

Well Located Strip Center In Hanover Park. Property Is Bank Owned!

Frontline Real Estate Partners

1551-1555 W. IRVING PARK ROAD | HANOVER PARK, IL 60133



## DETAILS

Sale Price	\$669,000
Lot Size	0.79 Acres
Building Size	10,150 SF
Year Built	1977
Zoning	B-2
Cross Streets	East Irving Park Road & Barrington Rd
Traffic Count	12,800

## PROPERTY OVERVIEW

The property currently houses a local grocer that just signed a long term renewal. The 10,150 square foot, two tenant building is an excellent investment opportunity for either an investor or an owner/user. Current occupancy rate is 70%. The property sits adjacent to a brand new Harbor Freight and AutoZone to the west and Just Tires to the east.

The property is located along the heavily trafficked Irving Park Road and shares a signalized intersection with Menards. Very strong base of national retailers in immediate proximity. Property is bank owned.

## PROPERTY HIGHLIGHTS

- The grocer tenant just signed a renewal extending their term through 7/2019
- Strong base of national retailers in direct proximity to the property
- Located near multiple forms of public transportation including Metra and Pace

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## Rent Roll

Unit	Tenant	Square Footage (SF)	Rent per SF	Monthly Net Rent	Annual Net Rent	Term Expiration
Suite A	Vacant	3,150	N/A	N/A	N/A	N/A
Suite B	Chapala Grocer	7,000	\$12.98	\$7,557	\$90,684	7/2019
<b>Total Rentable Area</b>		<b>10,150</b>				
<b>Total Annual Income</b>					\$90,684	
<b>Occupancy Rate</b>	<b>70%</b>					
<b>Real Estate Taxes</b>	<b>\$5.86/SF</b>					

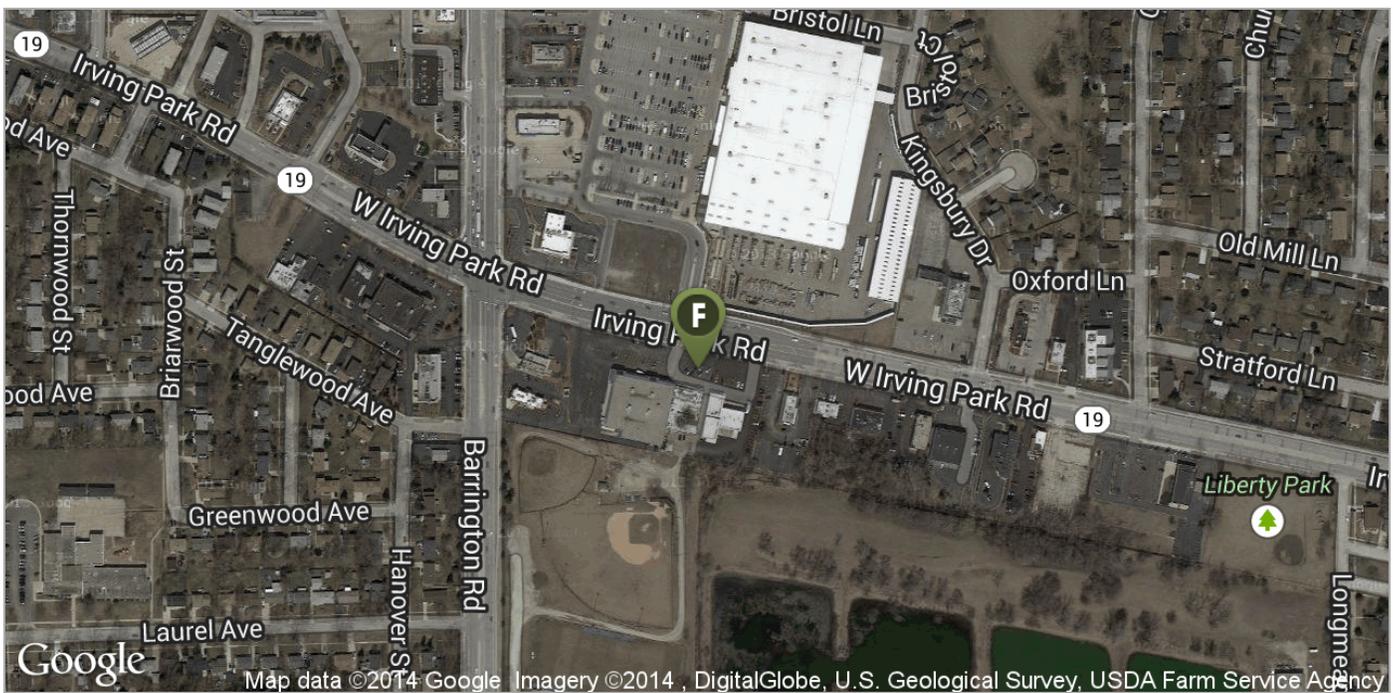
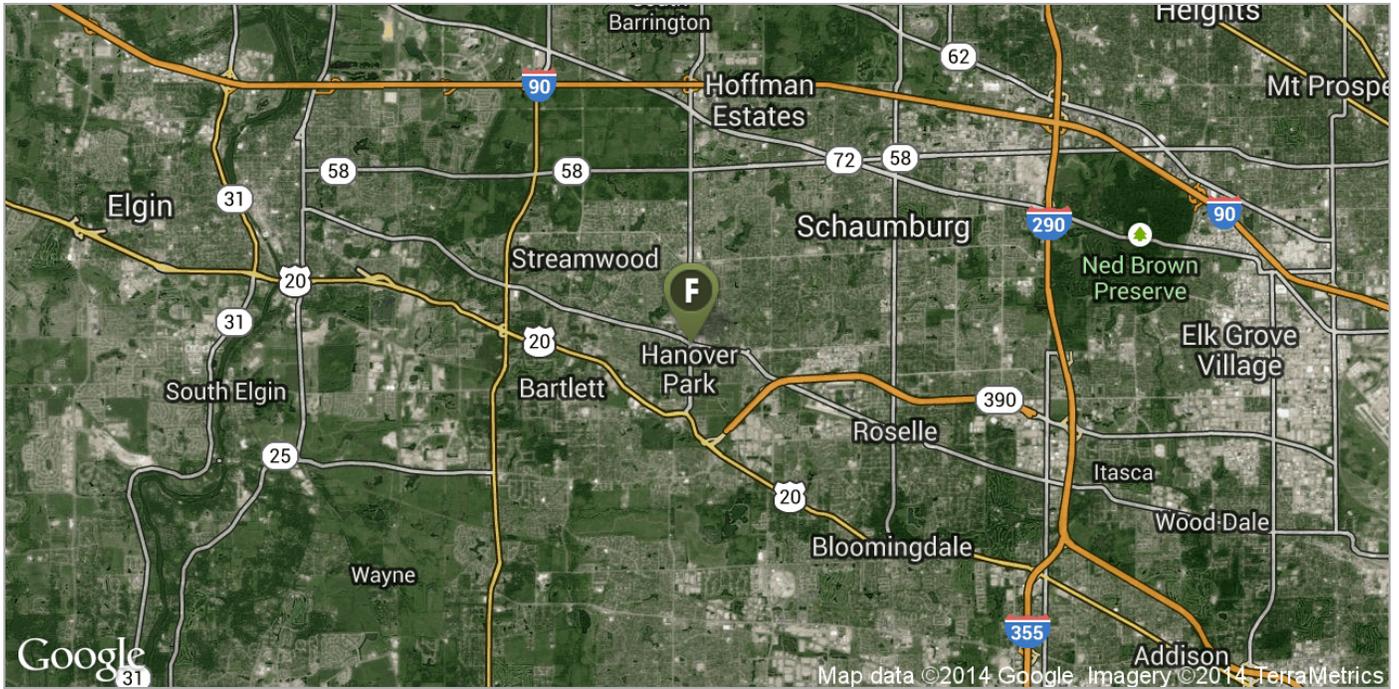


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LOCATION MAPS



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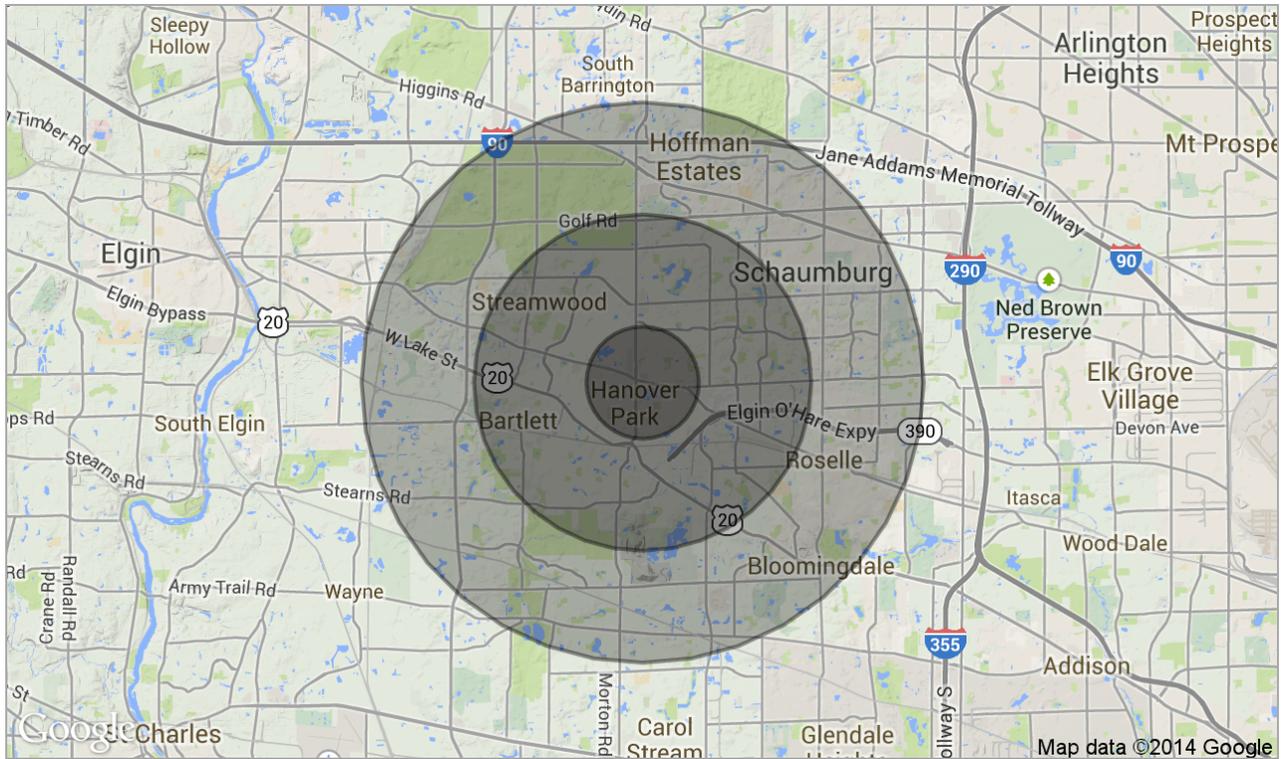
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	20,302	137,928	285,213
POPULATION DENSITY	20,302	137,928	285,213
MEDIAN AGE	32.5	33.8	35.5
MEDIAN AGE (MALE)	32.4	32.5	34.4
MEDIAN AGE (FEMALE)	33.5	35.6	37.0
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	6,062	46,999	100,102
# OF PERSONS PER HH	3.3	2.9	2.8
AVERAGE HH INCOME	\$67,648	\$78,839	\$84,134
AVERAGE HOUSE VALUE	\$228,410	\$254,255	\$288,650

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ADDITIONAL PHOTOS



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