OFFERING MEMORANDUM

2501-17 W 79th St Chicago , IL 60652

HRE
REAL ESTATE SERVICES
SINCE 1991

CONTENTS

Exclusively Marketed by:

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2501-17 W 79th St Chicago IL 60652
COUNTY	Cook
BUILDING SF	13,275 SF
LAND SF	19,750 SF
YEAR BUILT	1950
YEAR RENOVATED	2025
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$595,000
PRICE PSF	$44.82
CAP RATE	10.91%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,597	262,733	678,279
2026 Median HH Income	$67,321	$61,664	$63,225
2026 Average HH Income	$83,992	$82,855	$86,170

Investment Summary

- HRE is pleased to present a rare Cook County property listed in the City of Chicago. This opportunity provides the ultimate form of security through a long-term investment backed by in-place income, long-term tenancy, corridor visibility, and value-add upside.

- Located at 2501–2517 W. 79th Street, this 10-unit neighborhood strip center offers an investor the ability to acquire a cash-flowing commercial asset in Chicago at an attractive basis. The property is positioned along the established W. 79th Street commercial corridor in the Ashburn area and benefits from steady traffic exposure, existing rental income, and a tenant base with a proven operating history.

Strong Income-Producing Asset

- With a NOI of $64,937, the property is being offered at approximately a 10.91% cap rate, creating an attractive yield for an investor seeking immediate cash flow.

- The income profile gives a buyer a strong foundation from day one, while still leaving room to improve the property's overall performance through lease-up, rent adjustments, and better operating structure over time.

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Long-Term Tenant Stability

- Oneof the strongest features of this asset is the tenant history. Several tenants have operated at the center for 10+ years, which speaks to the property's location, neighborhood demand, and long-termusefulness tosmall businesses inthe area.

Tax Reduction Improves Investment Performance

- Property taxes havebeen successfully contestedand reduced by $13,104 this year, improving the operating expense profile and helping support stronger net income. In Cook County, taxes are one of the most important expense items for commercial real estate, so a reduction of thissize is a meaningful benefit toabuyer.

Motivated Seller and Quick-Sale Opportunity

- The seller is motivatedand has priced the property for a quick sale. For a serious buyer, this creates an opportunity to acquire a Chicago income-producing retail center at an attractive basis, with in-place cash flow and upside still available.
- This is a strong fit for an investor, owner-operator, or local commercial buyer looking for a stable neighborhood retail asset with long-term income potential and room to grow.

Future Development Optionality: District 79W

- Beyond its current income-producing profile, the property also offers long-term redevelopment optionality through the District 79W concept. This preliminary vision was developed for the site as a community-focused mixed-use project combining affordable senior housing with ground-floor retail, medical, and neighborhood-serving commercial uses.
- The concept contemplates a five-story mixed-use development with approximately 48 residential units and approximately 10,800 square feet of retail/medical space. For an investor, this creates a rare dual-path opportunity: operate the property today as a cash-flowing retail center while preserving the ability to explore a larger redevelopment strategy in the future.

Disclaimer: District 79W is a preliminary redevelopment concept and is subject to zoning, financing, community engagement, design, permitting, and all required governmental approvals. Buyer should independently verify all development feasibility.

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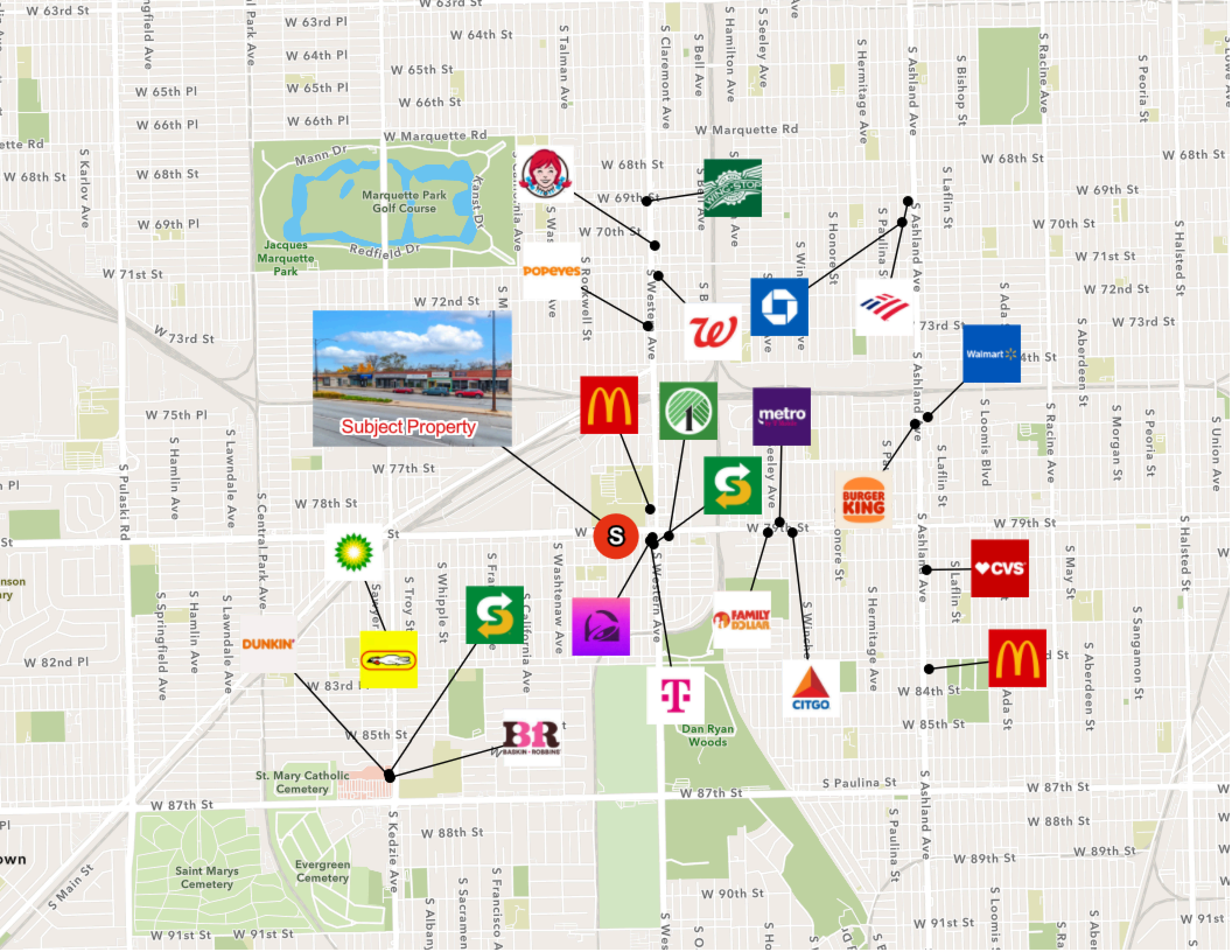

Subject Property
Marquette Park Golf Course
Jacques Marquette Park
Mann Dr
Redfield Dr
Kanst Dr
Dan Ryan Woods
St. Mary Catholic Cemetery
Saint Marys Cemetery
Evergreen Cemetery
W 63rd St
W 63rd Pl
W 64th St
W 64th Pl
W 65th St
W 65th Pl
W 66th St
W 66th Pl
W Marquette Rd
W 68th St
W 69th St
W 69th Pl
W 70th St
W 71st St
W 72nd St
W 73rd St
W 75th Pl
W 77th St
W 78th St
W 79th St
W 82nd Pl
W 83rd Pl
W 84th St
W 85th St
W 87th St
W 88th St
W 89th St
W 90th St
W 91st St
S Karlov Ave
S Pulaski Rd
S Hamlin Ave
S Lawndale Ave
S Central Park Ave
S Springfield Ave
S Troy St
S Whipple St
S Kedzie Ave
S California Ave
S Talman Ave
S Rockwell St
S Washtenaw Ave
S Western Ave
S Claremont Ave
S Bell Ave
S Hamilton Ave
S Seeley Ave
S Hermitage Ave
S Honore St
S Paulina St
S Ashland Ave
S Laflin St
S Bishop St
S Loomis Blvd
S Racine Ave
S Aberdeen St
S Morgan St
S Peoria St
S Halsted St
S Union Ave
S May St
S Sangamon St
S Ada St
S Albany Ave
S Sacramento Ave
S Francisco Ave
S Main St
Popeyes
metro
Walmart
BURGER KING
CVS
DUNKIN'
FAMILY DOLLAR
CITGO
BASKIN ROBBINS

PROPERTY FEATURES

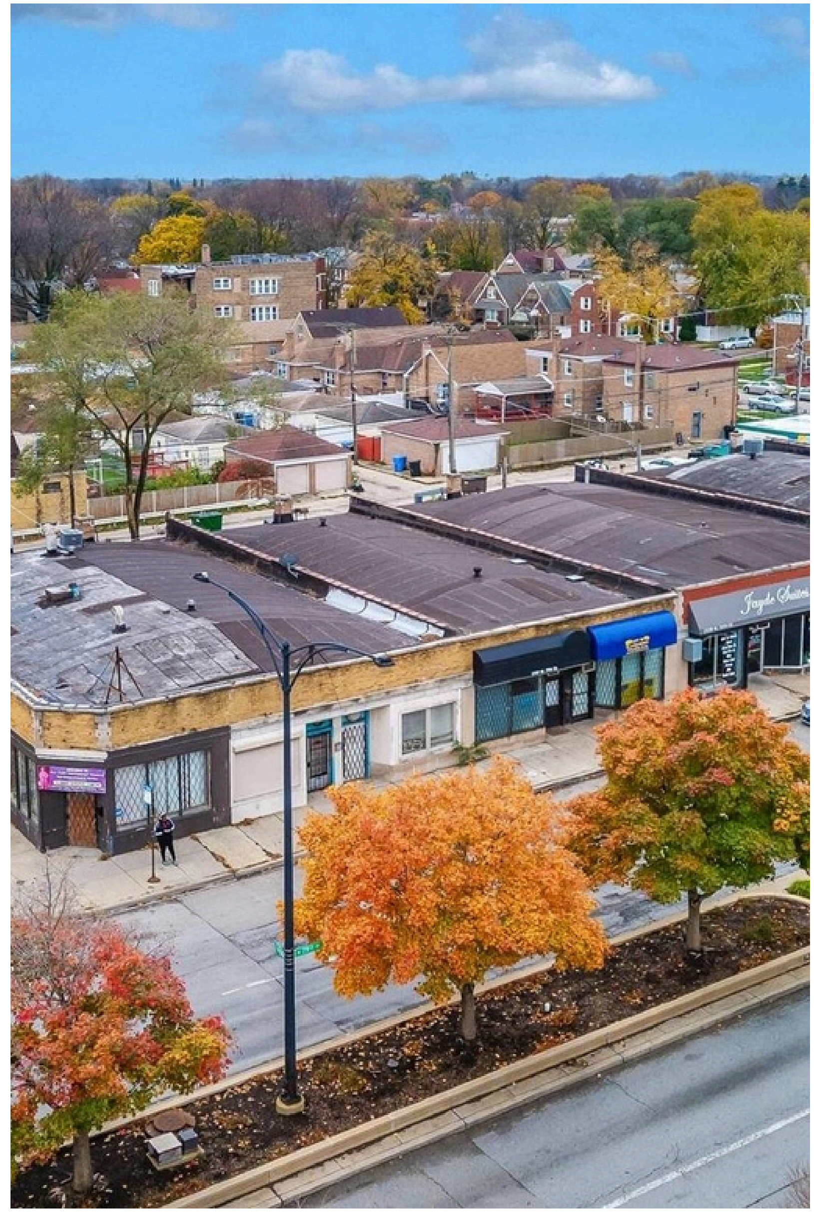
NUMBER OFTENANTS	10
BUILDING SF	13,275
LAND SF	19,750
YEAR BUILT	1950
YEAR RENOVATED	2025
# OF PARCELS	7
ZONING TYPE	B1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	158X125
NUMBER OF PARKING SPACES	15
STREET FRONTAGE	158 ft
TRAFFIC COUNTS	11,800

CONSTRUCTION

FOUNDATION	Concrete Slab
EXTERIOR	Brick
ROOF	Flat

TENANT INFORMATION

LEASE TYPE	Gross



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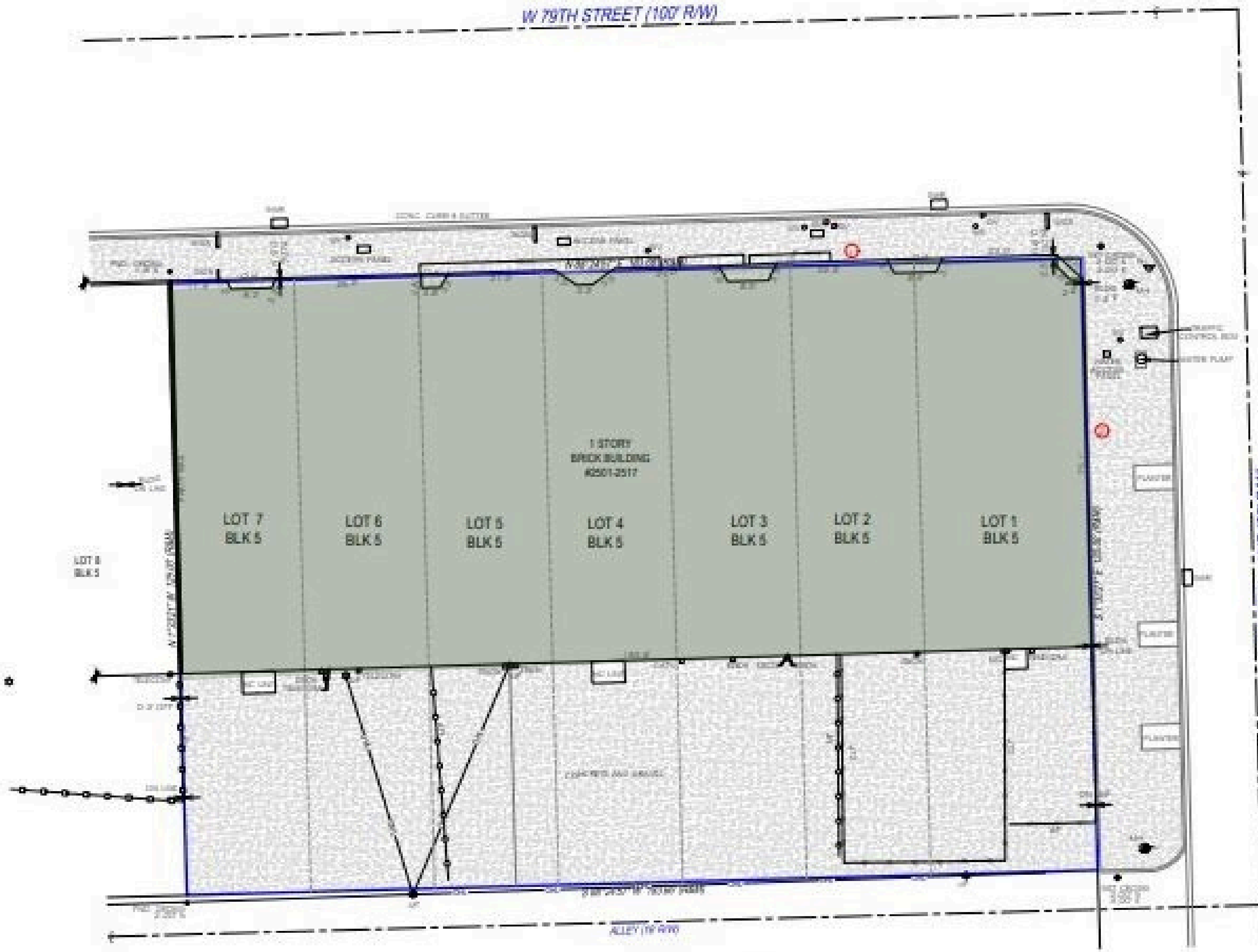

TOTAL AREA OF PROPERTY SURVEYED 22958 SQ.FT.±


W 79TH ST
Jayde Suites 2
Miracles
BRAIN BOX LEARNING ACADEMY
Daycare & Preschool


BRAIN BOX LEARNING ACADEMY


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				Lease Term		Rental Rates					
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
2501	NowFaith International Church	1,350	9.02%	07/01/20	MTM	CURRENT	$1,000	$0.74	$12,000	$8.89	Gross	Tenant for 10+ Years
2503	DC's Little Scholars LLC	1,200	8.02%	05/20/24	05/30/29	CURRENT	$1,700	$1.42	$20,400	$17.00	Gross	
2505	PFDP Church	1,200	8.02%	09/01/12	MTM	CURRENT	$800	$0.67	$9,600	$8.00	Gross	Tenant for 10+ years
2507A	VACANT	1,125	7.52%			FUTURE						
2507B	Lett10 Reupholstering	1,125	7.52%	06/01/16	12/31/26	CURRENT	$800	$0.71	$9,600	$8.53	Gross	Tenant for 10+ years
2509	Jayde Suites	2,475	16.54%	08/01/22	07/31/29	CURRENT	$2,100	$0.85	$25,200	$10.18	Gross	Tenant for 10+ years
2511	Miracles Church	1,200	8.02%	09/01/12	MTM	CURRENT	$850	$0.71	$10,200	$8.50	Gross	Tenant for 10+ years
2513	AAA Electronics	1,200	8.02%	06/01/18	MTM	CURRENT	$640	$0.53	$7,680	$6.40	Gross	
2515	Hair Therapy LLC	1,200	8.02%	11/01/23	10/31/28	CURRENT	$1,050	$0.88	$12,600	$10.50	Gross	
2517	Harold & Taurus Always Together	1,200	8.02%	03/01/26	03/30/34	CURRENT	$2,250	$1.88	$27,000	$22.50	Gross	
	Total	**13,275**					**$11,190**		**$134,280**			

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Suite	Current Monthly Rent	Current Annual Rent	Stabilized Monthly Rent	Stabilized Annual Rent
2501	$1,000	$12,000	$1,800	$21,600
2503	$1,700	$20,400	$1,700	$20,400
2505	$800	$9,600	$1,500	$18,000
2507A	$0	$0	$2,200	$26,400
2507B	$800	$9,600	$2,200	$26,400
2509	$2,100	$25,200	$2,100	$25,200
2511	$850	$10,200	$1,500	$18,000
2513	$640	$7,680	$1,500	$18,000
2515	$1,050	$12,600	$1,050	$12,600
2517	$2,250	$27,000	$2,250	$27,000
Total	$**11,190**	**$134,280**	**$17,800**	**$213,600**

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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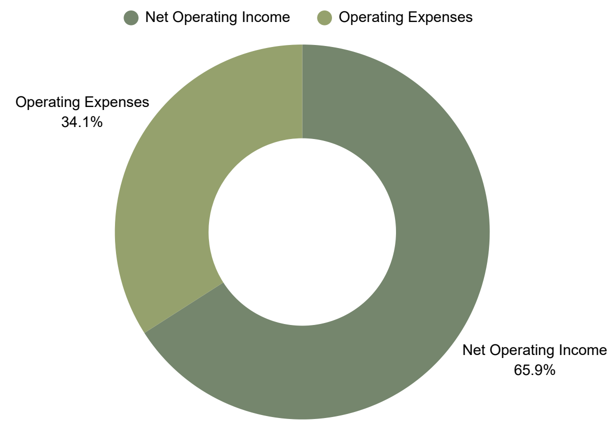
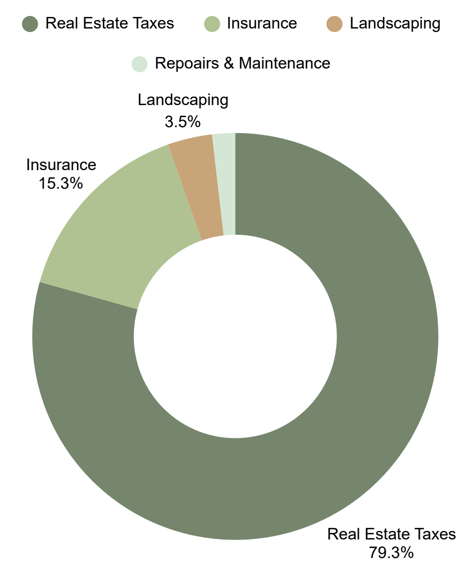
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	$134,280	$213,600
Less Expenses	$69,342	$56,238
Net Operating Income	**$64,938**	**$157,362**



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	$54,999	$41,895
Insurance	$10,613	$10,613
Repairs & Maintenance	$1,270	$1,270
Landscaping	$2,460	$2,460
Total Operating Expense	**$69,342**	**$56,238**



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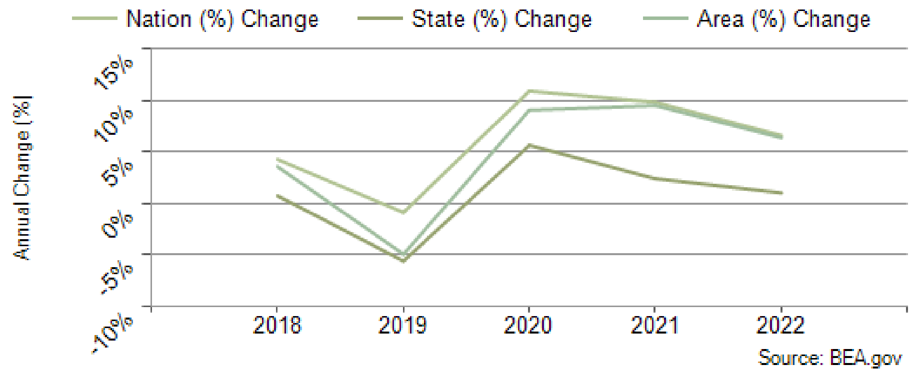
High-Visibility 79th Street Location

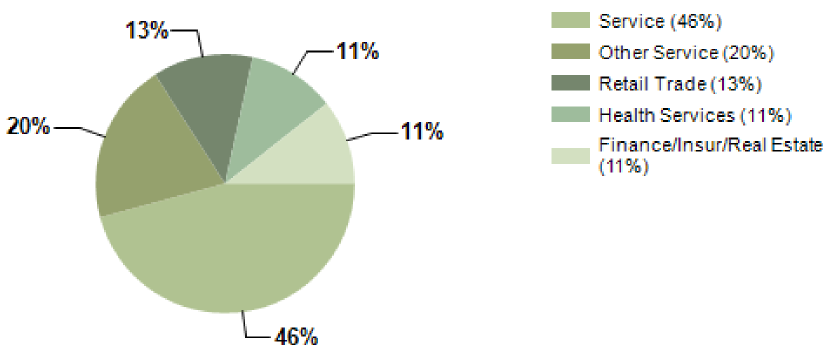
- The center sits along W.79th Street with approximately 11,800 vehicles per day per IDOT, providing visibility for the tenants and exposure to the surrounding neighborhood customer base. For small retail and service businesses, visibility and accessibility are major drivers of long-term occupancy.

- The property's single-story strip center layout, street frontage, and surface parking make it practical for local tenants and convenient for customers. These are simple but important fundamentals that support the long-term value of neighborhood retail.

Cook County GDP Trend



Major Industries by Employee Count



Largest Employers

U.S. Government	49,400
Chicago Public Schools	39,094
City of Chicago	30,340
Cook County, Illinois	21,482
Advocate Health System	18,512
JPMorgan Chase	16,045
University of Chicago	15,452
State of Illinois	14,731

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LOCATION OVERVIEW

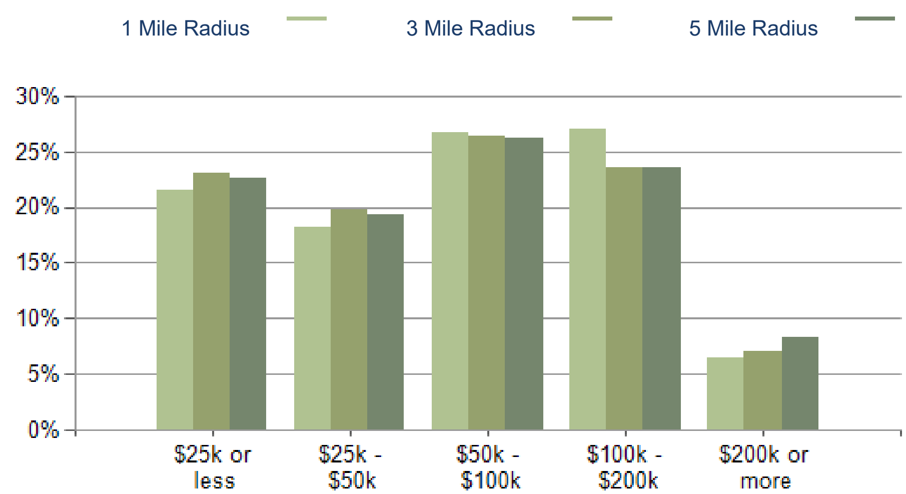
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,574	319,640	800,614
2010 Population	25,401	292,234	736,419
2026 Population	23,597	262,733	678,279
2031 Population	22,991	256,914	662,643
2026 African American	19,004	134,653	300,581
2026 American Indian	190	3,833	10,270
2026 Asian	51	1,163	9,385
2026 Hispanic	3,703	97,446	254,416
2026 Other Race	2,260	53,889	138,873
2026 White	877	38,445	137,203
2026 Multiracial	1,208	30,683	81,756
2026-2031: Population: Growth Rate	-2.60%	-2.25%	-2.35%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,381	13,241	35,581
$15,000-$24,999	564	8,584	21,561
$25,000-$34,999	782	8,023	20,288
$35,000-$49,999	873	10,770	28,636
$50,000-$74,999	1,405	13,876	36,444
$75,000-$99,999	1,018	11,079	29,777
$100,000-$149,999	1,671	15,287	40,426
$150,000-$199,999	776	7,058	18,972
$200,000 or greater	577	6,651	20,864
Median HH Income	$67,321	$61,664	$63,225
Average HH Income	$83,992	$82,855	$86,170

2501–2517 W. 79th Street is located along an established neighborhood commercial corridor on Chicago's South Side, within the Auburn Gresham / Ashburn trade area. The property benefits from direct frontage along W. 79th Street, a key east-west corridor serving the surrounding residential neighborhoods, schools, local businesses, and daily-needs retail users. The site is positioned at the corner of W. 79th Street and S. Campbell Avenue, providing strong visibility and accessibility for neighborhood-serving tenants.

The surrounding corridor is supported by a dense residential customer base and a mix of everyday service businesses, including food service, personal care, pharmacy, convenience retail, schools, and local service providers. This type of location is well-suited for tenants that depend on affordability, visibility, and repeat neighborhood demand.

2026 Household Income



Source: esri

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