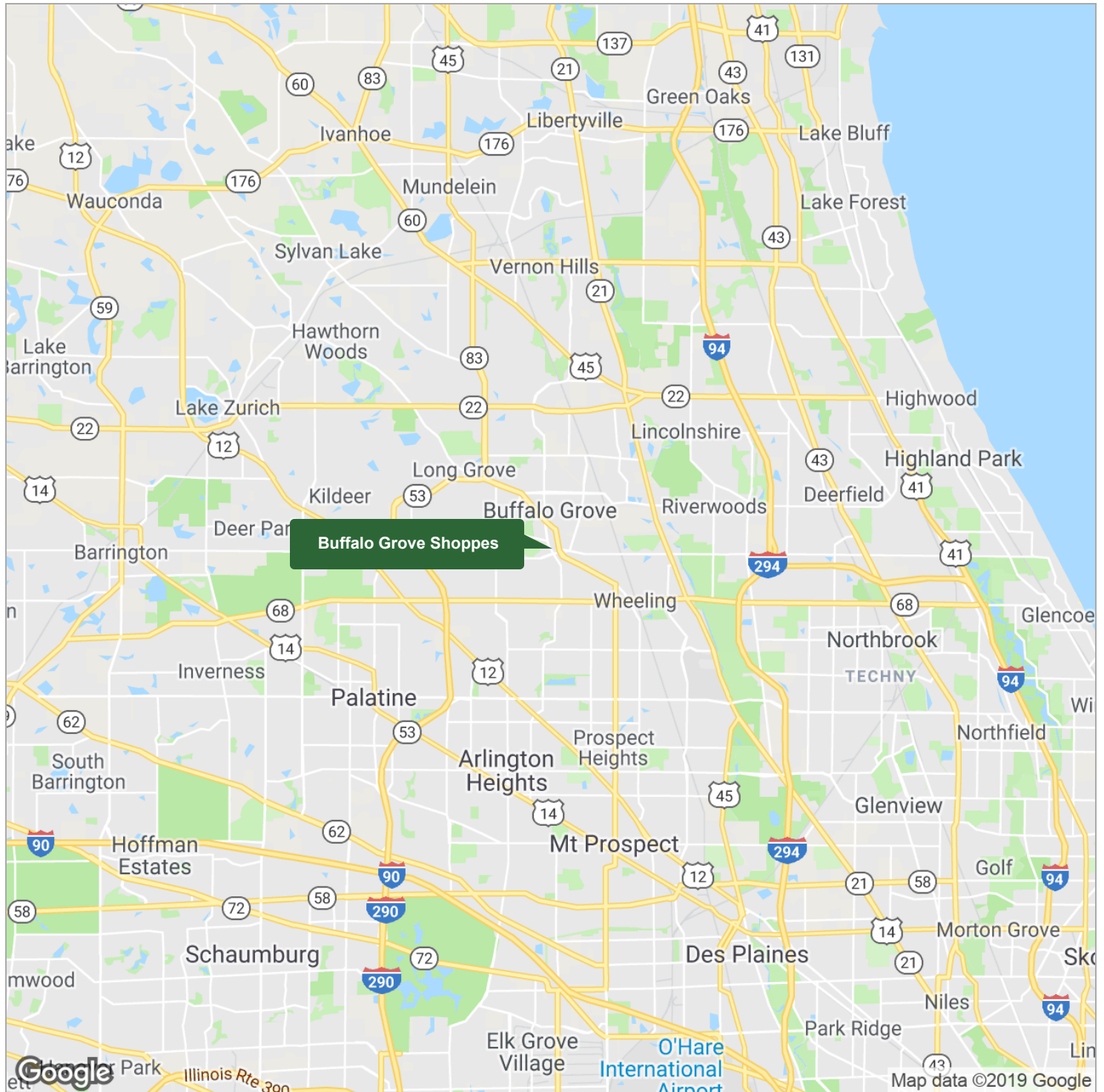
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## LOCATION INFORMATION

*Section 2*

## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // REGIONAL MAP

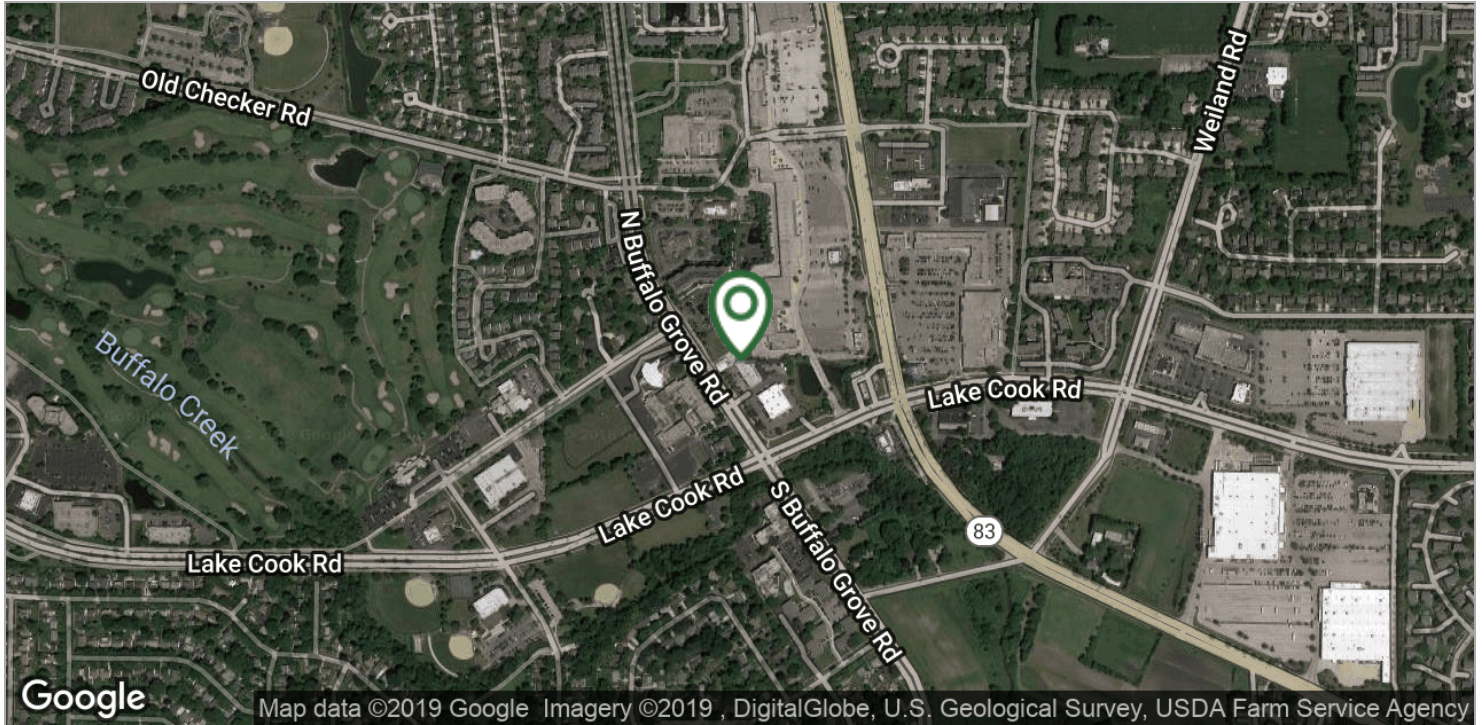




## BUFFALO GROVE SHOPPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // LOCATION MAPS

PG. 9



## BUFFALO GROVE SHOPPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // AERIAL RETAILER MAP

PG. 10



## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // SITE PLAN

PG. 11



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# FINANCIAL ANALYSIS

*Section 3*

## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // FINANCIAL SUMMARY

PG. 13

### INVESTMENT OVERVIEW

Price	\$1,816,531
Price per SF	\$246.18
CAP Rate	8.0%

### OPERATING DATA

Current Rent Collection	\$145,320.
Current Reimbursements	\$46,823-
Effective Gross Income	\$192,144-
Expenses	
Real Estate Taxes	\$25,805-
Insurance	\$4,530
CAM	\$15,048-
Management Fee	\$1,440
Total Expense	\$46,823
Net Operating Income	\$145,320

### FINANCING DATA

Down Payment	\$454,128-
Loan Amount	\$1,362,384-
Debt Service	\$86,294-
Debt Service Monthly	\$7,191-
Net Cash Flow After Debt Service	\$59,027-
Principal Reduction	\$32,388-
Total Return	\$91,415

## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // RENT ROLL

PG. 14

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Arrow Grocery	21	1,373	4/1/2015	3/31/2019	\$20,403	18.61	\$14.86
Smokey's Tobacco	25	1,297	2/1/2018	1/31/2022	\$35,642	17.58	\$27.48
T&J Nail Salon	35	1,350	8/1/2018	7/31/2021	\$32,400	18.3	\$24.00
Focused Eye Care	45	1,412	11/15/2016	11/14/2021	\$25,416	19.14	\$18.00
Supercuts	55	981	1/1/2015	5/31/2020	\$17,658	13.29	\$18.00
Lavender Spa	61	966	10/1/2016	9/30/2019	\$13,804	13.09	\$14.29
<b>Totals/Averages</b>		<b>7,379</b>			<b>\$145,323</b>		<b>\$19.69</b>

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## DEMOGRAPHICS

*Section 4*

## BUFFALO GROVE SHOPPES

21-61 BUFFALO GROVE RD., BUFFALO GROVE, IL 60089 // DEMOGRAPHICS REPORT PG. 16

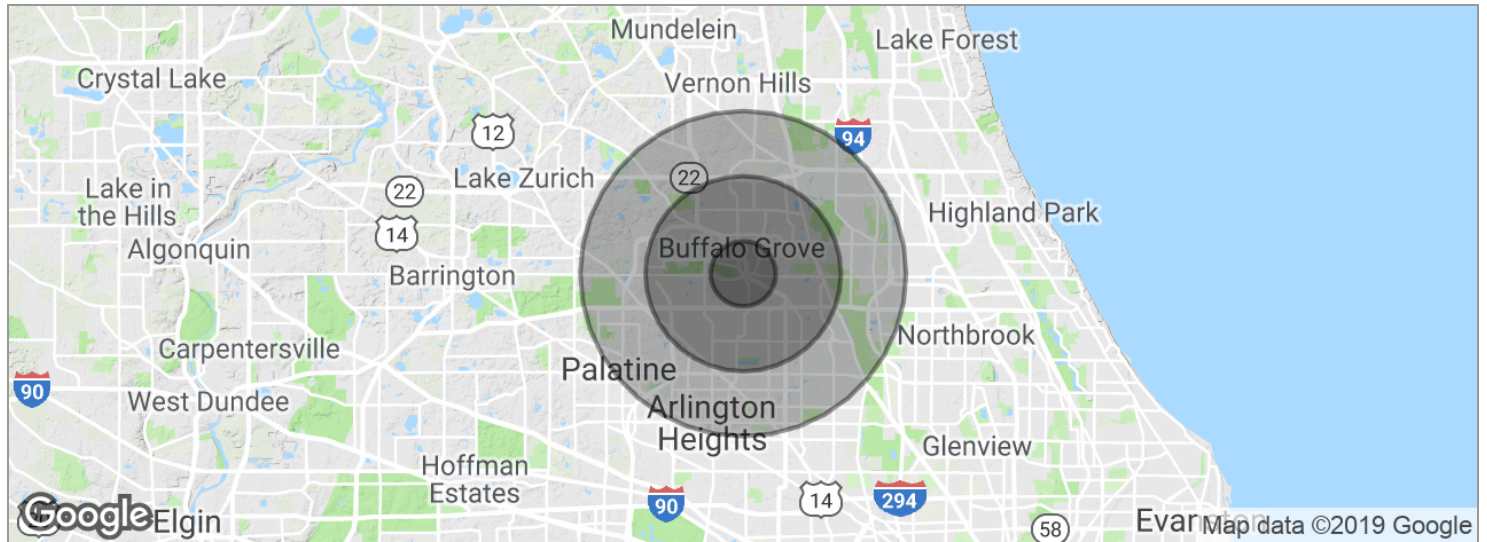
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	16,664	107,266	249,622
Median age	42.0	41.1	39.9
Median age (Male)	40.8	39.5	38.7
Median age (Female)	43.8	42.6	41.2
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,580	41,653	95,137
Total persons per HH	2.5	2.6	2.6
Average HH income	\$92,801	\$98,749	\$98,242
Average house value	\$293,619	\$354,592	\$396,328

\* Demographic data derived from 2010 US Census



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