

Retail Property For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP

FREESTANDING RETAIL OPPORTUNITY

2138 S MANNHEIM RD, WESTCHESTER, IL 60154



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OFFERING SUMMARY

Sale Price: \$850,000

Lease Rate: \$22.50 SF/yr (MG)

Available SF: 3,217 SF

Year Built: 1979

Price / SF: \$264.22

PROPERTY OVERVIEW

- Owner-user opportunity with approximately 1,842 SF available while generating income from an established restaurant tenant
- Long-term restaurant lease in place through March 2030 with scheduled rental increases
- High-visibility Mannheim Road location adjacent to Jewel-Osco with reciprocal access easement
- New roof installed in 2020
- Two-tenant, 3,217 SF building with eight parking spaces and stable occupancy under current ownership

2025 OPERATING EXPENSES

- Real Estate Taxes: \$21,260.16
- Insurance: \$3,372.00
- Fire Alarm: \$292.00
- Reciprocal Easement: \$1,080 Annually (\$90/month)

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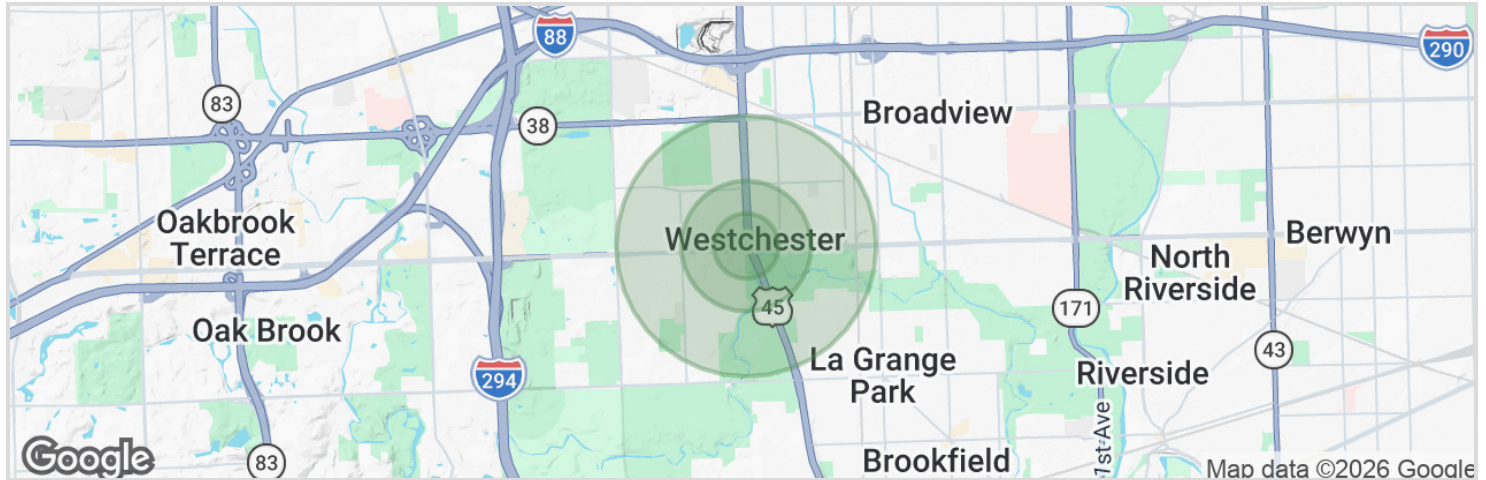
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1 mile



\$131,822

Median Household Income



717

Population



316

Households



52.8

Median Age



\$86,615

Median Disposable Income

3 miles



\$127,791

Median Household Income



3,101

Population



1,407

Households



53.1

Median Age



\$80,770

Median Disposable Income

5 miles



\$121,184

Median Household Income



12,857

Population



5,821

Households



51.5

Median Age



\$82,472

Median Disposable Income