

2 Building Investment Opportunity

3450 West Montrose Avenue
Chicago, IL

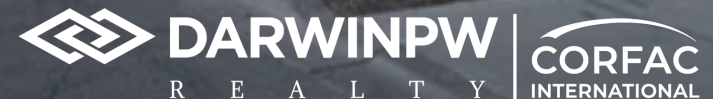
Auto Paradise

DOLLAR GENERAL

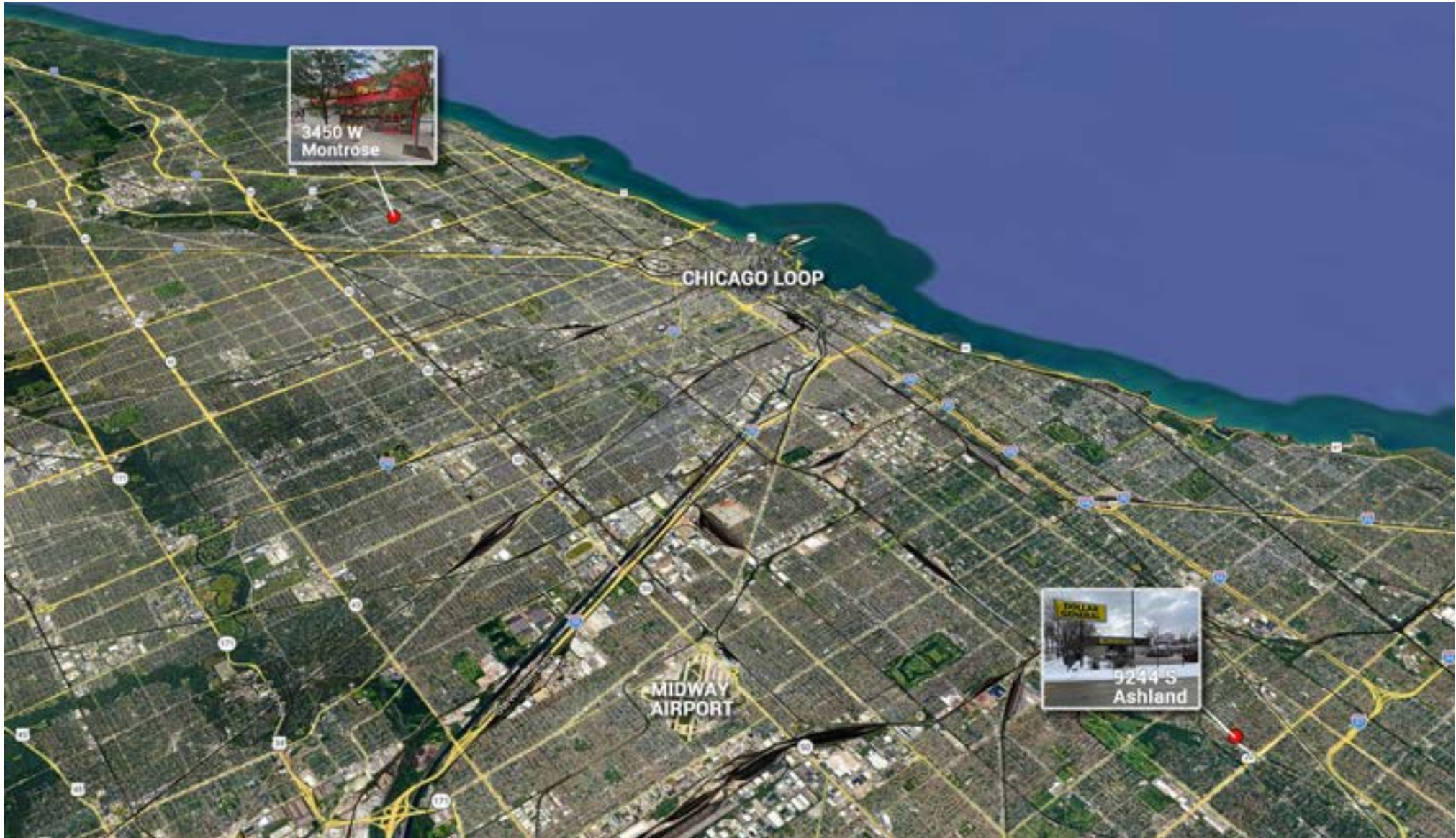
9244 South Ashland Avenue
Chicago, IL

Mandy Lewandowski
630-993-3851
mandy@darwinpw.com

Marc Hale
773-714-2119
mhale@darwinpw.com



PROPERTY LOCATIONS



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3450 West Montrose Avenue
Chicago, IL

**7,000 Sq. Ft. Freestanding Retail Building
For Sale**



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PROPERTY AERIAL



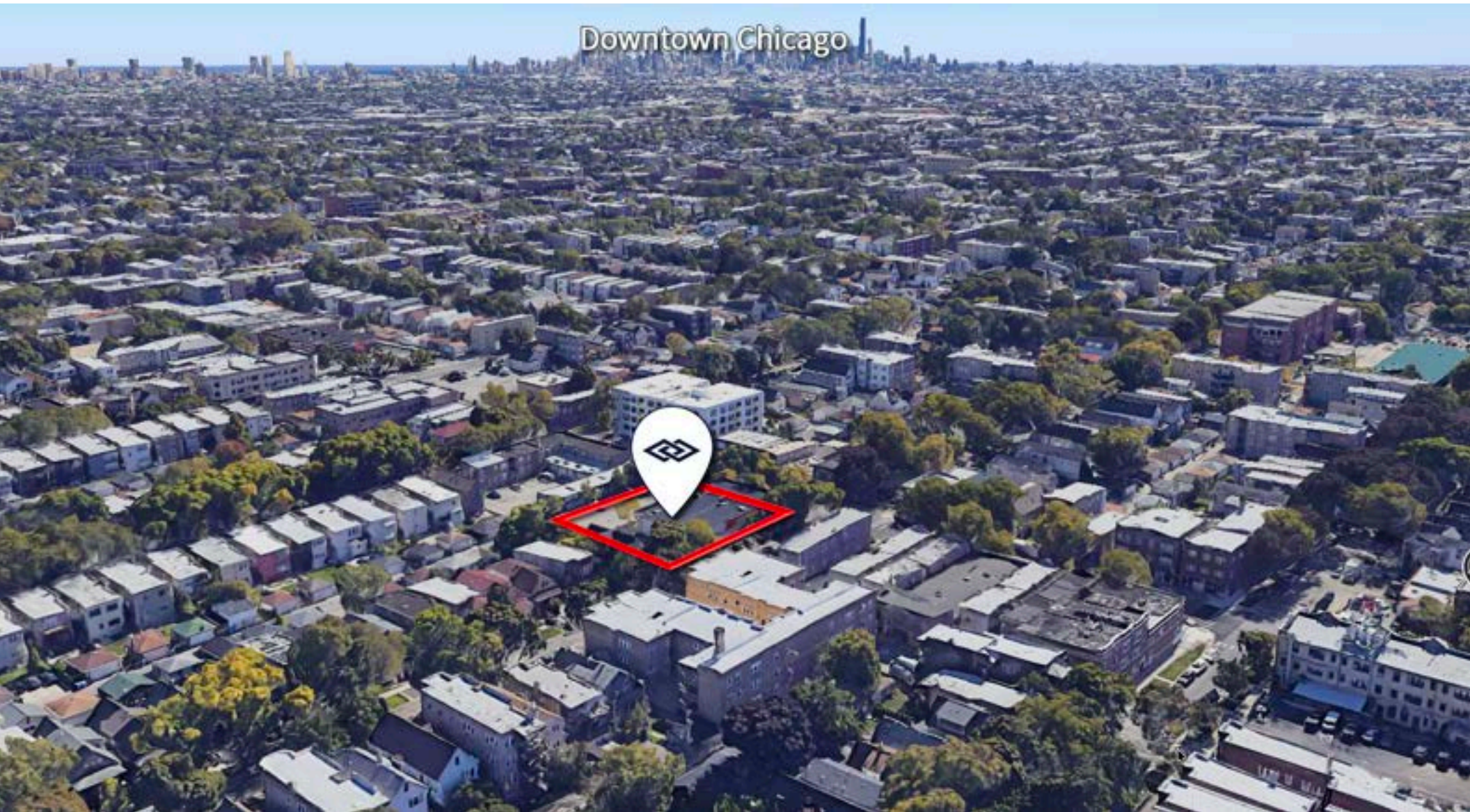
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LOCATION AERIAL



Downtown Chicago

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PROPERTY SPECIFICATIONS

Address: 3450 W. Montrose Ave. | Chicago, IL 60618

Tenant: Advance Auto Parts

Building Area: 7,000 SF

Land Area: 0.43 AC

Sale Price: Subject to Offer

- NNN lease structure
- Current lease term expires February 28, 2031
- 2 options to extend lease
- Full financials upon request
- Percentage rent provision

PROPERTY HIGHLIGHTS

This fully leased investment is secured by a strong credit tenant on an NNN lease, providing stable cash flow with minimal landlord responsibilities. The tenant has a long-term presence in the Albany Park market, and the lease includes a remaining term through 2031, with multiple renewal options, providing stable income in a proven retail location.

The property is located in Chicago's Albany Park neighborhood on the Northwest Side, positioned along a heavily traveled arterial corridor serving a dense residential base. With access to CTA bus routes, the Brown Line, and major expressways, the location benefits from consistent traffic, strong neighborhood retail demand, and long-term corridor stability.

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PROPERTY PHOTOS



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9244

South Ashland Avenue
Chicago, IL

9,026 Sq. Ft. Freestanding Retail Building
For Sale



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Marc Hale
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PROPERTY AERIAL



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RETAIL NEIGHBORS



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PROPERTY SPECIFICATIONS

Address:	9244 S. Ashland Ave. Chicago, IL 60620
Tenant:	Dollar General
Building Area:	9,026 SF
Land Area:	0.62 AC
Sale Price:	Subject to Offer

- Lease extension recently signed
- Current lease term expires January 31, 2032
- 2 options to extend lease
- Full financials upon request

PROPERTY HIGHLIGHTS

9244 S. Ashland Avenue is a fully leased retail investment located along the heavily traveled Ashland Avenue corridor on Chicago's South Side, near the Washington Heights and Beverly neighborhoods. The property is subject to a recently executed long-term lease extension through 2032, with two additional renewal options, providing stable cash flow and long-term tenancy.

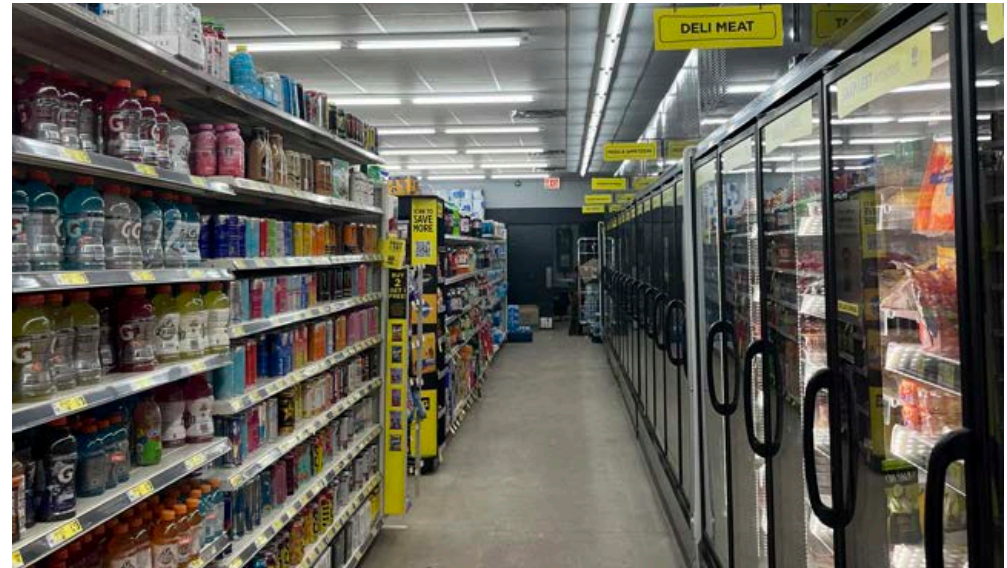
Positioned in a dense residential trade area with strong daily traffic counts, the asset benefits from consistent consumer demand and established surrounding retail. With convenient access to I-57, major thoroughfares, and public transportation, this offering presents a stabilized investment opportunity with a strong credit tenant.

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