

LEASE

Pacesetter Plaza | Retail Space Available

1006 EAST 162ND STREET

South Holland, IL 60473

PRESENTED BY:

DEREK GONSCH

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PROPERTY SUMMARY



OFFERING SUMMARY

BASE RENT:	\$9.00 SF/yr (NNN)
TAXES:	\$13.00 SF/yr
CAM:	\$2.00 SF/yr
AVAILABLE SF:	1,300 - 2,288 SF
LOT SIZE:	2.27 Acres
BUILDING SIZE:	34,288 SF
YEAR BUILT:	1956
TRAFFIC COUNT:	34,200
ZONING:	General Business

PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional leasing opportunity in business-friendly South Holland, IL. Multiple units are ready for immediate occupancy. This center also has multiple national brands on site.

Take advantage of the high traffic counts, fair market pricing, and the property's high profile. Ownership is motivated to strike a deal with the right tenant for a long and mutually beneficial arrangement. Spacious and located well, units like this are a rarity in the area. Storefronts like this don't last long, inquire today to schedule your showing!

LOCATION DESCRIPTION

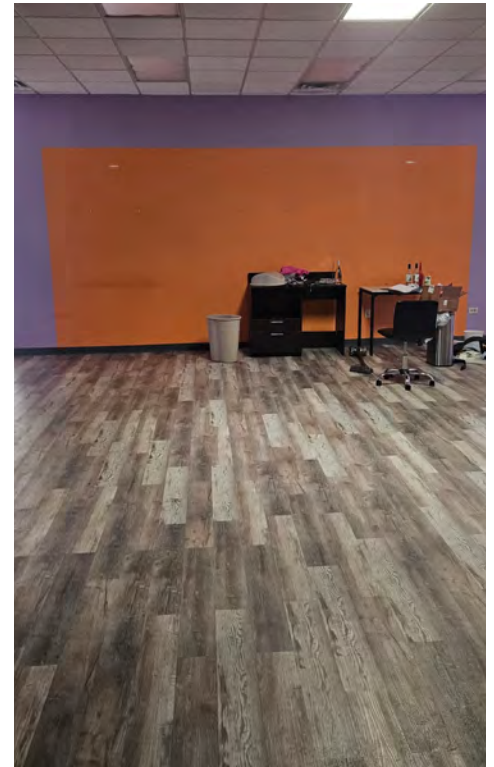
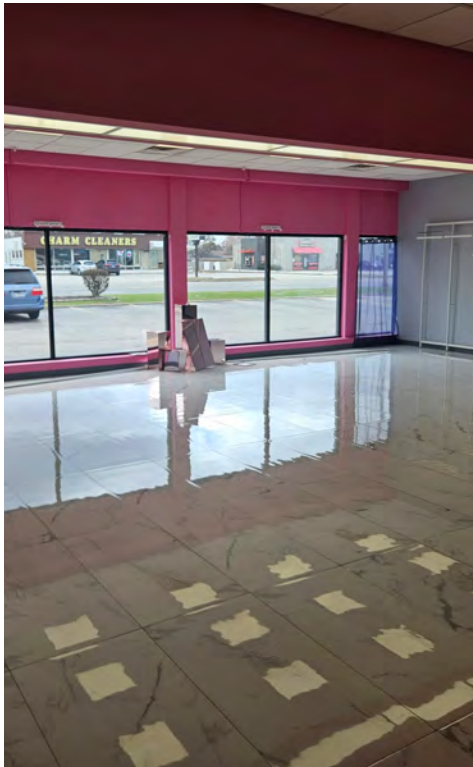
Located just west of the I-94 & Rt 6 interchange on the north side of the street.

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UNIT 1006

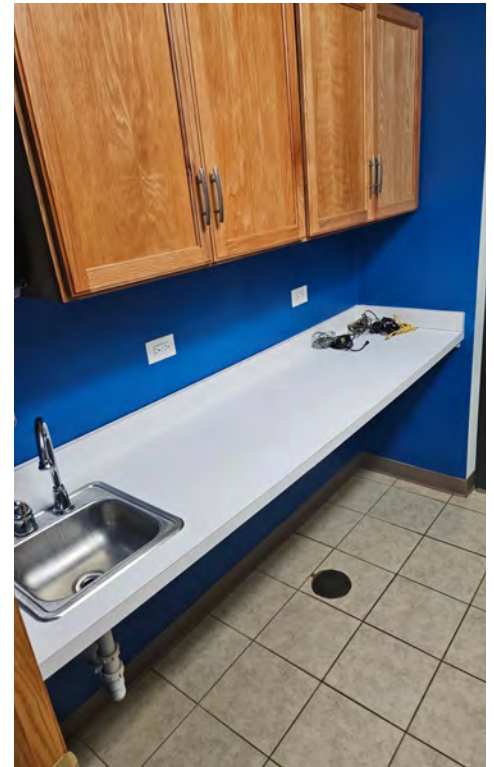
- \$9/Ft Base Rent
- \$2/Ft CAM
- \$13/Fr Taxes
- 2245 Sq Ft
- Former Boutique
- Epoxy Floor
- Shelving Fixtures
- Move-In Ready
- Dividing Wall
- 1 Bathroom
- Next To Family Dollar
- 12' Ceilings



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**UNIT 1034**

- \$9/Ft Base Rent
- \$2/Ft CAM
- \$13/Ft Taxes
- 1300 Sq Ft
- Former All State
- Mix of Carpet & Tile
- Front Foyer
- 2 Storage, 1 Office, Kitchenette
- 1 Bathroom
- 10' Ceiling



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1038 (2ND FLOOR)



UNIT 1038

- \$4.80/Ft Base Rent
- \$2/Ft CAM
- \$9/Ft Taxes
- 2288 Sq Ft
- Former Gym
- Mix of Carpet & Hardwood
- Front Foyer
- 4 Storage, 2 Office
- 2 Bathrooms
- 8' Ceiling
- Additional Plumbing in Rear



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meineke **Shell** **gerber**

Walmart **CHASE** **DUNKIN'** **Jewel** **McDonald's** **Popeyes**

34,200 VPD

152,900 VPD

76 **CRGO** **McDonald's** **SUBWAY** **Mobil**

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ADVISOR BIO 1



DEREK GONSCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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