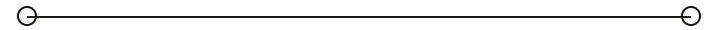


# FOR SALE - VALUE ADD

## Two Tenant Retail Center with Development Parcel

20911-20939 S CICERO AVENUE

Matteson, IL 60443



### PRESENTED BY:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Strategically positioned in a vibrant retail hub, Century Plaza offers prime visibility and high traffic flow. Anchored by Harbor Freight and Planet Fitness, the shopping center presents a compelling opportunity for retailers seeking a prominent presence in a bustling commercial district. With its strategic location and strong anchor tenants, this retail destination is poised to attract a diverse customer base.

### PROPERTY HIGHLIGHTS

- Located in a strong retail hub for retail and hotel development
- Easily accessible via Interstates 57, 80, and 294
- Local tax and financial incentives are available, along with Programs offered by the State

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**SALE PRICE:**

\$2,820,000.00

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# SITE PLAN



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# RETAILER AERIAL



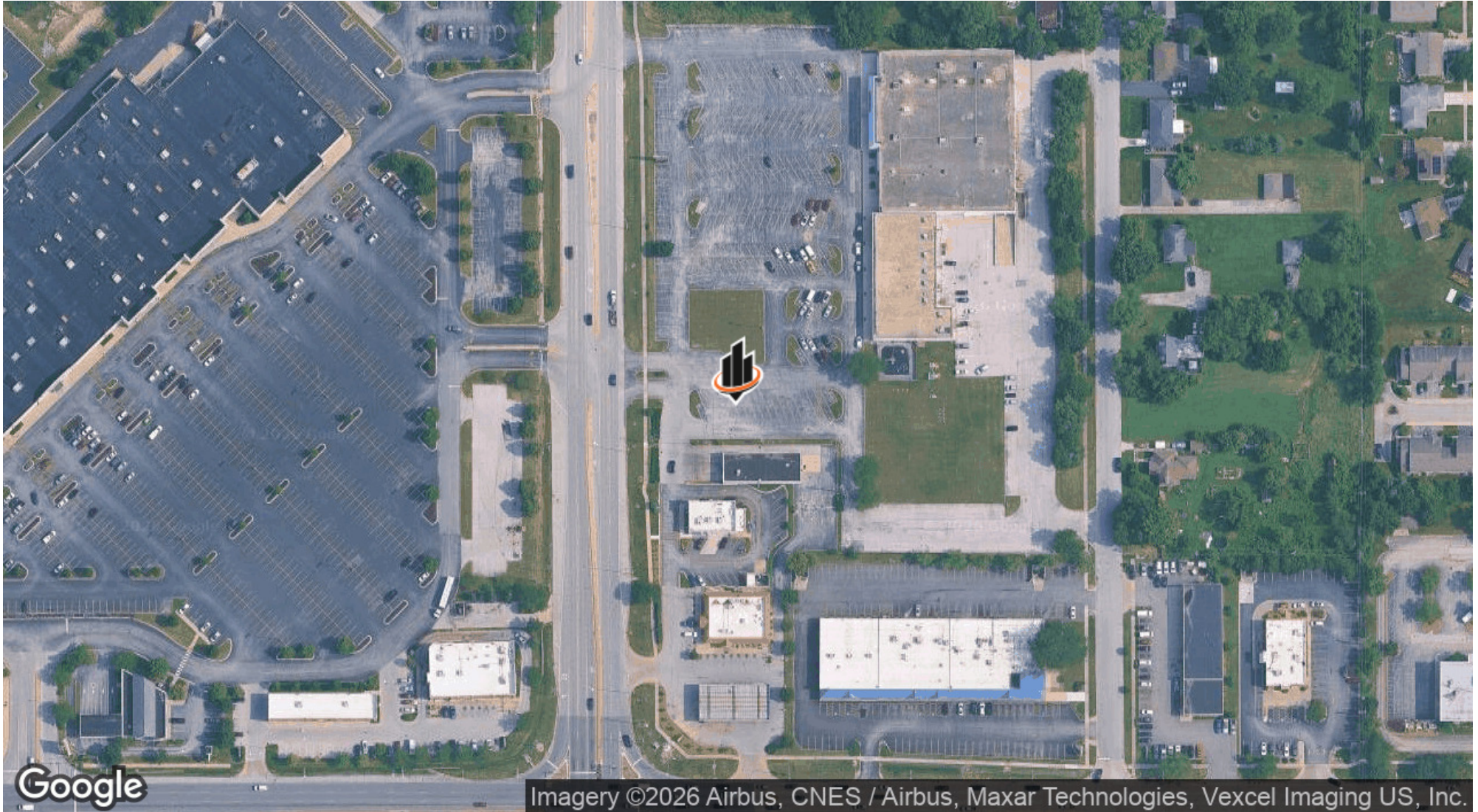
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# AERIAL MAP



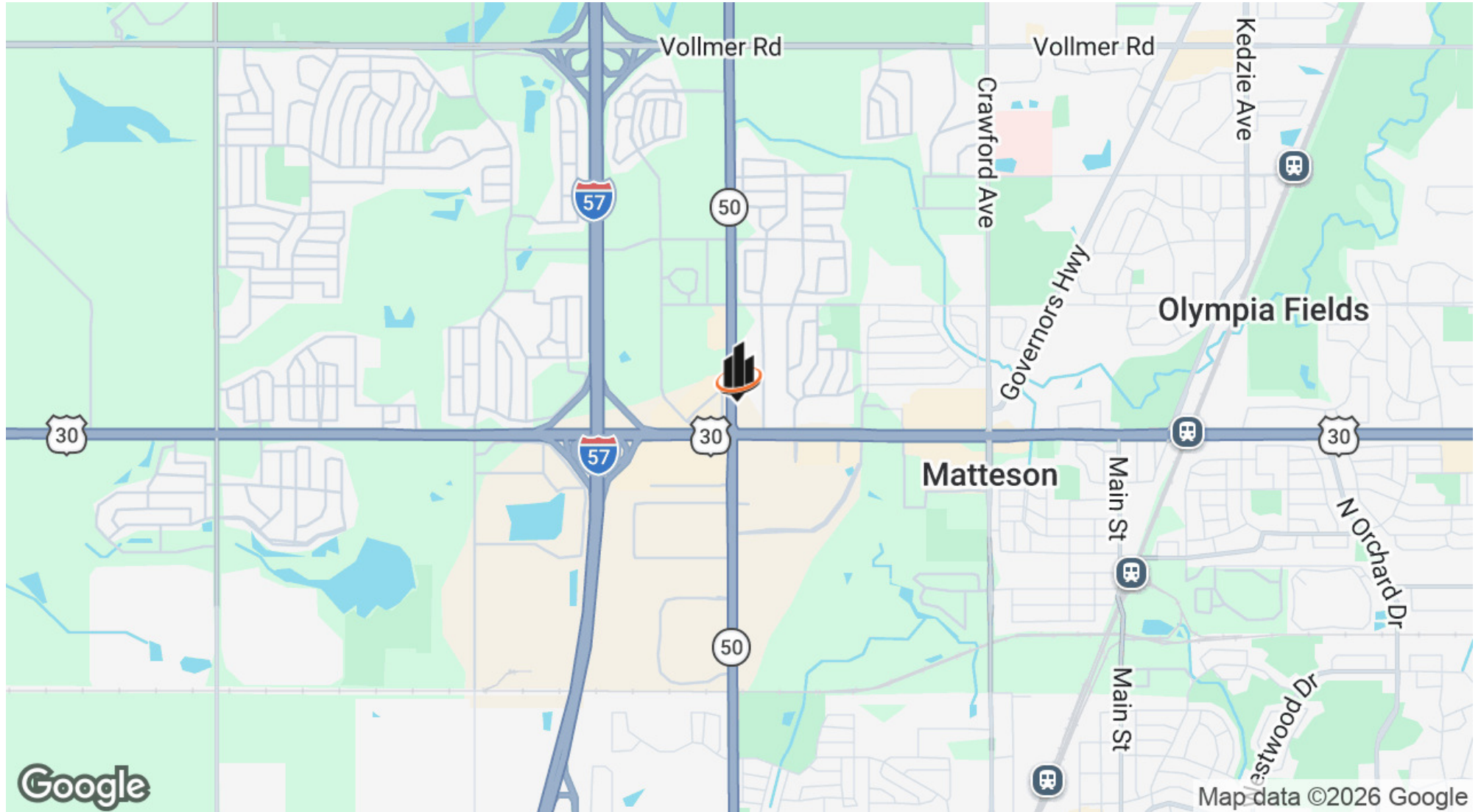
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# LOCATION MAP | LINCOLN HIGHWAY (ROUTE 30) AND CICERO AVENUE (ROUTE 50)



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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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PRICE	\$2,820,000
GRM	6.45
CAP RATE	9%
CASH-ON-CASH RETURN (YR 1)	8.96%
TOTAL RETURN (YR 1)	\$252,720

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## OPERATING DATA

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GROSS SCHEDULED INCOME	\$436,934
TOTAL SCHEDULED INCOME	\$266,240
VACANCY COST	\$13,513
GROSS INCOME	\$252,727
OPERATING EXPENSES	\$184,212
NET OPERATING INCOME	\$252,720
PRE-TAX CASH FLOW	\$252,720

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# DEMOGRAPHICS

## POPULATION

### 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	53,808	153,536	270,674
AVERAGE AGE	42.0	40.4	40.6
AVERAGE AGE (MALE)	37.7	37.6	37.7
AVERAGE AGE (FEMALE)	45.3	42.6	42.3

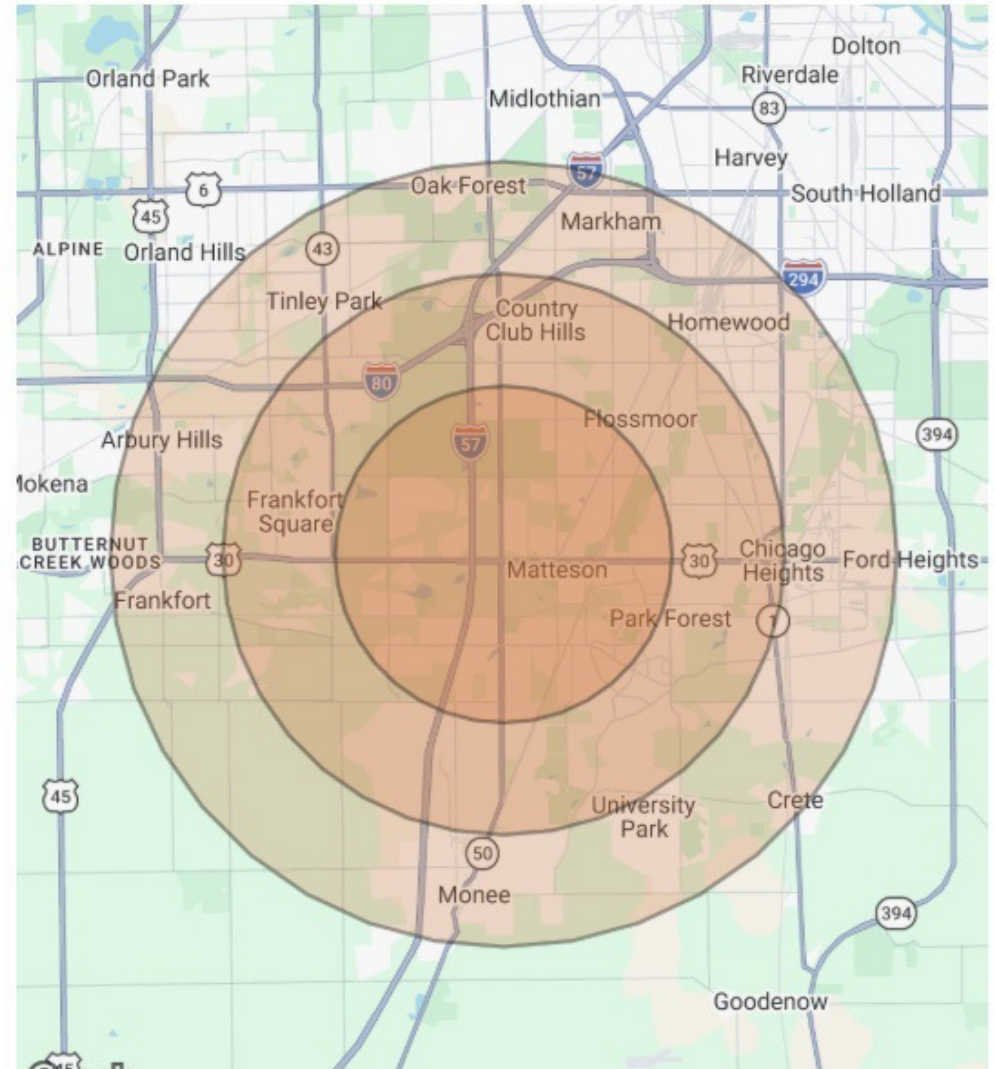
## HOUSEHOLDS & INCOME

### 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	21,040	56,776	101,083
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$101,191	\$105,021	\$105,985
AVERAGE HOUSE VALUE	\$217,325	\$226,333	\$235,637

## TRAFFIC COUNTS

CICERO AVENUE (RTE 50)	18,575/day
LINCOLN HIGHWAY (RTE 30)	37,300/day



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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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