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**AVISON  
YOUNG**

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# Chicagoland NNN Retail Portfolio

CHICAGO

3530 N SOUTHPORT AVE

1744 W DIVISION ST

CALUMET CITY

1330 S TORRENCE AVE

Three NNN Properties for Sale

Offered as a full portfolio and separate purchases

## PORTFOLIO OVERVIEW



# Investment Highlights



Combined NOI of approximately \$300,000.  
Rent roll **is current**.



**3% annual increases** to base rent on all leases.



All leases are **guaranteed (corporate/personal)**.



**7,300 rsf** combined for all three properties.



**100% of expenses and real estate taxes** pass through to tenant (NNN leases).



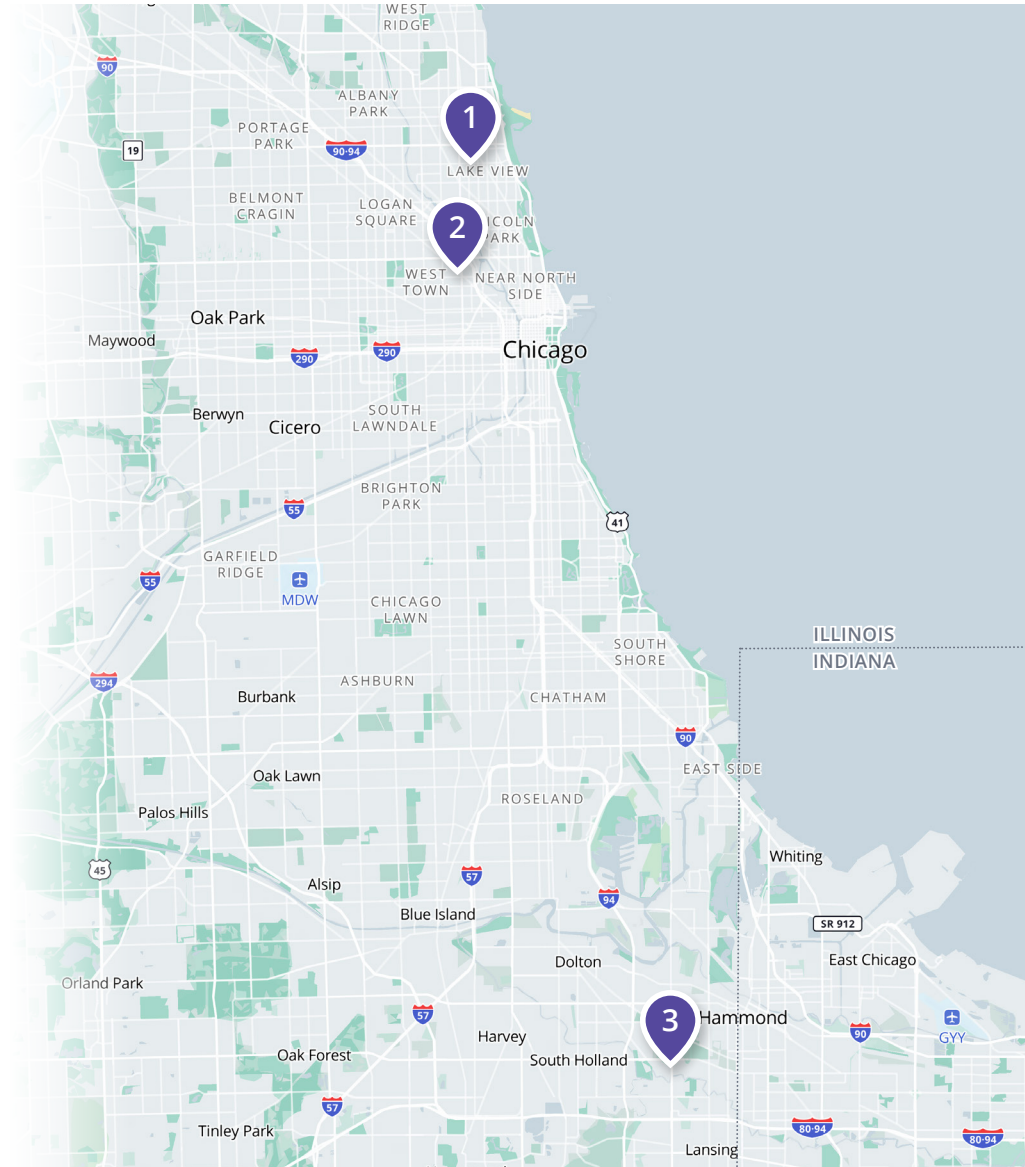
**100% leased. 6.62-year** weighted average lease time (WALT).



**Real estate taxes have been substantially reduced** at all three properties.

PORTFOLIO OVERVIEW

# Three-Property Portfolio

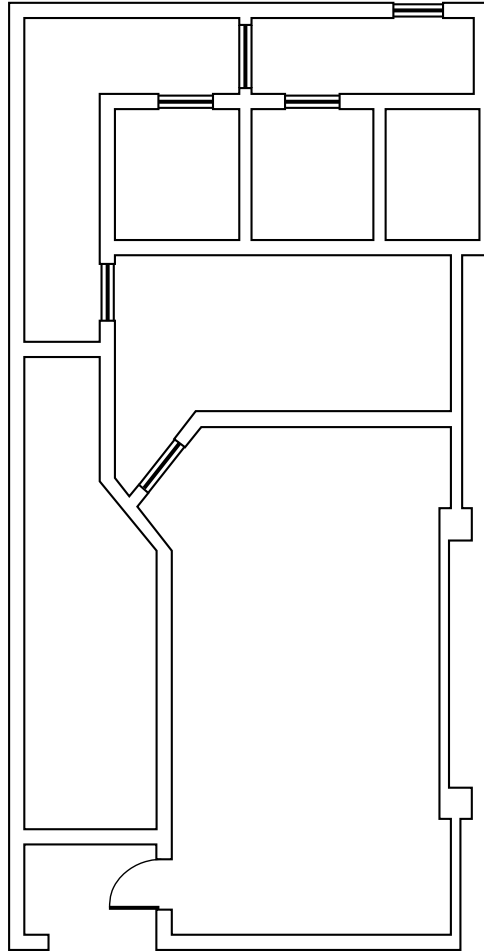


3530 N SOUTHPORT AVE

# 1 3530 North Southport Avenue

CHICAGO, ILLINOIS 60657 | UPSCALE SOUTHPORT CORRIDOR | RETAIL CONDOMINIUM

Tenant	Leap Leasing Alpha
Size	825 square feet
Lease structure	NNN
NOI	\$69,864
Annual escalations	3%
Lease expiration	8/1/2032
Cap rate	7%
Renewal options	Yes
Guarantee	Corporate



3530 N SOUTHPORT AVE

# 1 3530 North Southport Avenue

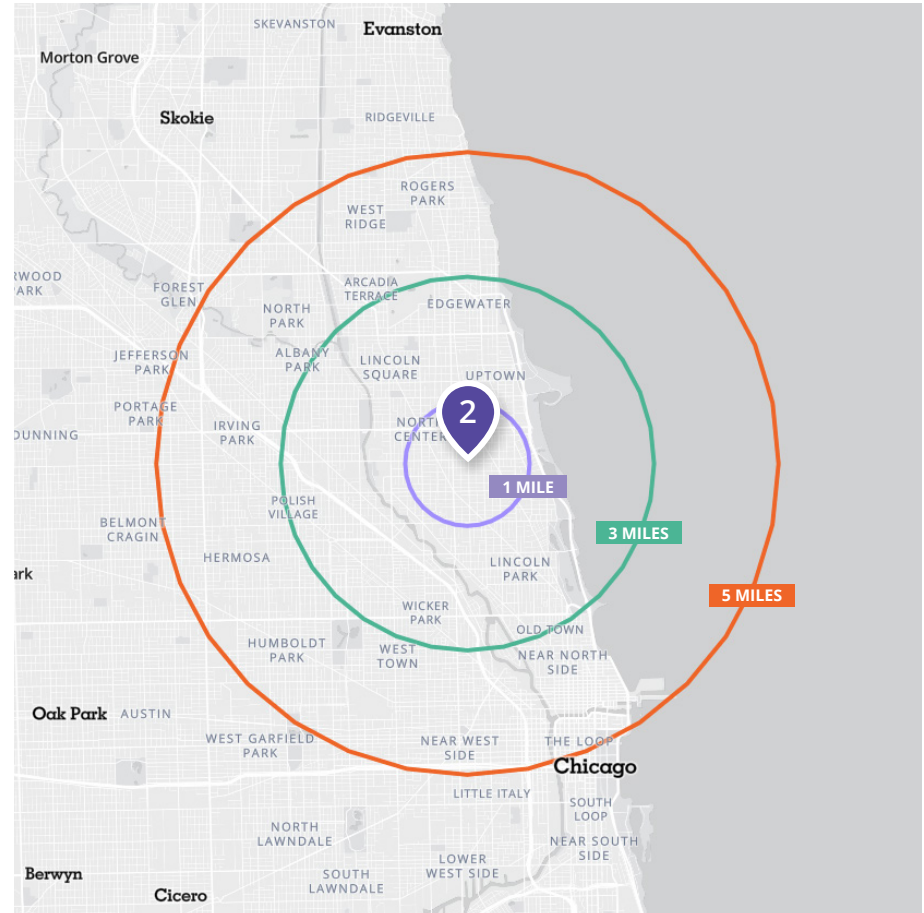
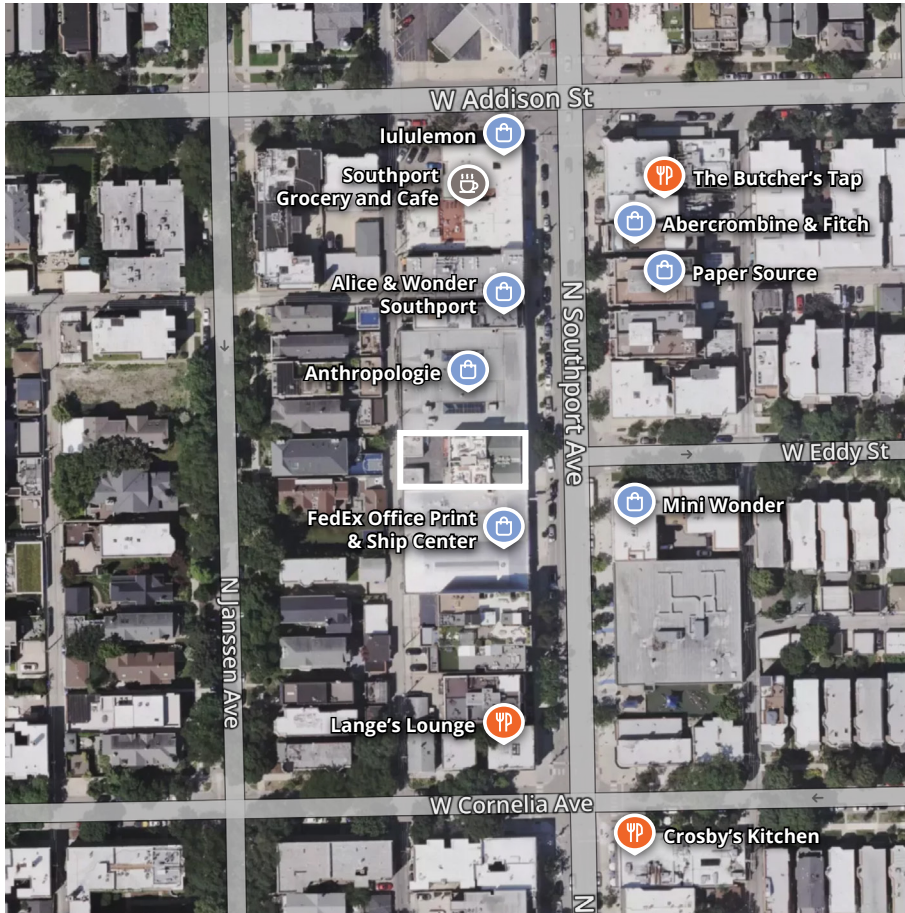
CHICAGO, ILLINOIS 60657 | UPSCALE SOUTHPORT CORRIDOR | RETAIL CONDOMINIUM



**3530 N SOUTHPORT AVE**

# 1 3530 North Southport Avenue

**CHICAGO, ILLINOIS 60657 | UPSCALE SOUTHPORT CORRIDOR | RETAIL CONDOMINIUM**



<b>LOCAL AMENITIES</b>	370+ SHOPPING	270+ RESTAURANTS	60+ CAFES	50+ FITNESS
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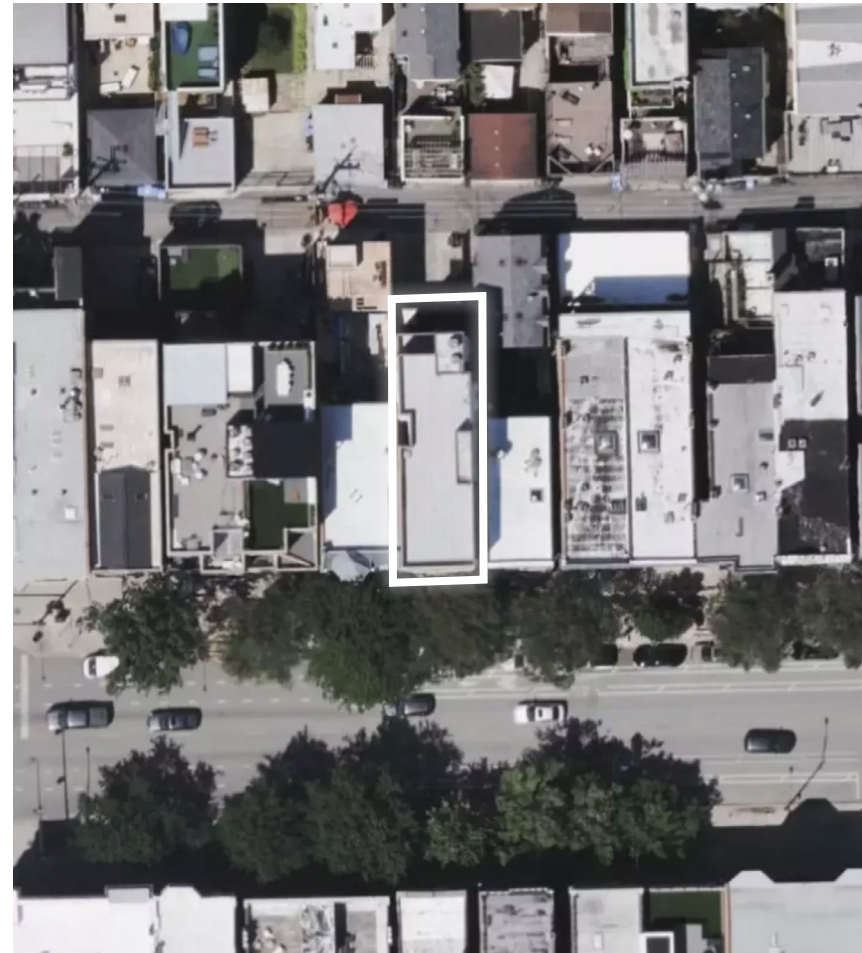
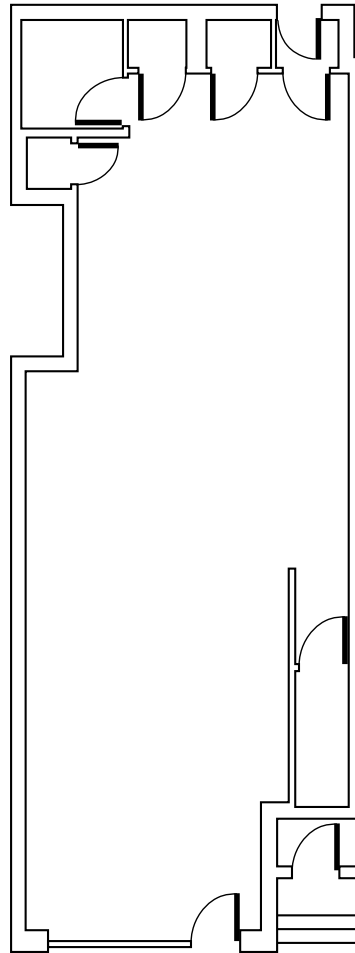
<b>1-MILE DEMOGRAPHICS</b>	83,111 POPULATION	\$136,483.51 MEDIAN HH INCOME
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1744 W DIVISION ST

# 2 1744 West Division Street

CHICAGO, ILLINOIS 60622 | COVETED WICKER PARK LOCATION | RETAIL CONDOMINIUM

Tenant	StretchLab
Size	1,350 square feet
Lease structure	NNN
NOI	\$57,012
Annual escalations	3%
Lease expiration	8/31/2033
Cap rate	7%
Renewal options	Yes
Guarantee	Personal



1744 W DIVISION ST

# 2 1744 West Division Street

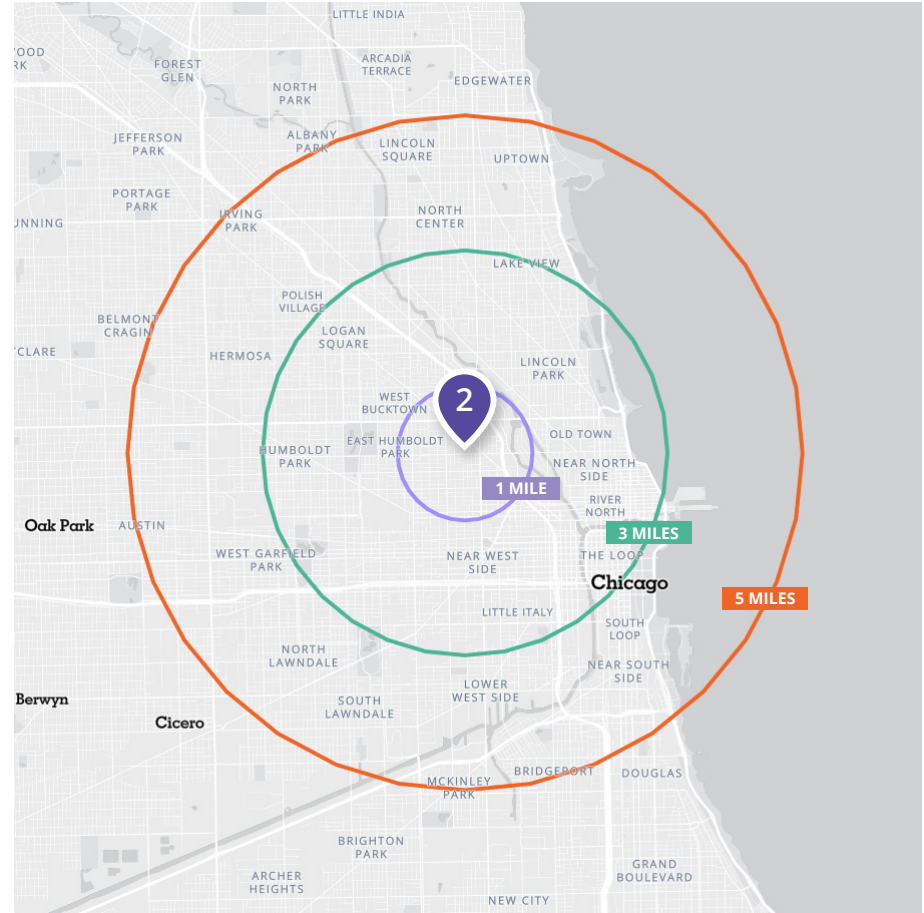
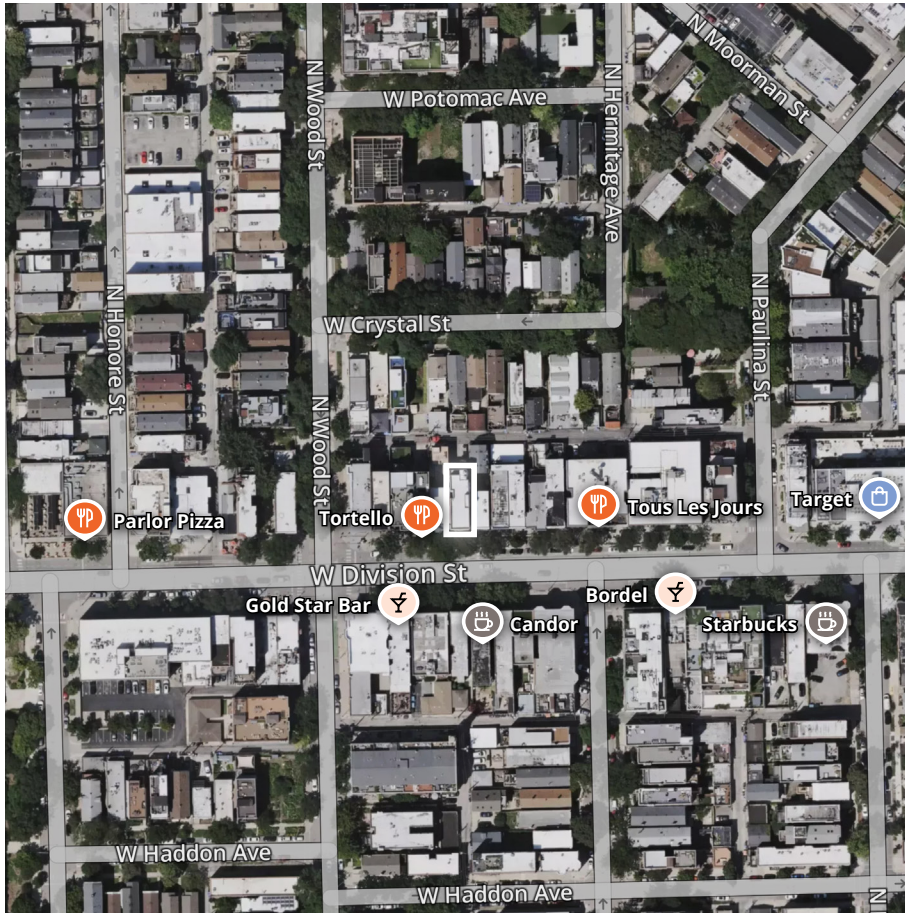
CHICAGO, ILLINOIS 60622 | COVETED WICKER PARK LOCATION | RETAIL CONDOMINIUM



1744 W DIVISION ST

# 2 1744 West Division Street

CHICAGO, ILLINOIS 60622 | COVETED WICKER PARK LOCATION | RETAIL CONDOMINIUM



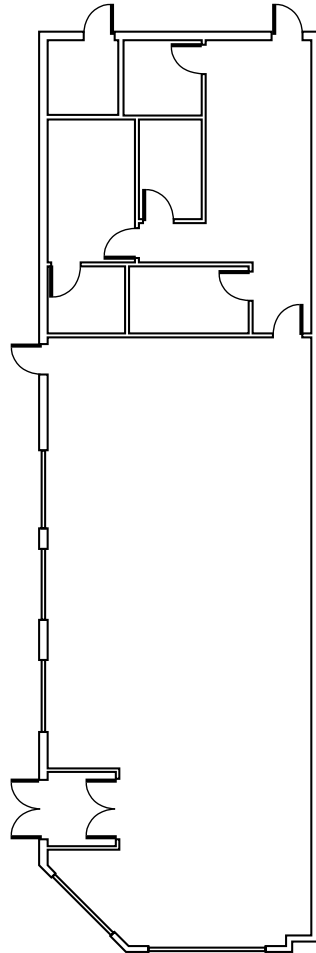
<b>LOCAL AMENITIES</b>	410+ SHOPPING	250+ RESTAURANTS	50+ CAFES	40+ FITNESS
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<b>1-MILE DEMOGRAPHICS</b>	55,898 POPULATION	\$115,109.30 MEDIAN HH INCOME
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# 3 1330 South Torrence Avenue

CALUMET CITY, ILLINOIS 60409 | CENTRALIZED IN THE CALUMET CITY RETAIL CORRIDOR | TWO-TENANT OUT LOT

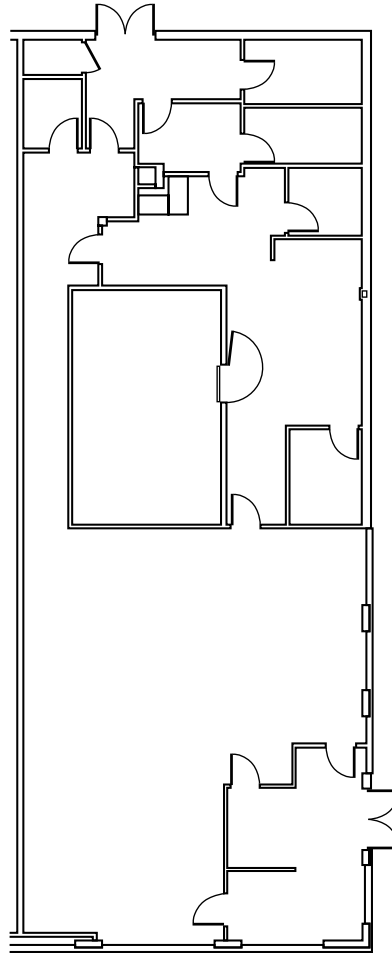
Tenant	Xfinity
Size	2,516 square feet
Lease structure	NNN
NOI	\$165,000 (combined)
Annual escalations	3%
Lease expiration	8/31/2033
Cap rate	6.35%
Renewal options	Yes
Guarantee	Corporate



# 3 1330 South Torrence Avenue

CALUMET CITY, ILLINOIS 60409 | CENTRALIZED IN THE CALUMET CITY RETAIL CORRIDOR | TWO-TENANT OUT LOT

Tenant	Mission Dispensaries
Size	3,371 square feet
Lease structure	NNN
NOI	\$165,000 (combined)
Annual escalations	3%
Lease expiration	2/28/2030
Cap rate	6.35%
Renewal options	Yes
Guarantee	Corporate



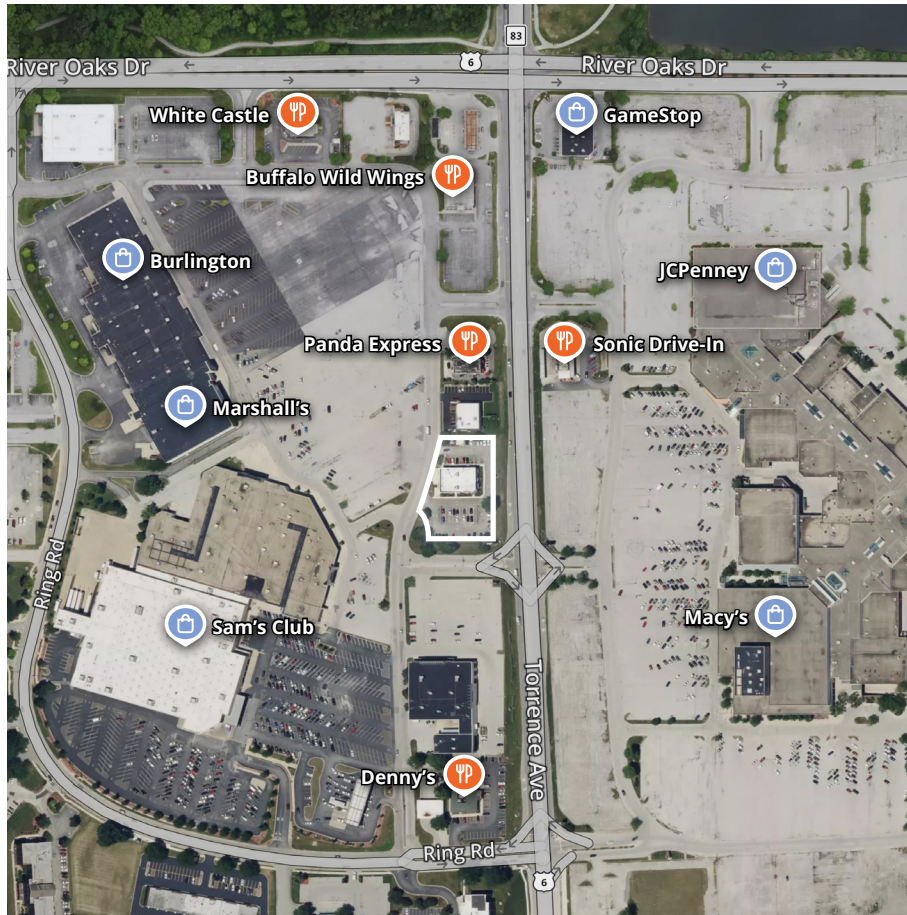
# 3 1330 South Torrence Avenue

CALUMET CITY, ILLINOIS 60409 | CENTRALIZED IN THE CALUMET CITY RETAIL CORRIDOR | TWO-TENANT OUT LOT

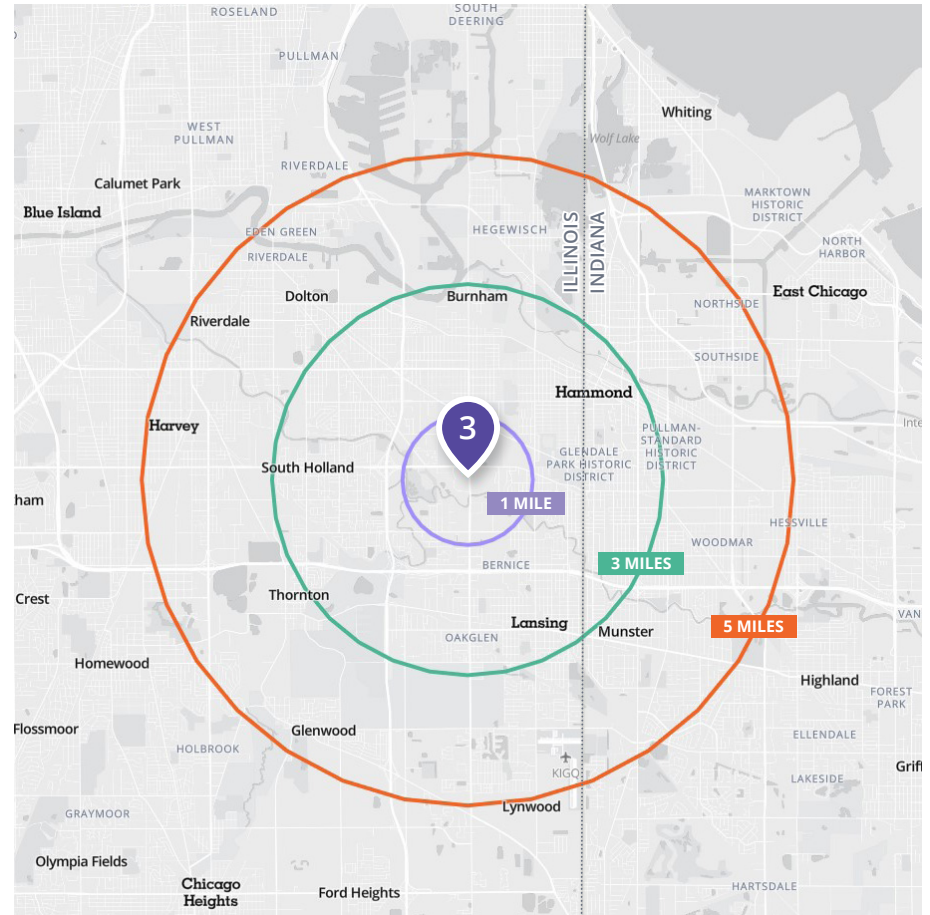


# 3 1330 South Torrence Avenue

CALUMET CITY, ILLINOIS 60409 | CENTRALIZED IN THE CALUMET CITY RETAIL CORRIDOR | TWO-TENANT OUT LOT



<b>LOCAL AMENITIES</b>	140+ SHOPPING	30+ RESTAURANTS	7 CAFES
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<b>1-MILE DEMOGRAPHICS</b>	7,245 POPULATION	\$55,788.32 MEDIAN HH INCOME
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# Let's connect

For more information,  
please contact:

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The Avison Young logo consists of the words "AVISON" and "YOUNG" stacked vertically in a bold, white, sans-serif font. The text is centered between two horizontal white bars of equal length, one above and one below the text.

**AVISON  
YOUNG**