

RETAIL STRIP FOR SALE

114 N LARKIN AVE

114 N Larkin Ave Joliet, IL 60435



SALE PRICE

\$650,000

Nick Ferro

Broker

(815) 405-3679

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COMMERCIAL
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FOR SALE

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PROPERTY DESCRIPTION

This 8,200 SF retail strip center presents a high-visibility investment opportunity on Joliet's bustling west side. The center features a stable mix of local tenants, anchored by a 4,000 SF bicycle sales and repair shop. This anchor space offers unique flexibility: the owner is willing to relocate to accommodate a new user if necessary. With its prime position near major retailers like, and easy access to I-80/I-55, this property is perfectly situated for long-term growth and immediate cash flow.

PROPERTY HIGHLIGHTS

- 8,200 SF building
- Zoned B-3, Commercial
- Located in the Joliet area
- 83% occupancy
- Potential for owner occupancy

OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	5
Lot Size:	25,700 SF
Building Size:	8,200 SF
Existing NOI:	\$36,424.00
Cap Rate:	5.6%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	210	924	5,318
Total Population	572	2,478	14,126
Average HH Income	\$61,912	\$70,821	\$83,638

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FINANCIALS

114 N LARKIN AVE

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INCOME SUMMARY

114 N LARKIN - 2025

PROFORMA \$12/SF NNN

GROSS INCOME

\$75,000

\$136,900

VACANCY COST

\$0

(\$13,690)

EXPENSES SUMMARY

114 N LARKIN - 2025

PROFORMA \$12/SF NNN

Property Taxes

\$16,062

\$17,000

Insurance

\$3,623

\$4,000

CAM

\$2,091

\$2,500

Utilities

\$16,800

\$15,000

Water

-

\$2,000

CapEx/R&M

-

\$12,321

OPERATING EXPENSES

\$38,576

\$52,821

NET OPERATING INCOME

\$36,424

\$70,389



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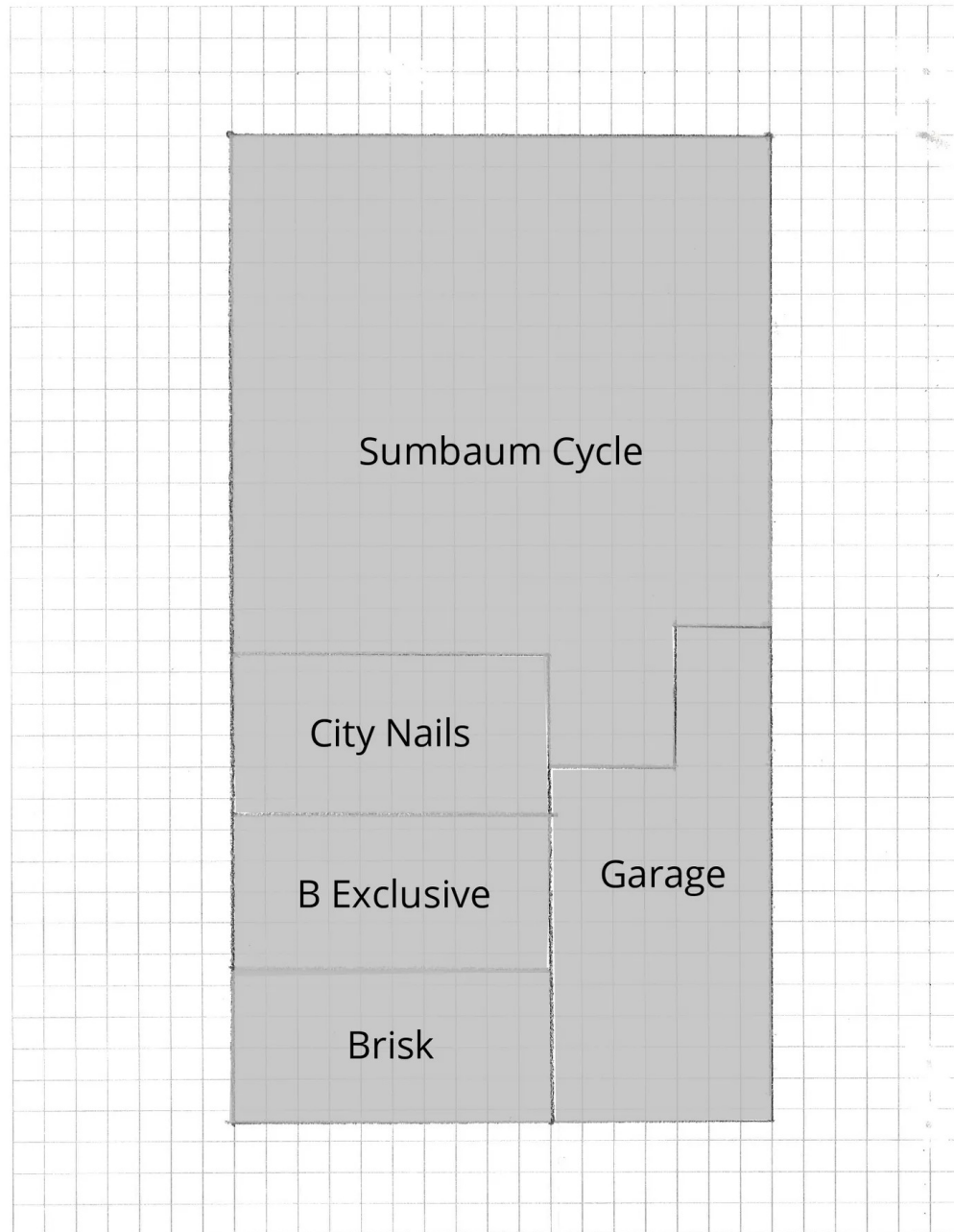


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FLOOR PLAN

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AERIAL

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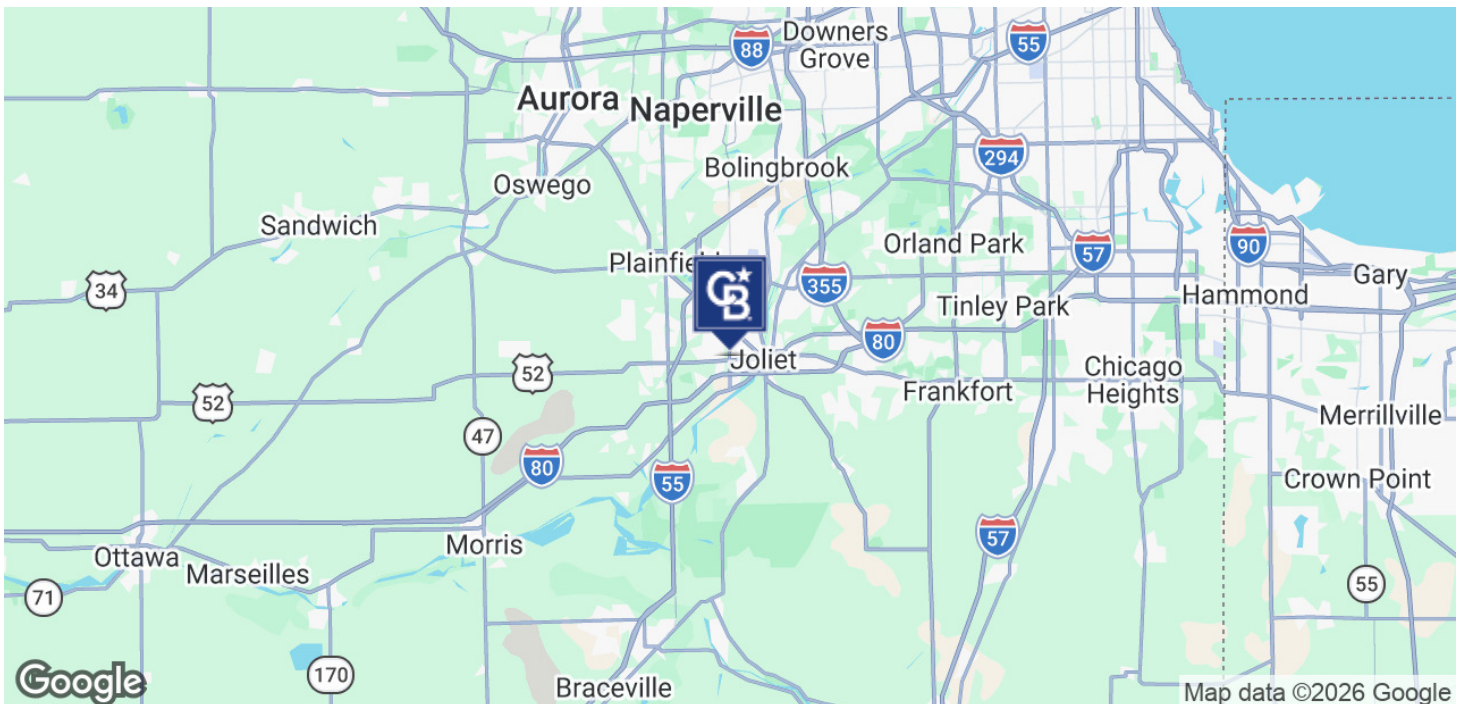


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SALE

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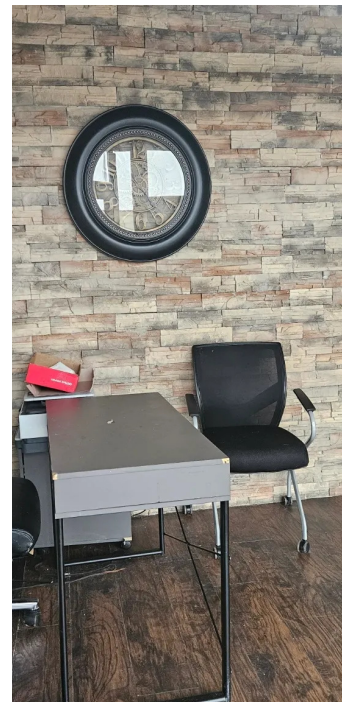
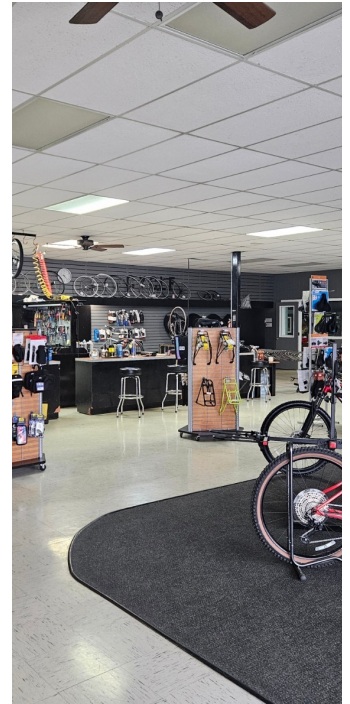


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PHOTOS

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RETAILER MAP

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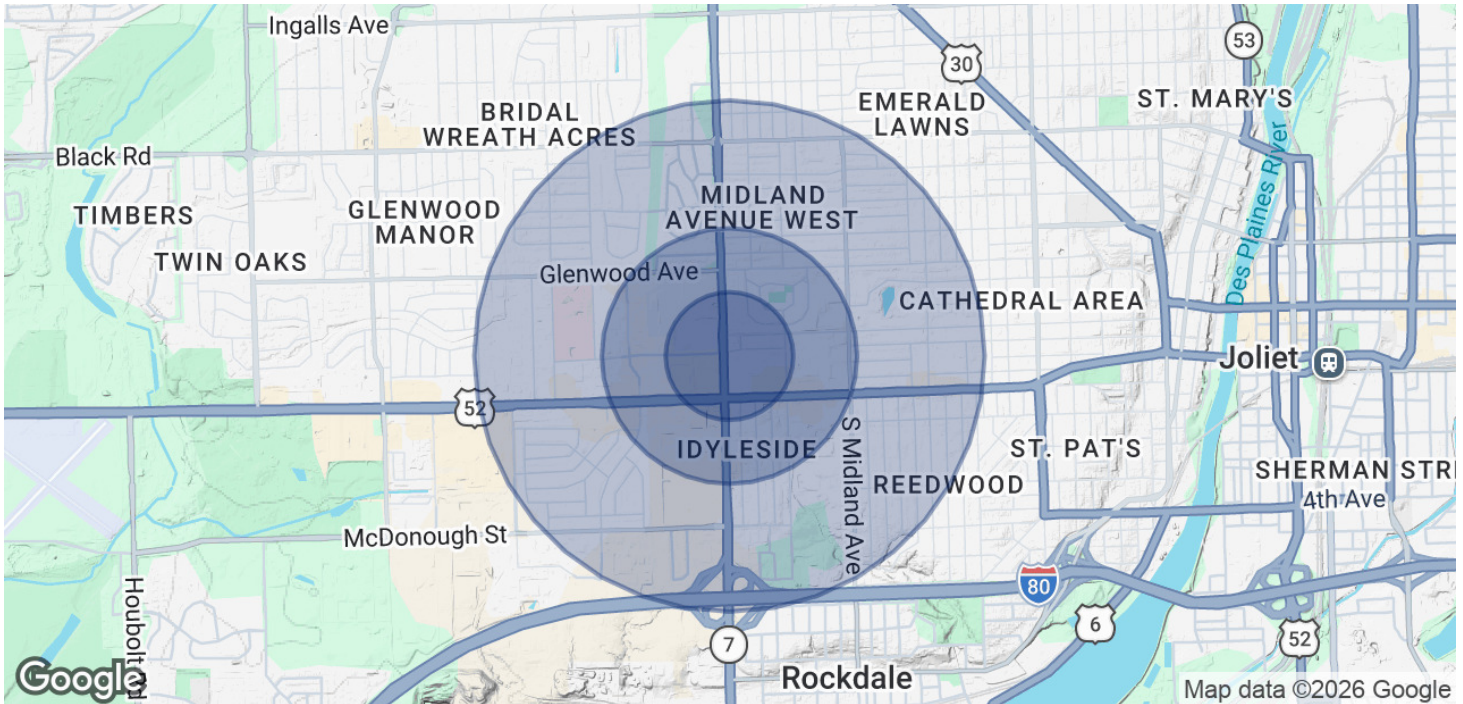
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DEMOGRAPHICS

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	572	2,478	14,126
Average Age	45.9	44.9	39.4
Average Age (Male)	44	42	37.5
Average Age (Female)	46.5	46.1	40.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	210	924	5,318
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$61,912	\$70,821	\$83,638
Average House Value	\$174,187	\$181,751	\$200,746

2023 American Community Survey (ACS)

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