



FREESTANDING RETAIL STRIP CENTER FOR SALE

414-424 E 71ST ST, CHICAGO, IL 60619

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OFFERING SUMMARY

Sale Price:	\$519,000
Available SF:	4,800 SF
Lot Size:	0.14 Acres
Year Built:	1915
Building Size:	4,800 SF
Zoning:	B3-1
Price / SF:	\$108.12

PROPERTY OVERVIEW

- Fully leased, cash-flowing strip center producing an 11% cap rate
 - Three-unit, 4,800 SF freestanding commercial building
 - Longtime tenants: laundromat, nail salon, and beauty supply
 - Tenants pay all utilities
 - 148 ft of frontage on 71st Street, prime corner location with excellent visibility
 - Situated in the Park Manor area of the Greater Grand Crossing community
 - Approximately 9 miles south of the Loop
 - Middle-market neighborhood w/solid housing stock and strong community assets
 - Easy access to CTA, Metra, I-94, the Edens Expressway, and the Skyway
 - Nearby intersection sees 25,000+ VPD
 - Close to South Shore Cultural Center, University of Chicago, and future Barack Obama Presidential Center
 - Zoned B3-1 – Community Shopping District
- Located in the 67th/Wentworth TIF District (supports new residential, commercial & mixed-use development). Additional incentive options may include the Neighborhood Opportunity Fund and R3 Grant. Strong presence of local businesses and medical facilities. Employment opportunities within the neighborhood.

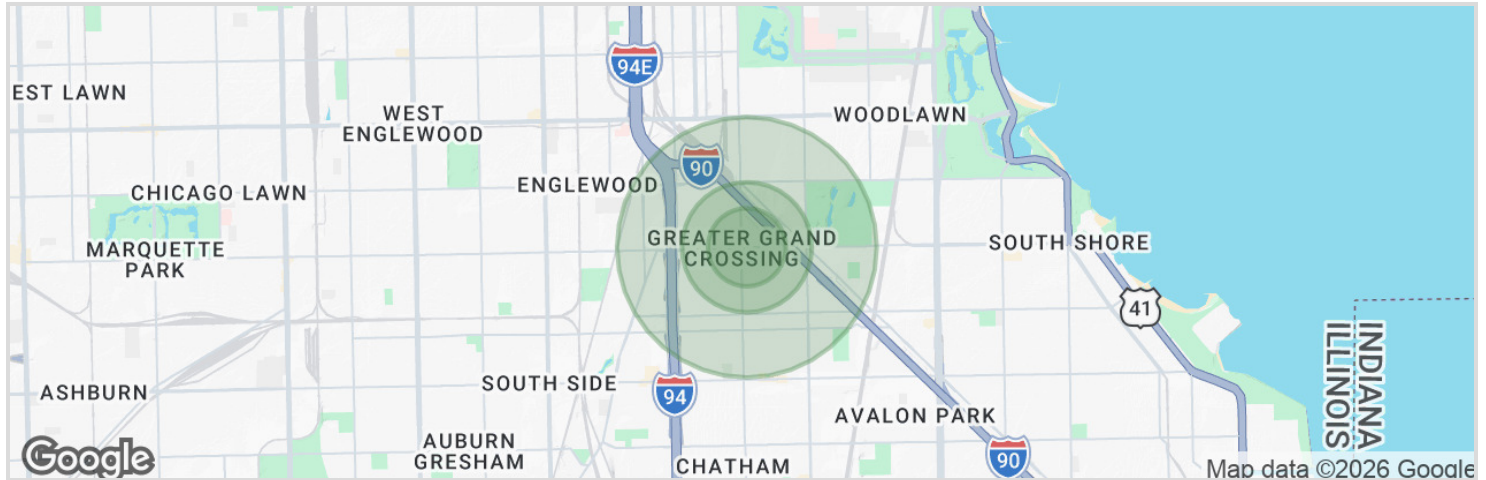
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1 mile



\$58,946

Median Household Income



3,713

Population



1,579

Households



39

Median Age



\$36,064

Median Disposable Income

3 miles



\$53,105

Median Household Income



9,565

Population



4,165

Households



40

Median Age



\$37,891

Median Disposable Income

5 miles



\$51,500

Median Household Income



32,036

Population



13,260

Households



39

Median Age



\$41,504

Median Disposable Income