

MILLENNIUM PROPERTIES R/E

Fully Leased Retail Center on
Western at 8.6% Cap Rate

6044-54 S. Western Ave.

Chicago, IL

\$1,850,000



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6044-54 S. Western Ave.:

Fully Leased Retail Center on Western



Property Highlights

- 7,600 SF retail center
- Fully leased to Subway, a Goodwill career center and a restaurant
- Two long-term tenants
- All tenants have 5-year renewal options remaining
- Pro Forma NOI: \$158,772
- Highly visible at hard corner
- Located in strong retail corridor
- Nearby businesses include Aldi, Dunkin', Pep Boys, Dollar Tree
- Land Area: 16,486 SF
- Traffic Count: 31,600 cars daily
- Zoning: B3-2
- Taxes (2018): \$54,251

Property Overview

At the hard corner of 61st and Western, a fully leased retail center is available for sale. The 7,600 square foot center is leased to a Goodwill career center, a Subway and a restaurant; all three tenants have at least one 5-year renewal option remaining. The property has strong in-place income and two of the tenants have been in the building for around 10 years. A hanging sign is available to increase the visibility of the property. This property also has a small parking lot behind the building for customers and employees.

Western Ave. is a strong retail corridor with Aldi, Pep Boys, Dunkin' Dollar Tree and more located nearby. Located on the southwest side of Chicago, the Chicago Lawn neighborhood is a largely residential area with commercial space along major streets such as Western, 63rd St. and 59th St.

