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5430

WESTDEVON

5430 West Devon Avenue, Chicago, Illinois 60646

**CBRE**

# The Offering

5430 West Devon Avenue  
Chicago, Illinois 60646

Qualified investors are presented with the opportunity to acquire 100% fee simple interest in 5430 Devon Avenue, an 11,902-square-foot neighborhood retail center located in Chicago's thriving Edgebrook community. The property features a diversified tenant roster including USPS, Baird & Warner, Archie Doratie Co, Tax, Titles & Plates, and Little Nest, providing a blend of daily needs and service-oriented uses.

Strategically positioned at the intersection of Devon Avenue (22,400 VPD) and Kinzua Avenue, the property benefits from excellent visibility and is located just steps from Metra's Milwaukee District North Edgebrook Station. Edgebrook, one of Chicago's most desirable neighborhoods, offers a dense residential base, high barriers to entry, and exceptional household incomes. The property is currently 87.4% occupied, presenting investors with an immediate opportunity to boost NOI through the lease-up of the 1,500-square-foot vacancy.



IRREPLACEABLE  
REAL ESTATE



TRANSIT  
ORIENTED



VALUE-ADD  
OPPORTUNITY



## HIGHLIGHTS

Asking Price	\$2,409,485
Cap Rate	7.00%
In-Place NOI	\$168,664
Total Square Feet	11,902 Square Feet
% Leased	87.40%
Tenants	Archie Doratie Co., Baird & Warner, Clear Channel Outdoor, Little Nest, Tax, Titles & Plates, & USPS
Site Area	±0.31 Acres / 13,321 Square Feet

LAKE MICHIGAN

DOWNTOWN CHICAGO

 INTERSTATE 94  
137,500 VPD

94

Billy Caldwell  
Golf Course

 DEVON AVENUE  
22,400 VPD

CHICAGO  
PUBLIC  
LIBRARY

Associated Bank  
Villa Rosa  
Pizza Kitchens  
WEE EYECARE  
Bella Oaks Club  
The Associated

ACE  
EDGEBROOK  
Chicago Breakfast Restaurant  
North Branch Arts  
My Sister's Closet  
State Farm  
Creative! TOYS & GAMES



STONE TILE DESIGN  
Nuts 'N More  
The Retro Candy Store  
COLDWELL BANKER REALTY  
CHelsea PARKER



 CALDWELL/RT 14  
22,500 VPD

Edgebrook  
Park

 CENTRAL AVENUE  
14,300 VPD

 HAPPY FOODS

5430  
WESTDEVON

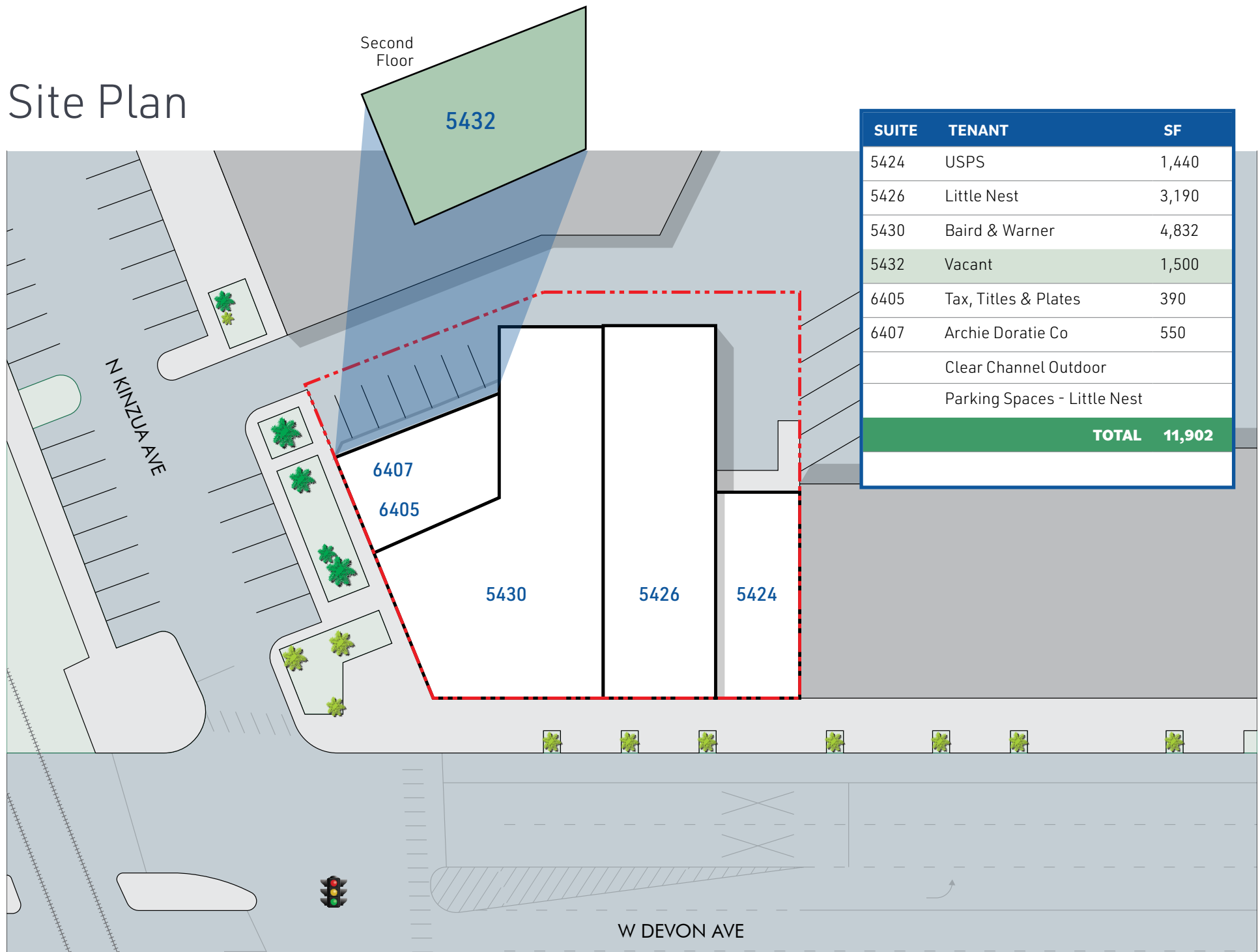
A VINTAGE BLOOM  
- FLORAL DESIGN -  
Domino's  
PET WANTS  
Sunflower BAKERY & CAFE  
King Piro



Metra  
The way to really fly.  
Edgebrook  
Station

METRA MILWAUKEE DISTRICT NORTH

# Site Plan



# 5430

## WESTDEVON

### INVESTMENT CONTACTS

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