

**FOR SALE**

**3350-70 W. Devon Ave.**

**3350-70 W. DEVON AVENUE**

Lincolnwood, IL 60712

**PRESENTED BY:**

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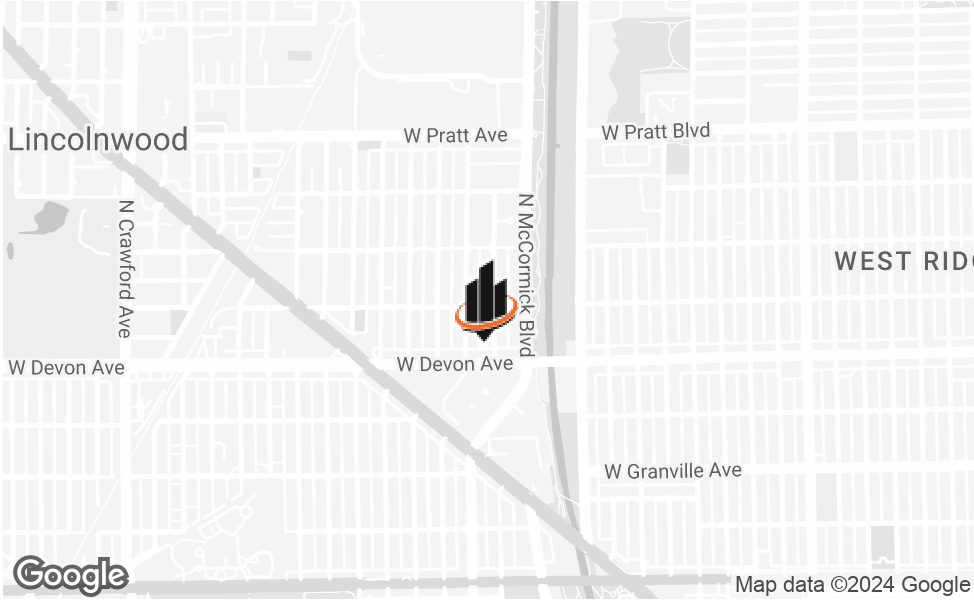
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

# Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,768,500
BUILDING SIZE:	11,600 SF
LOT SIZE:	22,063 SF
PRICE / SF:	\$152.46
CAP RATE:	8.13%
NOI:	\$143,814
YEAR BUILT:	1982
ZONING:	B2

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 3350-70 W. Devon in Lincolnwood, IL FOR SALE. The subject property is an approximately 11,600 SF multi-tenant strip center that is 100% leased. All leases have recently been converted to Net leases and have significant annual escalations. It has a 28-car surface parking lot and the potential for a monument sign. For future leasing, the building demises down to 1,000 SF spaces. The current Net Operating Income (NOI) is \$143,815. Located in the first Suburb north of Chicago, Lincolnwood offers incredible ease of access from the north or downtown via the Edens Expressway (I-94). Devon Avenue, a major East-West thoroughfare sees 23,700 vpd and provides great exposure to the site. Additionally, nearby Lincoln Avenue sees 28,100 vpd and McCormick Blvd. 25,400 vpd. The subject is located in a very strong Retail corridor and sits directly across from The Home Depot. The property is zoned B2 in the Village of Lincolnwood. Please call the advisor for further details.

# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

STREET ADDRESS	3350-70 W. Devon Avenue
CITY, STATE, ZIP	Lincolnwood, IL 60712
COUNTY	Cook
SUB-MARKET	Near North
CROSS-STREETS	Devon / Christiana
SIDE OF THE STREET	North

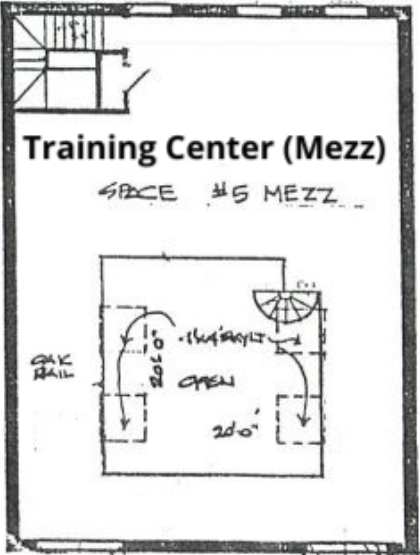
## PROPERTY HIGHLIGHTS

- 3350-70 W. Devon - FOR SALE
- Multi-Tenant Strip Center
- 11,600 SF Building
- 100% Leased
- All Leases Converted to Net Leases
- Significant Annual Escalations
- Current NOI - \$143,815
- 28 Car Surface Lot (2.4/1,000)
- Monument Sign Potential
- Building Demises to Leasable 1,000 SF Spaces For Future Use
- Excellent Traffic Counts - 23,700 vpd on Devon, 28,100 vpd on Lincoln, 25,400 vpd on McCormick
- Strong Retail Trade Area
- Directly Across From Home Depot



SITE PLAN

(Not to Scale)



RENT ROLL

SUITE	TENANT NAME	SIZE SF	ANNUAL RENT
3550-56	Smoke Depot Lincolnwood	4,200 SF	-
3558-60+MEZZ	Training Center	3,100 SF	-
3362-64	Candy Squared	2,100 SF	-
3368-70	Eye on Devon	2,100 SF	-
TOTALS		11,500 SF	
AVERAGES		2,875 SF	

## FULL BUILDING PHOTO

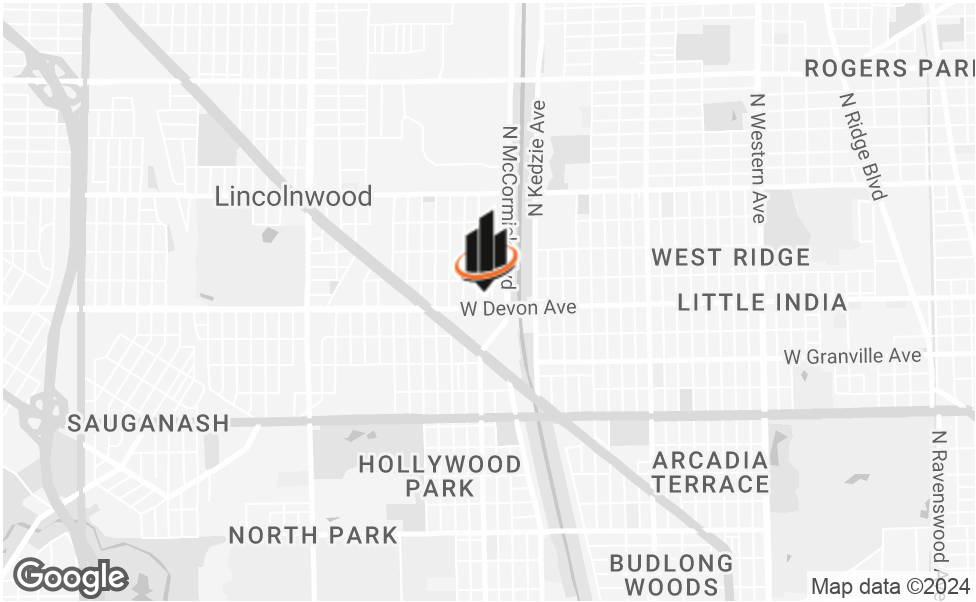
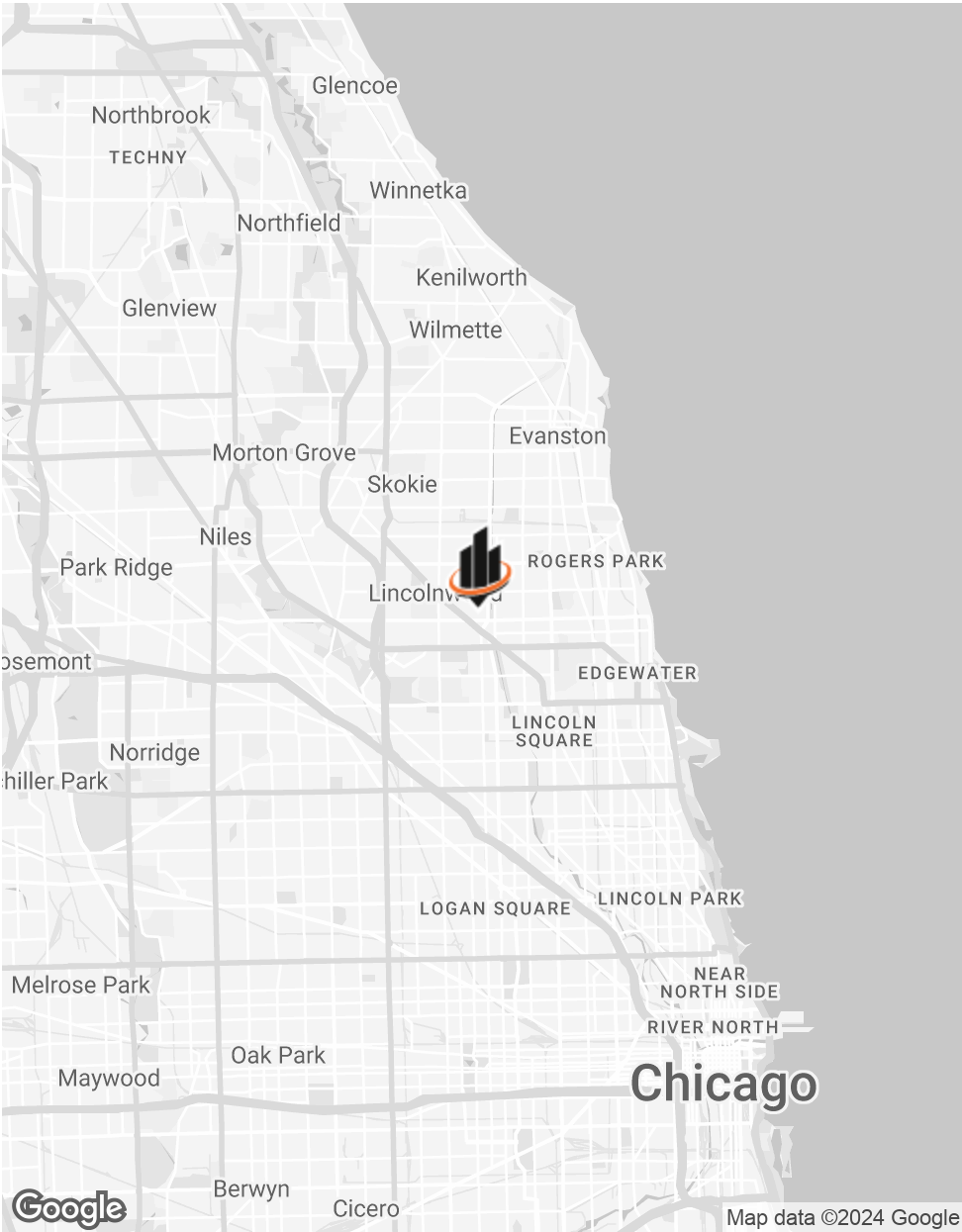




**SECTION 2**  
Location  
Information



LOCATION MAPS



LOCATION OVERVIEW

The Village of Lincolnwood is located approximately 10 miles north of downtown Chicago and serves as the gateway to Chicagoland's North Shore. It is an affluent and diverse community of 13,463 residents with quaint streets, beautiful neighborhoods and parks, an excellent school system, and a prosperous business community. Strategically located along the Edens Expressway (I-94), Lincolnwood has all the advantages of other thriving suburban communities while also being near Chicago. The Village boasts great markets, a skilled labor pool, a large day-time population, and responsive and efficient local government.

**Lincolnwood Town Center Mall**

- Kohl's
- Old Navy
- Chipotle
- Vitamin Shopper
- Red Lobster
- Verizon Wireless
- Five Guys
- Olive Garden
- Foot Locker

**W McCormick Blvd 25,400 VPD**

**W Peterson Ave**

**23,700 VPD**

**28,100 VPD**

**Callout Box 1 (Top Left):**

- Subway
- Rosatti's
- FedEx Office
- BMO
- Walgreens
- Mobil
- Kia
- Meatheads
- US Bank
- Low Mahat's

**Callout Box 2 (Bottom Left):**

- The Home Depot
- Pizza Hut
- Taco Bell
- Burger King
- Panda Express
- Midas
- Sprint
- Popcorn
- AutoZone
- Dollar Tree

**Callout Box 3 (Bottom Right):**

- Ross Dress for Less
- TJ Maxx
- Famous Footwear
- Five Below
- Panera
- The UPS Store
- Starbucks Coffee
- ExtraSpace Storage

**Callout Box 4 (Bottom Center):**

- Chipotle
- Walgreens

**Other Labels:**

- Lincoln Ave
- Todd Hall Elementary School
- Lincoln Hall Middle School
- Bryn Mawr Country Club
- Devon Ave
- CVS Pharmacy
- Dunkin'
- ExtraSpace Storage
- Shell
- Corepower Yoga



**SECTION 3**  
Financial  
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE PER SF	\$152
NET OPERATING INCOME	\$143,815
PRICE	\$1,768,500
PRICE PER UNIT	\$442,125
GRM	6.35
CAP RATE	8.13%
CASH-ON-CASH RETURN (YR 1)	8.13%
TOTAL RETURN (YR 1)	\$143,815

OPERATING DATA

GROSS SCHEDULED INCOME	\$278,663
TOTAL SCHEDULED INCOME	\$278,663
GROSS INCOME	\$278,663
OPERATING EXPENSES	\$134,852
PRE-TAX CASH FLOW	\$143,815

INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	\$278,663
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EXPENSE SUMMARY

MANAGEMENT	\$8,359
SNOW REMOVAL	\$3,400
LANDSCAPING	\$600
UTILITIES	\$316
BUILDING INSURANCE	\$1,750
REAL ESTATE TAXES	\$120,425
GROSS EXPENSES	\$134,851
NET OPERATING INCOME	\$143,814



SECTION 4  
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,320	372,394	977,893
AVERAGE AGE	37.7	35.8	36.0
AVERAGE AGE (MALE)	36.6	35.1	35.3
AVERAGE AGE (FEMALE)	39.3	36.6	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	12,629	133,475	385,953
# OF PERSONS PER HH	3.0	2.8	2.5
AVERAGE HH INCOME	\$66,094	\$69,799	\$75,003
AVERAGE HOUSE VALUE	\$435,901	\$381,704	\$409,645

2020 American Community Survey (ACS)

