JAMESON.

FOR SALE

GREAT INVESTMENT OPPORTUNITY | NEW TO MARKET
2-TENANT RETAIL | SIX CORNERS

AT&T   Premier PHYSICAL THERAPY

PORTAGE PARK | ICONIC SIX CORNERS
4817-4819 IRVING PARK RD. CHICAGO, IL 60641

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WHY OWN AT SIX CORNERS

100% LEASED TWO TENANT RETAIL

- Low management net retail structure providing immediate, predicable cash flow.

STRONG FRANCHISE & REGIONAL TENANCY

- AT&T Mobility (Franchisee-Owned): A national operator with 59 locations across the country (12 in Illinois, 4 in Chicago).
- Premier Physical Therapy: A privately-owned therapeutic clinic with a robust 20-location footprint across the Chicagoland

THE EPICENTER OF REVITALIZATION

- Located at the center of Chicago's most explosive neighborhood revitalization, recognized as the commercial heart of the Northwest Side.

MASSIVE NEIGHBORING INVESTMENT

- Capitalize on the momentum generated by over $130M in recent neighborhood redevelopments. Over 700 + new apartments delivered in the Six Corners trade area. This includes the transformation of the historic Sears site into the 6 Corners Lofts & Target, alongside the Clarendale Six Corners luxury senior living complex.

PROXIMITY TO ELITE RETAIL ANCHORS

- The Marketplace at Six Corners, anchored by Marshalls, PetSmart, Famous Footwear, and a dominant Jewel-Osco. This Jewel-Osco is a premier regional draw, ranking in the 87th percentile statewide with 1.1 million annual visits, ensuring a massive, permanent consumer draw to the immediate block.

WHY OWN AT SIX CORNERS

CAPTIVE, AFFLUENT AUDIENCE

- Located in iconic Portage Park—frequently named one of Chicago's best neighborhoods—supported by dense local demographics.

	0.5M	1.0M	1.5M
Population	11,022	43,719	107,095
Households	4,646	17,962	42,996
Average HHI	$129,857	$134,389	$126,686

MASSIVE TRAFFIC COUNTS

- Exposure to over 70,000 combined vehicles per day at Irving Park/Cicero/Milwaukee intersection.

EXCEPTIONAL TRANSIT-ORIENTED POSITIONING

- Located steps from the Grayland Metra Station, the Irving Park Blue Line CTA Station, and minutes to I-90 (Edens) & I-94 (Kennedy) expressways, connecting the asset to downtown Chicago and O'Hare International Airport

ADDITIONAL PICTURES OF AREA RETAIL & DEVELOPERS

SIX LOFTS & THE CLARENDALE | 4714 & 4715 W. IRVING PARK RD.

ADDITIONAL PICTURES OF AREA RETAIL & DEVELOPERS

TARGET & SIX LOFTS
4714 W. IRVING PARK RD.

THE CLARENDALE
4715 W. IRVING PARK RD.

ADDITIONAL PICTURES OF AREA RETAIL & DEVELOPERS

ROSS DRESS FOR LESS
3297 N. MILWAUKEE AVE.

CHIPOTLE & BANK OF AMERICA
4657 & 4671 W. IRVING PARK RD.

4817-4819 IRVING PARK RD.

ADDITIONAL PICTURES OF AREA RETAIL & DEVELOPERS

MARKETPLACE AT SIX CORNERS
4730 W. IRVING PARK RD.

NEW ALDI GROCERY
3930 N. KILPATRICK AVE.

MAJOR BUSINESSES & DEVELOPMENTS AT SIX CORNERS

NORTHWESTERN MEDICINE OUTPATIENT CENTER
4445 W. IRVING PARK RD.

ADVOCATE OUTPATIENT CENTER
3935 N. MILWAUKEE AVE.

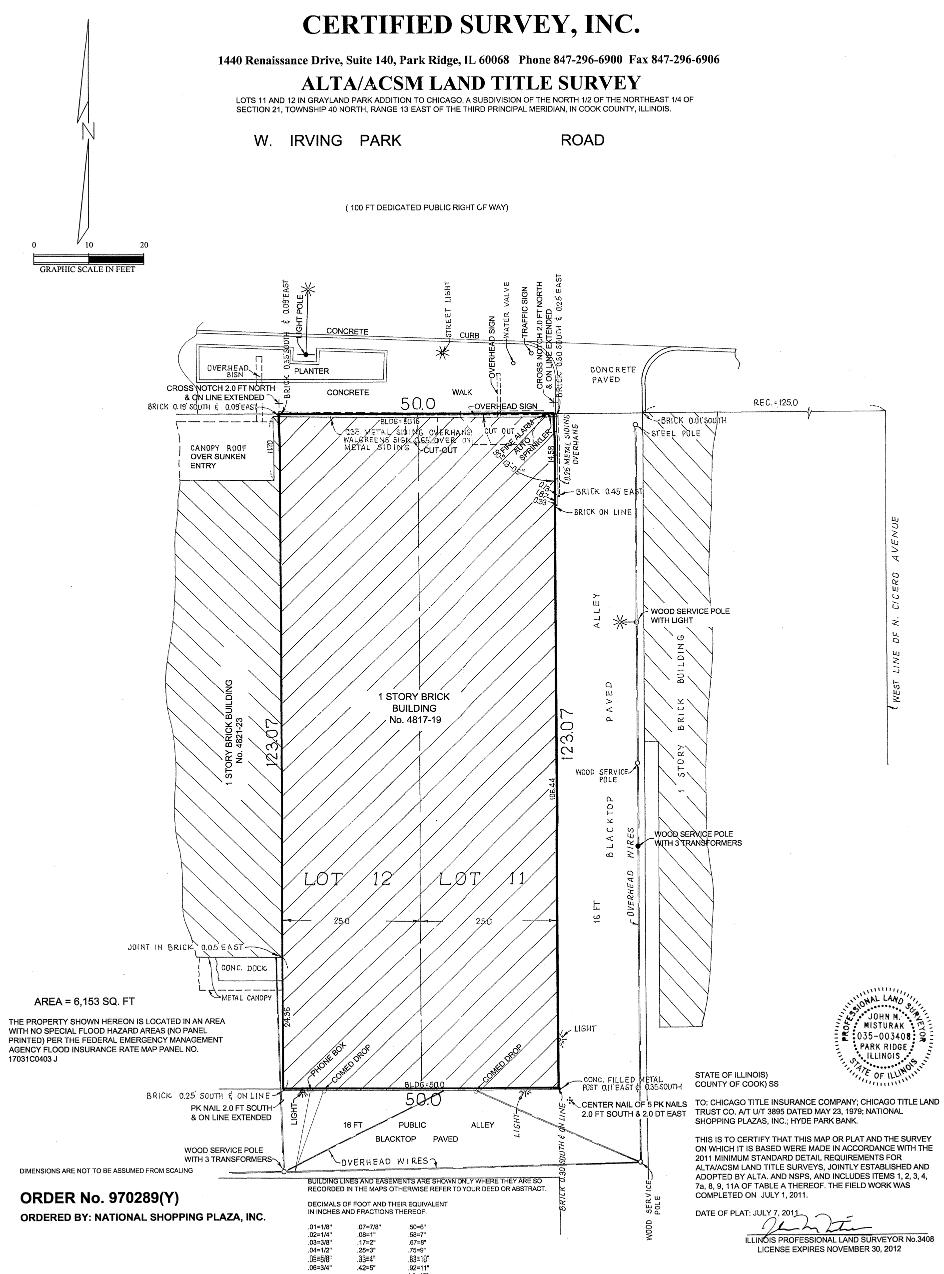
RENT ROLL & FINANCIAL PROFORMANCE

ADDRESS	TENANT NAME	SQ. FT.	% SHARE	START DATE	EXPIRATION DATE	MONTHLY	ANNUAL	OPTIONS
4817 W. IRVING PARK RD.	MWT IRVING PARK LLC dba AT&T	2,426	40.9%	7/29/2019	7/31/2029	$5,672.84	8/1/25 - 7/31/26 | $68,074.12 WITH ANNUAL 3% INCREASES THRU TERM	NONE
4819 W. IRVING PARK RD.	PREMIER THERAPY LLC.	3,428	57.80%	6/23/2026	6/30/2036	$5,427.67	$65,132 WITH ANNUAL 3% RENT INCREASES THRU TERM AND OPTION	1-5 YR.
	COMMON AREA:	77	100%					
	TOTAL LEASED AREA:	5,931	100%			$11,100.51	$133,206.12	

RENT INCOME	$133,206
CAM & INSURANCE REIMBURSEMENT (INCLUDING ADMIN FEES)	$15,362
RE TAXES REIMBURSEMENTS	$30,512
TOTAL GROSS INCOME	**$179,080**
OPERATING EXPENSES (ACTUAL 2025 EXPENSES)	
GENERAL MAINTENANCE (CAM)	$1,929
SNOW PLOWING	$3,540
UTILITIES (WATER, ELECTRIC, SECURITY)	$4,058
INSURANCE	$3,127
2024 RE TAXES PAYABLE IN 2025	$30,512
TOTAL OPERATING EXPENSES	**$43,166**
NOI	**$135,914**
CAP RATE	**7.16%**
ASKING PRICE	**$1,899,000**

Leases are modified NNN leases. Landlord responsible for roof, structure and exterior walls. Tenants responsible for maintenance of their leased premises, HVAC systems, CAM, R.E. Taxes & Insurance. CAM includes an 8% administrative fee of CAM expenses for AT&T and 15% for Premier Therapy. With respect to information provided, it is deemed to come from reliable sources. However, it is your responsibility to confirm its accuracy and completeness.

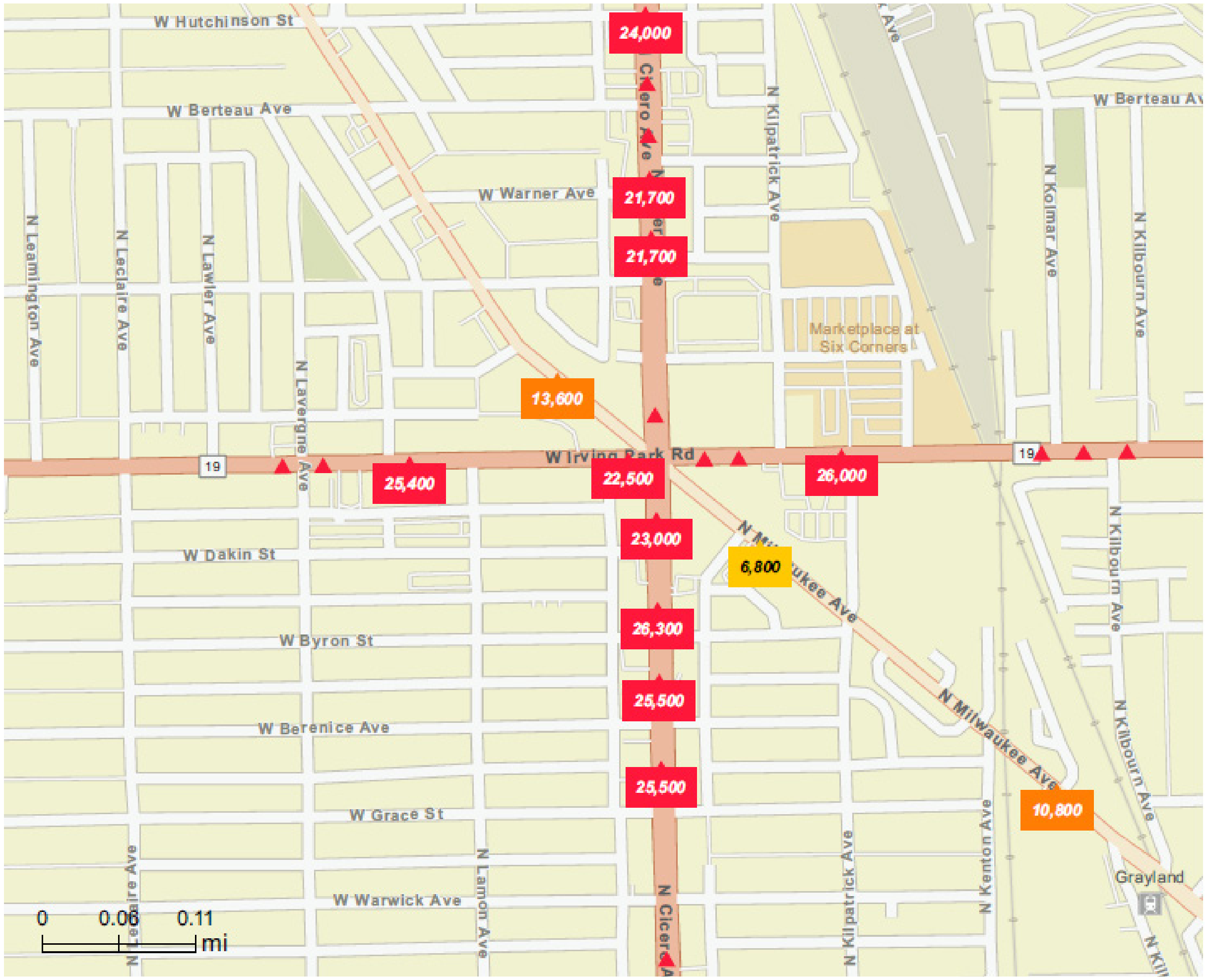
PROPERTY SURVEY



RETAIL MAP


TARGET
MONTROSE
SEAFOOD CITY
SUPERMARKET
TARGET
CVS
6 CORNERS LOFTS
FAMOUS footwear
Marshalls
Jewel Osco
OLD IRVING BREWING CO.
IHOP
FORT KNOX STUDIOS
CITY NEWS
JIMMY JOHN'S
FANTASY COSTUMES
Walgreens
Northwestern Medicine
Gracie O'Malley's
GRAVITEA Boba
Nutrition HOUSE
Community
LAS TABLAS
SITE
PETSMART
BANK OF AMERICA
CHIPOTLE MEXICAN GRILL
Irving Park Rd
CLARENDALE SIX CORNERS
Culver's
Milwaukee Ave
Cicero Ave
dd's DISCOUNTS
ALDI
Domino's Pizza
SUBMARINE
QUESABIRRIA JALISCO TACOS
PUB & GRILL
Jeff's Red Hots
Uppie Yuppy
IRVING HOTEL
cricket wireless
metro by T-Mobile

TRAFFIC COUNT



Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day

DEMOGRAPHICS - EXECUTIVE SUMMARY

Executive Summary

4817 W Irving Park Rd, Chicago, Illinois, 60641 2
4817 W Irving Park Rd, Chicago, Illinois, 60641
Rings: 0.5, 1, 1.5 mile radii

esri THE SCIENCE OF WHERE

Population	0.5 miles	1 mile	1.5 miles
2020 Population	11,310	45,602	112,599
2020 Male Population	49.8%	49.6%	49.6%
2020 Female Population	50.2%	50.4%	50.4%
2026 Population	11,241	43,719	107,095
2026 Male Population	50.4%	50.1%	50.2%
2026 Female Population	49.6%	49.9%	49.8%
2031 Population	11,022	42,710	104,468
2031 Male Population	50.2%	49.9%	50.0%
2031 Female Population	49.8%	50.1%	50.0%
2010-2020 Annual Rate	-0.30%	-0.20%	-0.27%
2020-2026 Annual Rate	-0.10%	-0.67%	-0.80%
2026-2031 Annual Rate	-0.39%	-0.47%	-0.50%

In the identified area, the current year population is **107,095**. In 2020, the Census count in the area was **112,599**. The rate of change since 2020 was **-0.80%** annually. The five-year projection for the population in the area is **104,468** representing a change of **-0.50%** annually from 2026 to 2031. Currently, the population is **50.2%** male and **49.8%** female.

Median Age			
2026 Median Age	39.6	39.4	39.3

The median age in this area is **39.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	49.4%	48.7%	45.1%
2026 Black Alone	3.2%	3.1%	3.0%
2026 American Indian Alone	1.8%	1.8%	1.9%
2026 Asian Alone	6.4%	6.9%	7.8%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	21.4%	23.1%	25.7%
2026 Two or More Races	17.8%	16.3%	16.4%
2026 Hispanic Origin	44.6%	45.4%	48.6%
2026 Diversity Index	83.4	83.7	84.8

Persons of Hispanic origin represent **48.6%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **84.8** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Executive Summary | 4817 W Irving Park Rd, Chicago, Illinois, 60641 2 | Rings: 0.5, 1, 1.5 mile radii

Households	0.5 miles	1 mile	1.5 miles
2026 Wealth Index	92	99	92
2010 Total Households	4,318	17,164	41,103
2020 Total Households	4,496	17,783	42,753
2026 Total Households	4,646	17,962	42,996
2031 Total Households	4,647	17,892	42,794
2010-2020 Annual Rate	0.40%	0.35%	0.39%
2020-2026 Annual Rate	0.53%	0.16%	0.09%
2026-2031 Annual Rate	0.00%	-0.08%	-0.09%
2026 Average Household Size	2.41	2.43	2.48

The household count in this area has changed from **42,753** in 2020 to **42,996** in the current year, a change of **0.09%** annually. The five-year projection of households is **42,794**, a change of **-0.09%** annually from the current year total. Average household size is currently **2.48**, compared to **2.63** in the year 2020. The number of families in the current year is **25,783** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	27.7%	23.7%	24.7%

Median Household Income			
2026 Median Household Income	$89,999	$100,933	$94,652
2031 Median Household Income	$110,548	$117,365	$110,291
2026-2031 Annual Rate	4.20%	3.06%	3.11%

Average Household Income			
2026 Average Household Income	$129,856	$134,389	$126,686
2031 Average Household Income	$150,530	$154,091	$146,581
2026-2031 Annual Rate	3.00%	2.77%	2.96%

Per Capita Income			
2026 Per Capita Income	$54,002	$55,134	$50,864
2031 Per Capita Income	$63,829	$64,463	$60,052
2026-2031 Annual Rate	3.40%	3.18%	3.38%

Income Equality			
2026 Gini Index	48.2	44.7	45.0

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DEMOGRAPHICS - EXECUTIVE SUMMARY

Executive Summary | 4817 W Irving Park Rd, Chicago, Illinois, 60641 2 | Rings: 0.5, 1, 1.5 mile radii

Households by Income

Current median household income is **$94,652** in the area, compared to **$85,893** for all U.S. households. Median household income is projected to be **$110,291** in five years, compared to **$100,053** all U.S. households.

Current average household income is **$126,686** in this area, compared to **$122,692** for all U.S. households. Average household income is projected to be **$146,581** in five years, compared to **$138,579** for all U.S. households.

Current per capita income is **$50,864** in the area, compared to the U.S. per capita income of **$48,241**. The per capita income is projected to be **$60,052** in five years, compared to **$55,073** for all U.S. households.

Housing Unit Summary	0.5 miles	1 mile	1.5 miles
2026 Housing Affordability Index	75	87	84
2010 Total Housing Units	4,702	18,669	44,905
2010 Owner Occupied	2,108	8,625	20,849
2010 Renter Occupied	2,210	8,539	20,254
2010 Vacant	384	1,505	3,802
2020 Housing Units	4,856	18,992	45,714
2020 Owner Occupied	2,183	8,763	21,106
2020 Renter Occupied	2,313	9,020	21,647
2020 Vacant	344	1,231	2,956
2026 Housing Units	5,028	19,180	45,951
2026 Owner Occupied	2,257	9,169	22,143
2026 Renter Occupied	2,389	8,793	20,853
2026 Vacant	382	1,218	2,955
2031 Total Housing Units	5,028	19,180	45,952
2031 Owner Occupied	2,295	9,326	22,594
2031 Renter Occupied	2,352	8,566	20,200
2031 Vacant	381	1,288	3,158

Socioeconomic Status			
2026 Socioeconomic Status Index	50.2	49.2	47.0

Currently, **44.9%** of the **45,951** housing units in the area are owner occupied; **47.5%** renter occupied; and **7.6%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **45,714** housing units in the area and **344** vacant housing units. The annual rate of change in housing units since 2020 is **0.08%**. Median home value in the area is **$397,885**, compared to a median home value of **$376,272** for the U.S. In five years, median home value is projected to change by **1.53%** annually to **$456,708.**

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

ABOUT YOUR TEAM

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MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over $300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.

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