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



MPIREALESTATE.COM

Brad Thompson

(312) 338-3012 bthompson@mpirealestate.com Vince Pine (312) 338-3016 vpine@mpirealestate.com

6044-54 S. Western Ave.: Fully Leased Retail Center on Western



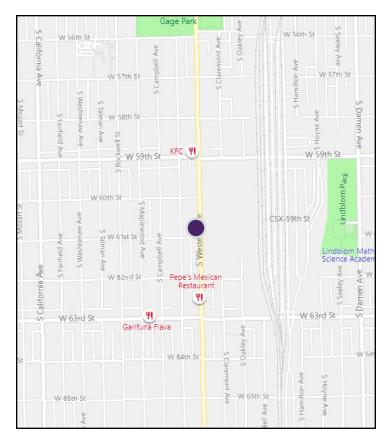
Property Highlights

- 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.



ENN

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.