

MILLENNIUM

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Net Leased Car Dealership on Cicero *Windy City Motors Available at 6.3% Cap Rate*

Windy City Motors

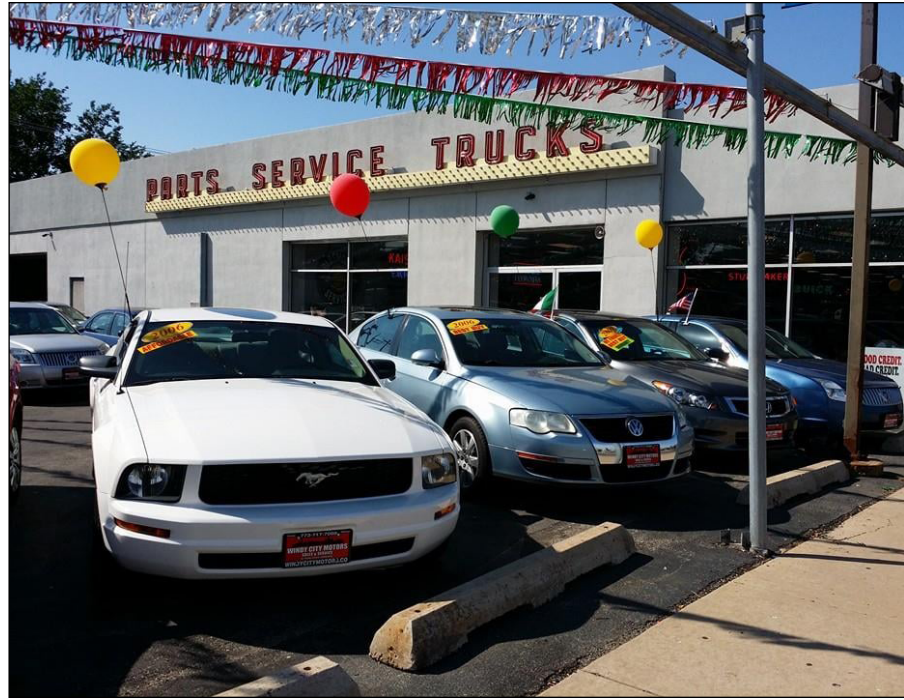
2662 N. Cicero

Chicago, IL

\$3,800,000

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Windy City Motors: Net Leased Dealership at 6.3% Cap



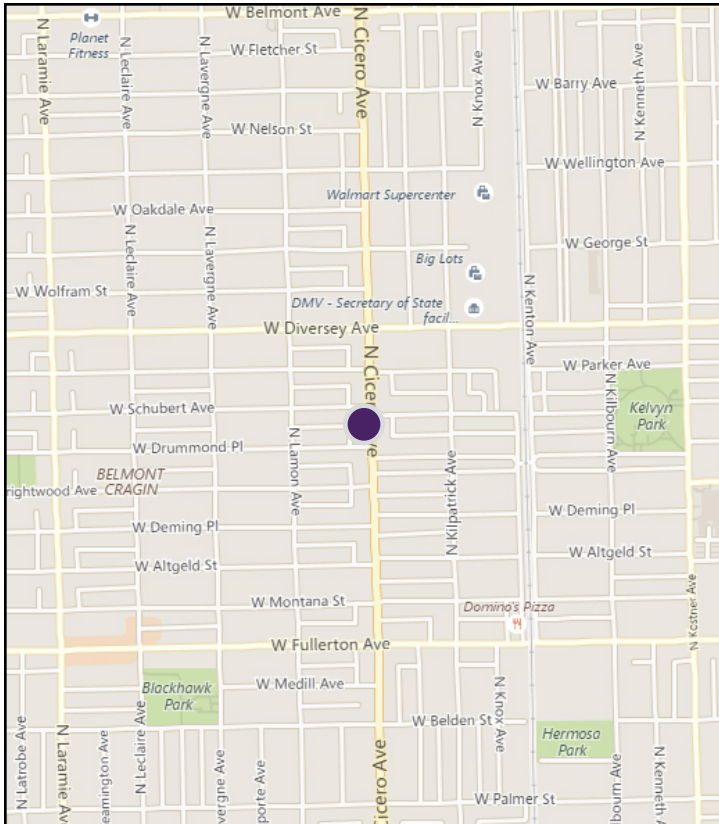
Portfolio Highlights

- 14,385 SF car dealership
- Net leased to Windy City Motors through August 2022
- Property features large showroom, garage area with multiple bays plus two fenced parking lots
- Part of highly trafficked corridor
- Located at stoplit corner
- Highly visible with 264' of frontage
- Est. NOI: \$239,042
- Est. Cap Rate: 6.3%
- Land Area: 38,829 SF
- Traffic Count: 27,700 cars daily
- Zoning: C2-1, Belmont/Cicero TIF
- Adjacent 6,200 SF lot zoned RS-3
- Taxes (2018): \$48,958

Property Overview

A car dealership with a 14,385 square foot showroom and garage is available for sale. The property is net leased to Windy City Motors through August 2022. The dealership features a large indoor showroom, a garage area with multiple service bays, and a large attached fenced parking lot plus an adjacent 6,200 square foot fenced lot. The dealership is highly visible along busy Cicero Ave.; located at a stoplit corner with 264' of frontage and large signage on Cicero. The property has strong income and has an estimated cap rate of 6.3%.

The Belmont Cragin community in Chicago has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|-----------|
| Population | 59,705 | 447,122 | 1,046,871 |
| Households | 16,443 | 144,286 | 384,130 |
| Median Income | \$54,789 | \$65,712 | \$83,751 |