

OFFERING MEMORANDUM

# 19-25 W HILLGROVE AVE

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**DOWNTOWN LA GRANGE  
RETAIL/PROFESSIONAL  
BUILDING**

La Grange, IL 60525

**PRESENTED BY:**

**JOEL MILLER, CCIM**

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

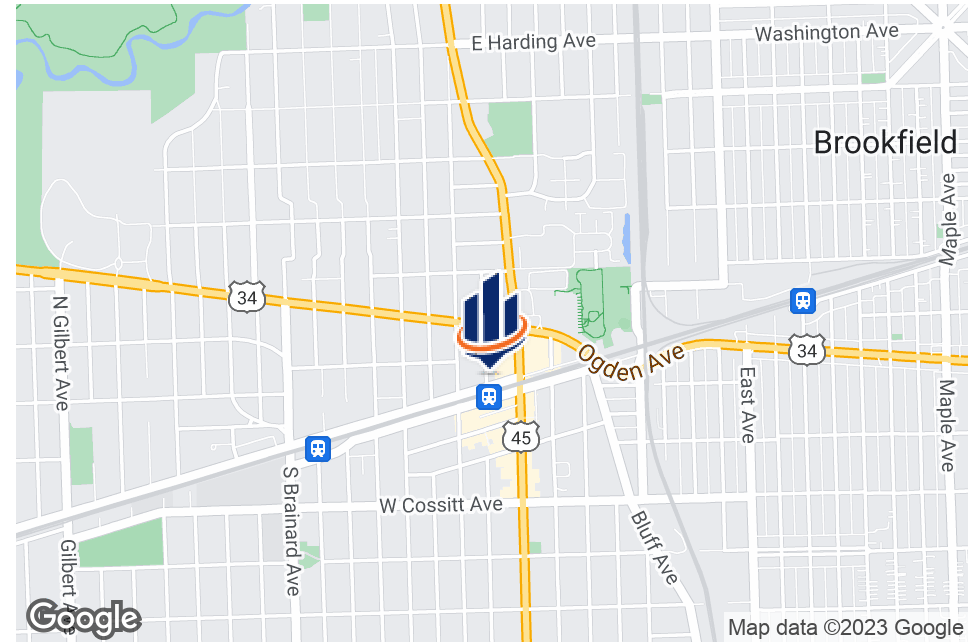
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

SECTION 1

# PROPERTY INFORMATION





## OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	5,136 SF
LOT SIZE:	5,227 SF
YEAR BUILT:	1925
ZONING:	C3-L
MARKET:	Chicago
SUBMARKET:	Downtown La Grange
APN:	18-04-111-044-0000 18-04-111-045-0000

## PROPERTY OVERVIEW

### LOCATION OVERVIEW

Key location in the heart of downtown La Grange, just 1/2 block west of La Grange Rd. Nearby national retailers include, Trader Joes, Walgreens, AT&T, Fannie May Candies, Orange Theory, and ILoveKickboxing. Surrounding by national, and local restaurants including Chipotle, Noodles & Company, Barrel House Social, Lucca's Pizzeria, Yau's Place, Grapevine Mediterranean,

Downtown La Grange is a vibrant upscale shopping and dining destination 8 miles west Chicago. The market is supported by dense, affluent customer base including more than 22,000 residents within 1 mile with an average income of approx \$150,000.

The property is positioned directly across from the La Grange Rd commuter rail station (3,000+ average daily station passengers). The BNSF Metra line is the most heavily trafficked line in the system with more than 15 millions riders annually.

### PROPERTY HIGHLIGHTS



## LOCATION INFORMATION

BUILDING NAME	Downtown La Grange Retail/Professional Building
STREET ADDRESS	19-25 W Hillgrove Ave
CITY, STATE, ZIP	La Grange, IL 60525
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Downtown La Grange
CROSS-STREETS	Madison Ave

## BUILDING INFORMATION

BUILDING SIZE	5,136 SF
TENANCY	Multiple
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	1925
GROSS LEASABLE AREA	5,255 SF

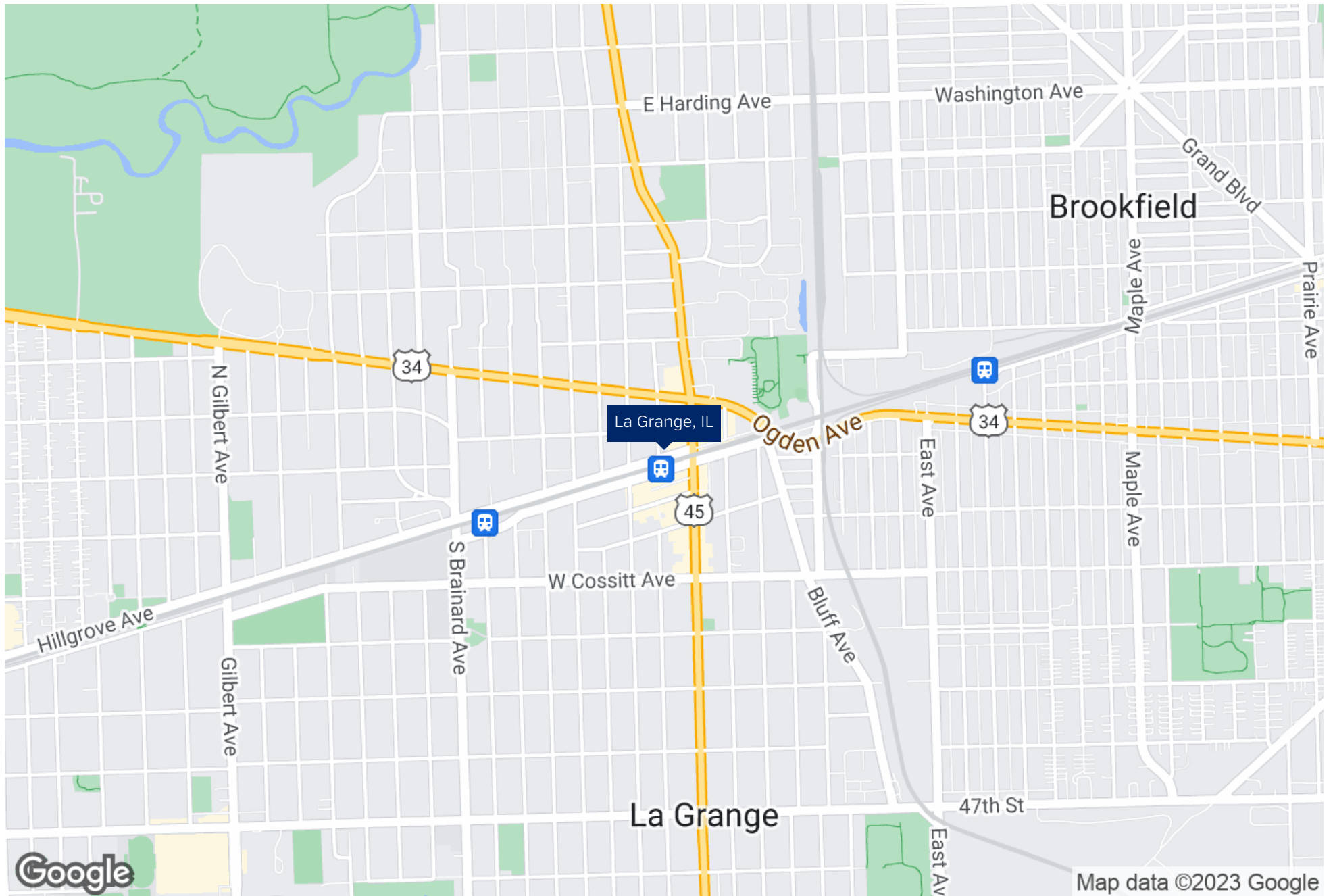
TENANT NAME	UNIT NUMBER	UNIT SIZE [SF]	LEASE START	LEASE END	LEASE START	MARKET RENT	MARKET RENT/SF	ANNUAL RENT	% OF GLA	LEASE STRUCTURE	PRICE PER SF/YR
AVAILABLE	19	1,200			Current	\$24,000	\$20.00	\$0	23.36	NNN	\$0.00
NAIL STATION & SPA	21	891		mtm	Current			\$25,272	17.35	Gross	\$28.36
AVAILABLE	23-25	2,855		upon sale		\$62,810	\$22.00	\$0	55.59	NNN	\$0.00
TOTALS/AVERAGES		4,946				\$86,810	\$21.00	\$25,272		\$0	\$5.11

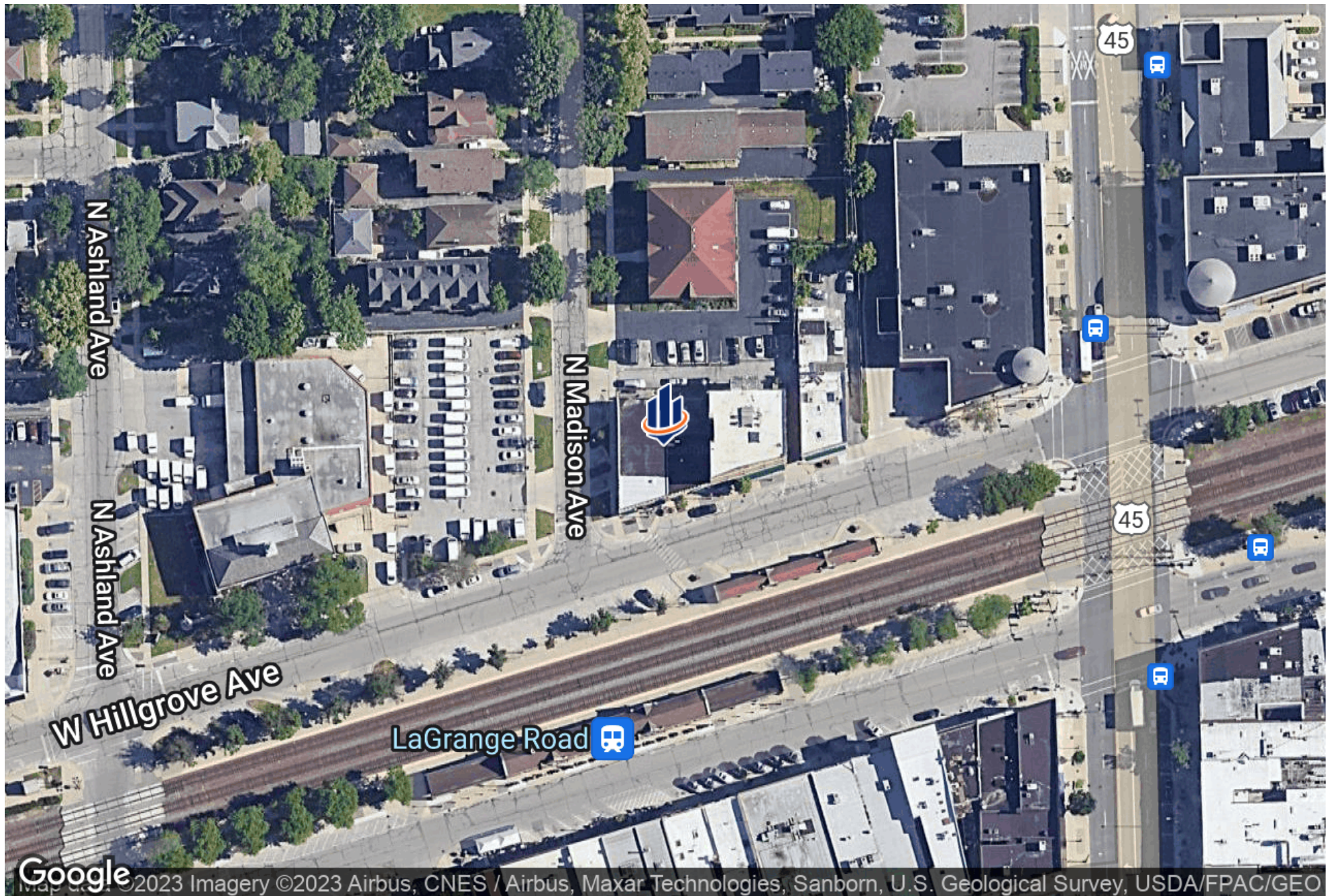


## SECTION 2

# LOCATION INFORMATION











### SECTION 3

## DEMOGRAPHICS



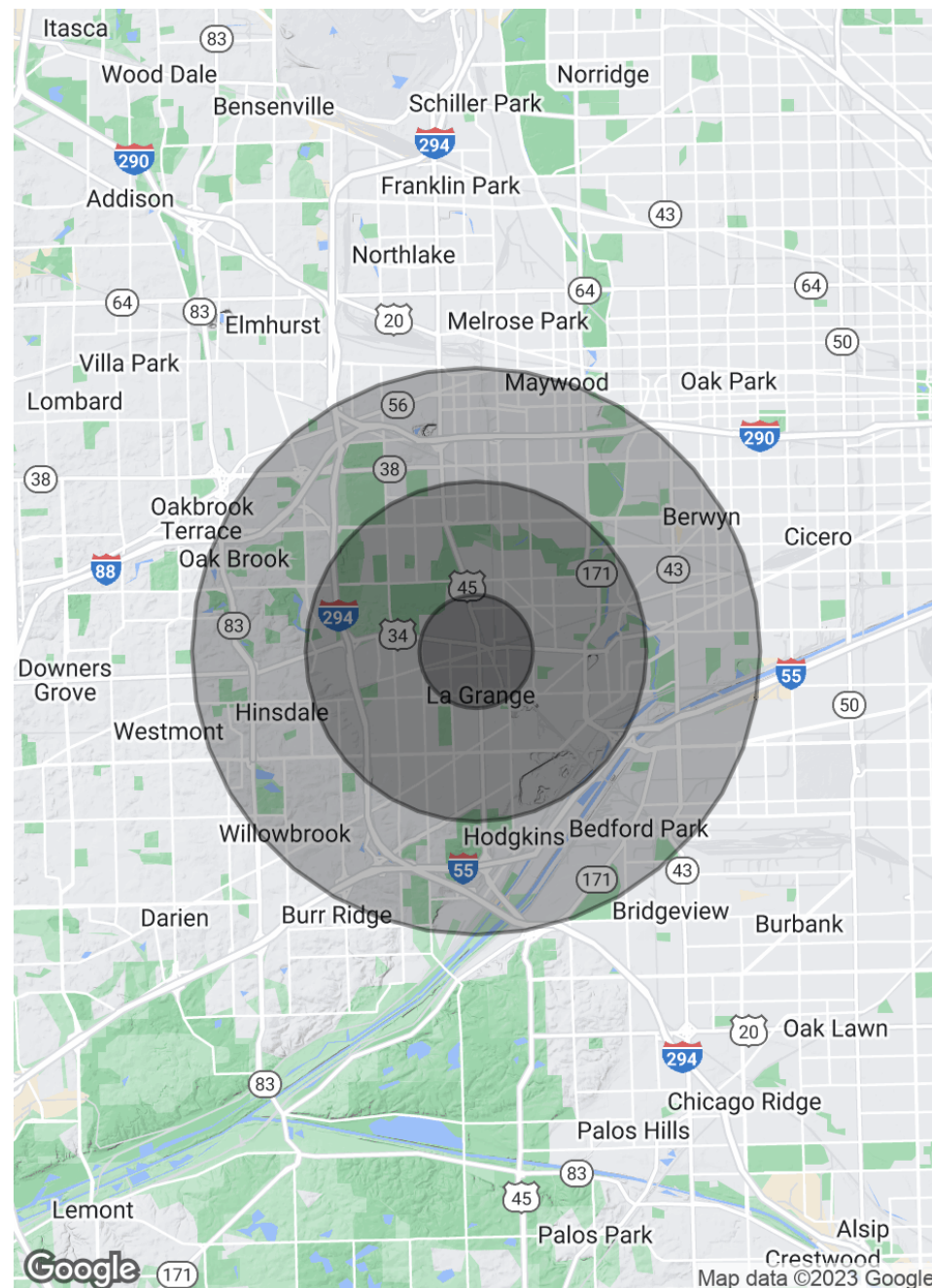
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,280	112,091	276,750
AVERAGE AGE	39.3	41.3	39.9
AVERAGE AGE (MALE)	36.5	39.3	38.3
AVERAGE AGE (FEMALE)	40.6	42.4	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,865	41,840	100,911
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$110,422	\$99,633	\$97,783
AVERAGE HOUSE VALUE	\$469,227	\$414,108	\$408,288

ETHNICITY [%]	1 MILE	3 MILES	5 MILES
HISPANIC	9.5 %	12.3 %	16.5 %

RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.1 %	87.9 %	70.0 %
% BLACK	5.2 %	5.0 %	19.9 %
% ASIAN	1.3 %	2.0 %	2.5 %
% HAWAIIAN	0.0 %	0.0 %	0.0 %
% AMERICAN INDIAN	0.0 %	0.1 %	0.2 %
% OTHER	1.9 %	3.9 %	6.1 %

\* Demographic data derived from 2020 ACS - US Census



SECTION 4

# ADVISOR BIOS





## JOEL MILLER, CCIM

Senior Advisor, Retail Services

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**Direct:** 630.270.6949 | **Cell:** 630.270.6949

## PROFESSIONAL BACKGROUND

Joel Miller serves as Senior Advisor, Retail Services for SVN Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties throughout the Chicago market. Joel has been a licensed real estate broker in the state of Illinois since 2009 and has focused on representing investors in acquisition, disposition, and leasing of their retail properties. Joel has also spearheaded the regional and national expansion of restaurant and retail brands including The Port of Peri Peri, Beef Shack, World Finance Corporation, I Love Kickboxing, Kumon, Qahwah House, Bill Cho's United Taekwondo, and more.

Joel has more than 15 years of experience in real estate brokerage, marketing, market analysis and client services. He has executed the sale or leasing of more than 1,350,000 sf of retail space, and his transaction volume exceeded \$125,000,000.

Joel is board chair and treasurer at Bright Community Services focusing on employment services in the Englewood neighborhood of Chicago, and a deacon at Covenant Presbyterian Church in Chicago.

Joel is a licensed real estate broker in the states of Illinois and Indiana, and is a Certified Commercial Investment Member (CCIM), a current member of the International Council of Shopping Centers (ICSC), and a Member of the National Association of Realtors.

## MEMBERSHIPS

Certified Commercial Investment Member [CCIM]

International Council of Shopping Centers [ICSC]

National Association of Realtors [NAR]

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