



WEST ROOSEVELT PLAZA
100% FULLY OCCUPIED

5633-5647 W ROOSEVELT RD
CICERO IL 60155

GROSS LEASABLE AREA	10,451 SF
CROSS STREETS	Roosevelt rd & Central ave
# OF UNITS	8
LOT SIZE	0.6 acre

SANG HAN

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PROPERTY HIGHLIGHTS

- 100% Occupied
- Minimum maintenance
- Strong WALT: 6 years (as of 6/1/2026)
- New Roof, New Parking Lot, 50% of HVAC units are NEW
- Over 19,500 vehicles per day
- Incredibly Dense Area: Over 350K people living in 3 miles radius
- Prime location: 3 blocks south of I-290
- Primary shopping center in the island neighborhood



RENT ROLL & FINANCE (per request)

Email Sang Han at Sang@SangCanHelp.com or ChicagoBDB@Gmail.com

Rare opportunity to acquire a fully stabilized neighborhood shopping center in one of Chicagoland's most densely populated retail corridors. Strategically located just three blocks south of I-290 in the heart of Cicero's Island neighborhood, this asset serves as a primary shopping destination with excellent visibility and accessibility.

The property is 100% occupied with a strong WALT of approximately 6 years as of June 1, 2026, offering immediate and predictable cash flow. Recent capital improvements include a new roof, new parking lot, and approximately 50% of HVAC units replaced, creating a truly low-maintenance investment opportunity.

Benefiting from over 19,500 vehicles per day and a consumer base of more than 350,000 residents within a 3-mile radius, this asset combines stable in-place income, strong demographics, and long-term location fundamentals in a proven infill retail market.

TWIN VEGAS (1st Location)

LEASE COMMENCEMENT	9/1/2015
LEASE EXPIRATION	4/30/2035
GLA	1,100 SF
OPTION TERMS	1 X 5yr

YVETTE (Hair Braiding Shop)

LEASE COMMENCEMENT	2/12/2026
LEASE EXPIRATION	3/14/2031
GLA	1,100 SF
OPTION TERMS	2 X 5yr

CAPTAIN B's SHRIMP

LEASE COMMENCEMENT	5/1/2019
LEASE EXPIRATION	4/30/2027
GLA	1,100 SF
OPTION TERMS	1 X 5yr

TWIN VEGAS (2st Location)

LEASE COMMENCEMENT	5/1/2022
LEASE EXPIRATION	4/30/2035
GLA	1,100 SF
OPTION TERMS	1 X 5yr

ABDALLA JOURDEN (Smoke Shop)

LEASE COMMENCEMENT	6/2/2021
LEASE EXPIRATION	7/31/2032
GLA	1,100 SF
OPTION TERMS	1 X 10yr

AMANDA LIQUOR & TABACCO, INC

LEASE COMMENCEMENT	10/1/2023
LEASE EXPIRATION	12/31/2033
GLA	1,351 SF
OPTION TERMS	1 X 10yr

R & C CONNECTIONS, INC (Cell Phone Store)

LEASE COMMENCEMENT	4/1/2026
LEASE EXPIRATION	6/30/2031
GLA	1,500 SF
OPTION TERMS	1 X 5yr

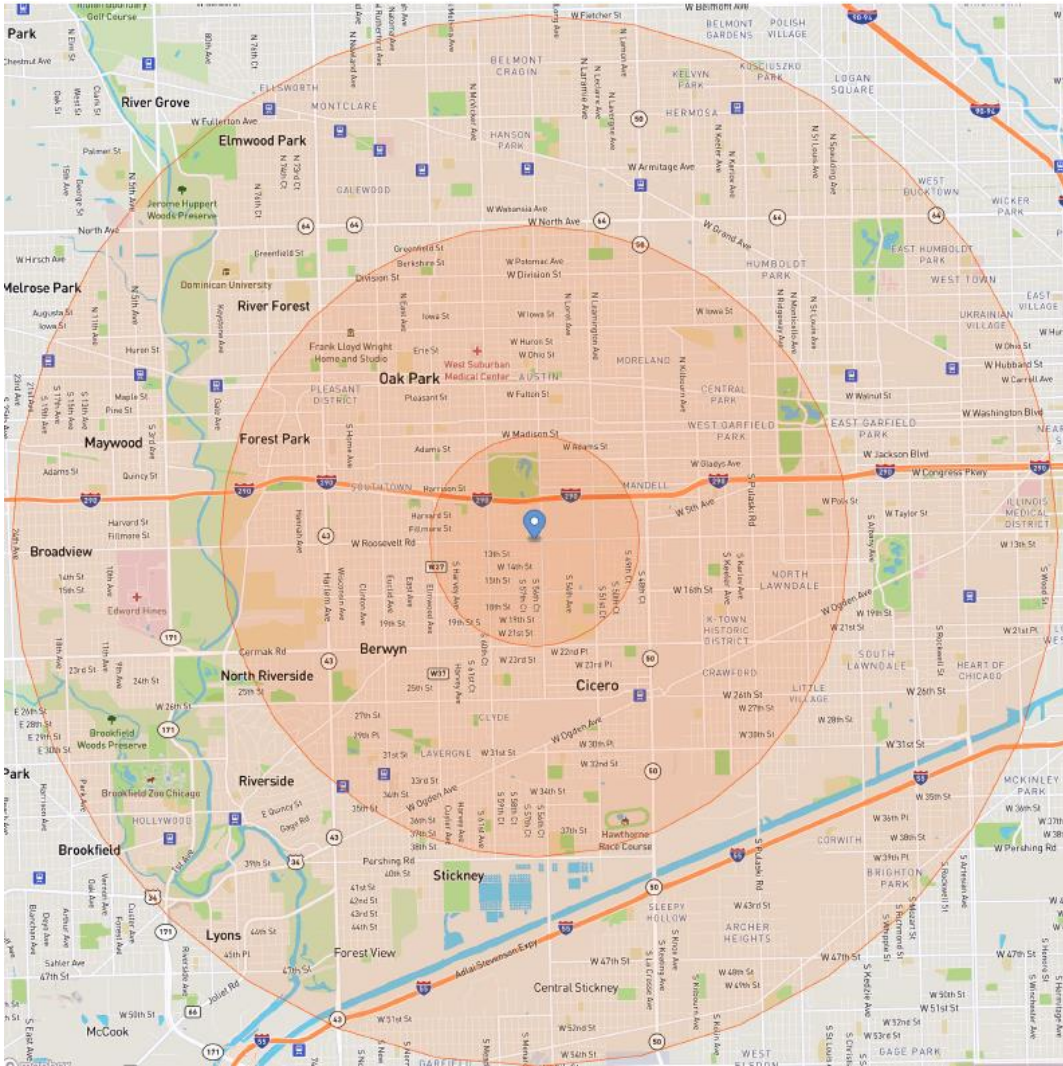
CHICAGO TREATMENT CENTER

LEASE COMMENCEMENT	3/1/2019
LEASE EXPIRATION	4/30/2032
GLA	2,200 SF
OPTION TERMS	1 X 5yr



Radius Information

2023 Census Data	1 MILE	3 MILES	5 MILES
POPULATION	40,437	351,911	848,978
# OF HH	13,908	128,653	307,318
AVG. HH INCOME	\$85,677	\$91,343	\$97,037

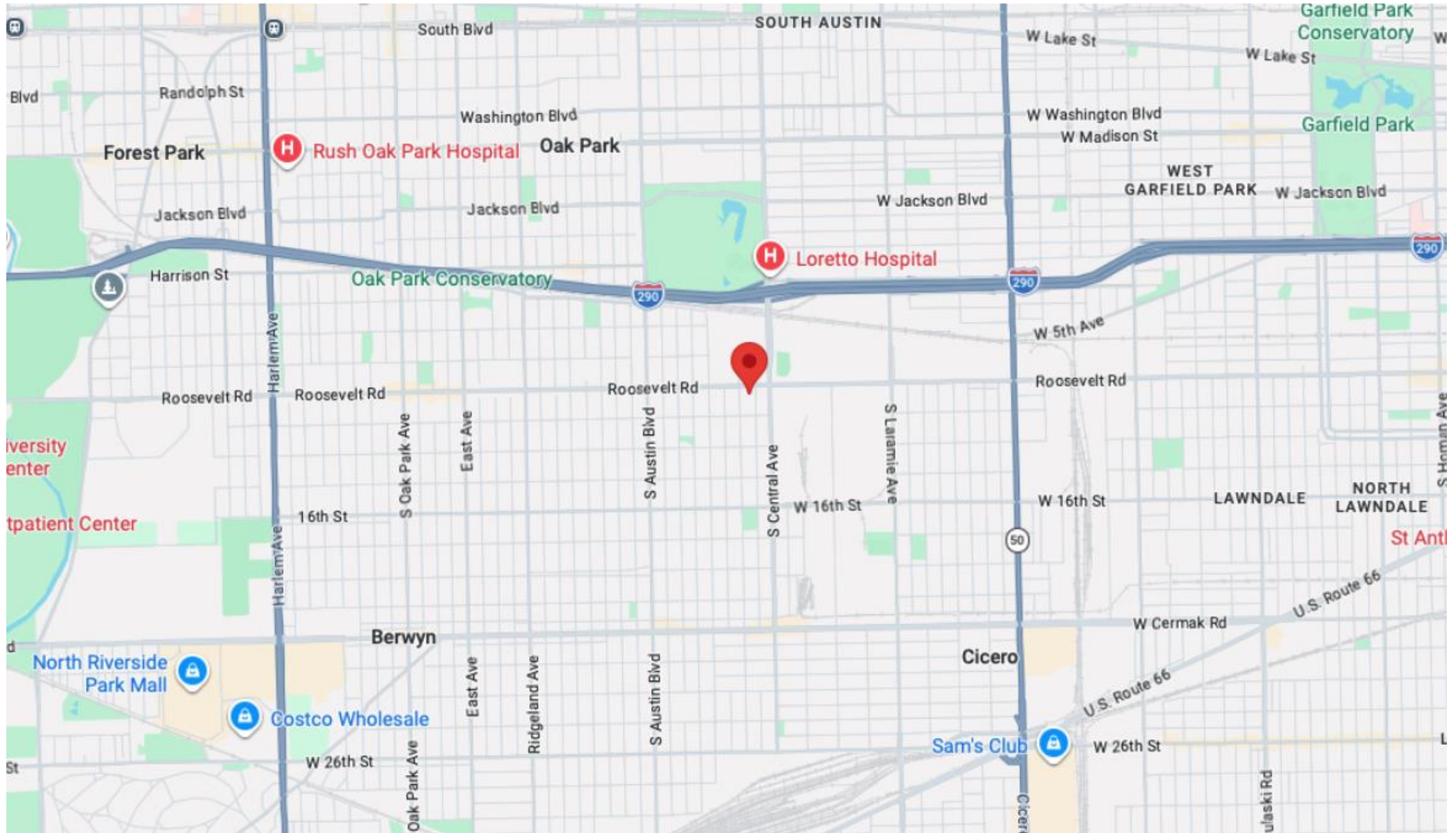


NORTH OF ROOSEVELT

- Strategically positioned just three blocks south of **I-290** along Roosevelt Road, directly across from established daily traffic generators including **Family Dollar**, **Extra Space Storage**, and a **Tesla Supercharger station**, the property benefits from exceptional visibility, strong commuter exposure, and irreplaceable positioning within the heart of Cicero's established neighborhood retail corridor.



Map View



CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-005262 EXPIRES 04/30/2023
 6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
 CHICAGOLANDSURVEYS@GMAIL.COM

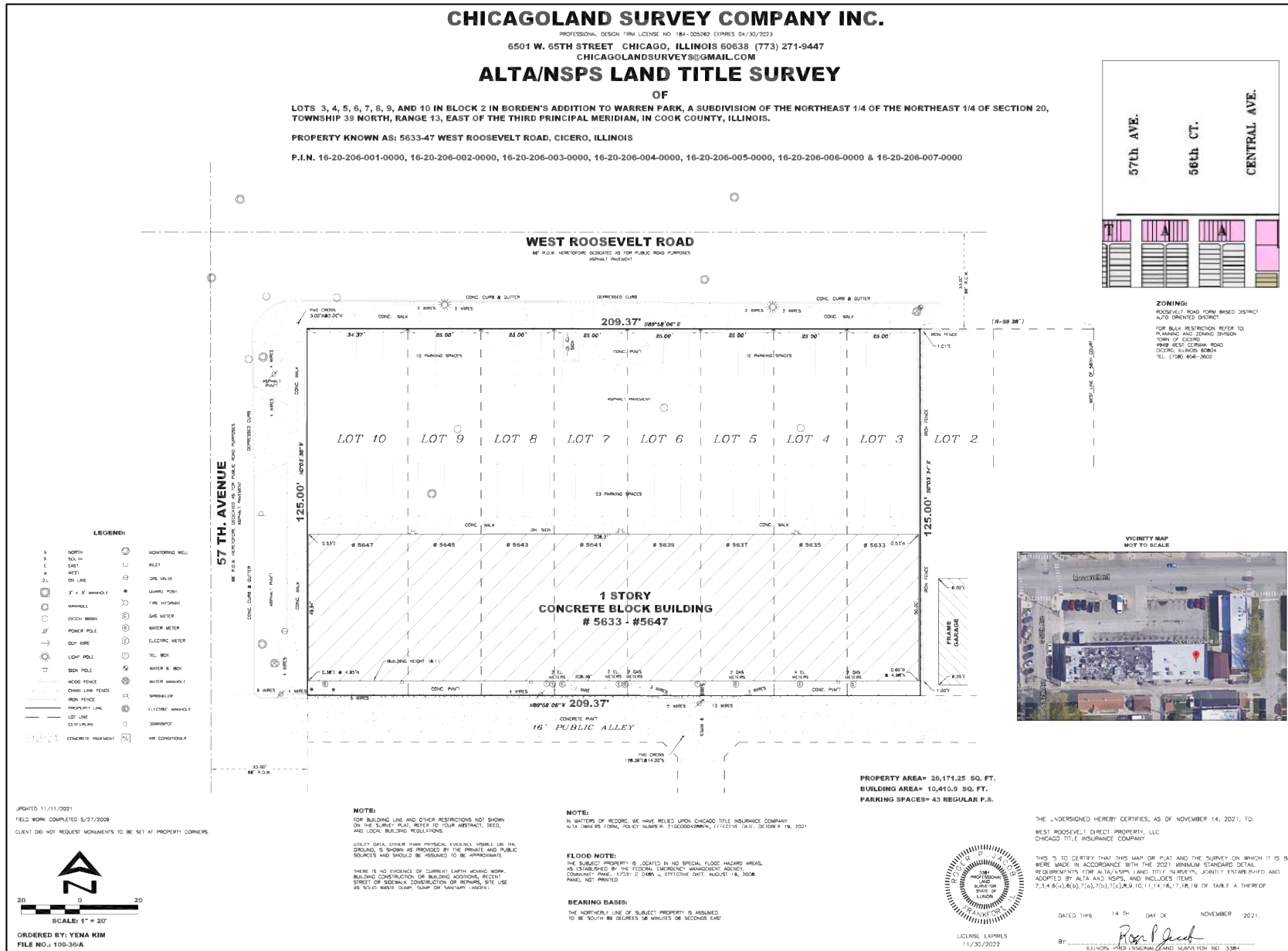
ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 2 IN BORDEN'S ADDITION TO WARREN PARK, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 5633-47 WEST ROOSEVELT ROAD, CICERO, ILLINOIS

P.I.N. 16-20-206-001-0000, 16-20-206-002-0000, 16-20-206-003-0000, 16-20-206-004-0000, 16-20-206-005-0000, 16-20-206-006-0000 & 16-20-206-007-0000



THE UNDERSIGNED HEREBY CERTIFIES, AS OF NOVEMBER 14, 2021, TO WEST ROOSEVELT DIRECT PROPERTY, LLC CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FROM ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ENTITLED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 7.3.4.8(a), (b), (7)(a), (7)(b), (7)(c), (8), (9), (10), (11), (14), (16), (17), (18), (19) OF TABLE A THEREOF.

DATED THIS 14TH DAY OF NOVEMBER 2021.

BY: *Yena Kim*
 ILLINOIS PROFESSIONAL LAND SURVEYOR REG. 3384



TO SEE MORE PICTURES, CLICK OR SCAN THE QR CODE