

FOR SALE

JAMESON.

1244-1254 W. WILSON AVE., UPTOWN, CHICAGO >



BRAD BENDERSKY

(P) 312.375.3355

bbendersky@jameson.com

FOR SALE

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1244-1254 W. WILSON AVE., UPTOWN, CHICAGO IL

OFFERING SUMMARY

ASKING PRICE: \$1,560,000

BUILDING SIZE: 6,124 sf

LOT SIZE: 7,711 sf [approx.]

OF UNITS: 5

OCCUPANCY: 100%

NOI: \$120.865

MARKET: Uptown/Sheridan Park | Chicago



TENANTS

- Wagnolia Veterinary Clinic
- Pokeology Sushi
- Harmony Medical
- JW Creative Homes

AREA TENANTS

- Target
- Aldi
- CVS Pharmacy
- Jewel
- Truman College
- 7-Eleven
- Dunkin Donuts
- Jimmy Johns

TRANSPORTATION HIGHLIGHTS

- Wilson Red Line L Stop (2 Blocks)
- Wilson & Magnolia Ave. CTA Bus
- Wilson & Broadway Divvy Station

PROPERTY DESCRIPTION

Jameson Commercial Real Estate is pleased to present this investment opportunity located at the NWC of Wilson & Magnolia Ave., in Chicago's Uptown neighborhood. With a fully leased, well-maintained retail center, this property presents an attractive income-generating opportunity for investors. The tenant mix enhances the overall appeal of the property. Located Two (2) blocks from Wilson Red Line. Within a densely populated neighborhood. Close to shopping on Broadway (Target, Jewel), Entertainment (Aragon, Green Mill), Restaurants & Lake Michigan (Wilson Beach). Please contact Brad Bendersky at 312-375-3355

PROPERTY HIGHLIGHTS

- Investment Opportunity
- Building in excellent condition
- (6) HVAC Units - Newer
- Stores - Vanilla Boxed / Built-Out
- 151.35' frontage (Wilson) 54.7' D (Magnolia)

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Broker Associate

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FOR SALE | RETAIL

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 JAMESONCOMMERCIAL.COM

ADDITIONAL PHOTOS

1244-1254 W. Wilson Ave.
Chicago, IL 60640

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JAMESON COMMERCIAL REAL ESTATE
425 West North Avenue | Chicago, IL 60610
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PLAT OF SURVEY

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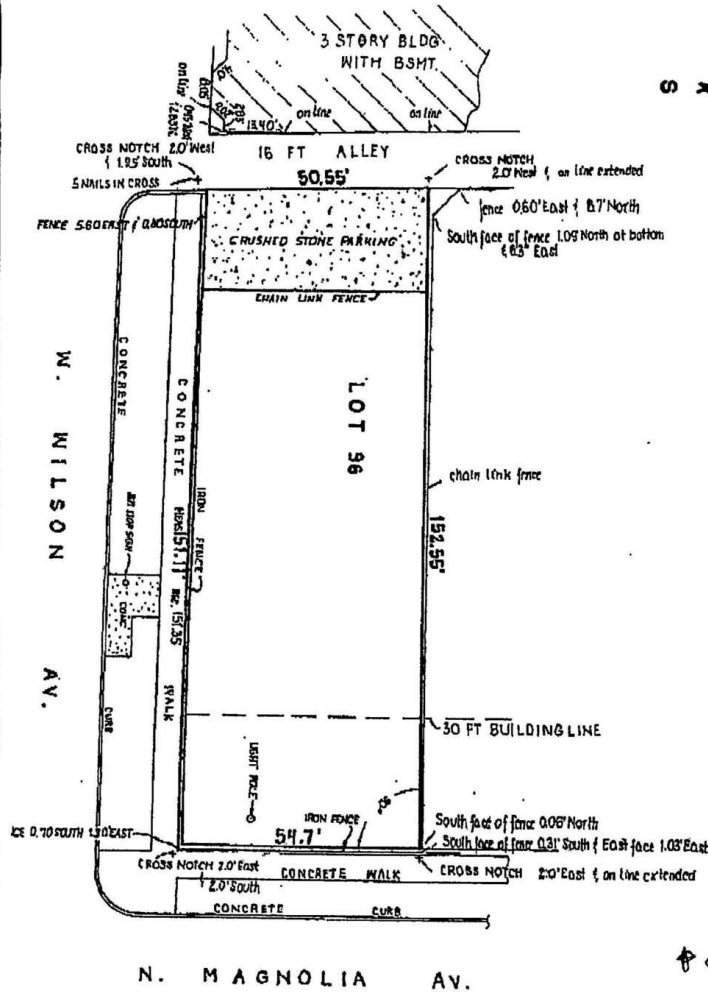
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H.A LANGER & ASSOC.

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LOT 96, IN SHERIDAN DRIVE, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 WHICH LIES NORTH OF THE SOUTH 888 FEET THEREOF AND EAST OF GREENWAY ROAD IN COOK COUNTY, ILLINOIS.

5740 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60646

CERTIFIED SURVEY CO.
PLAT OF SURVEY

Phone: 776-7755
Phone: 775-7756
Fax: 775-2885

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Broker Associate

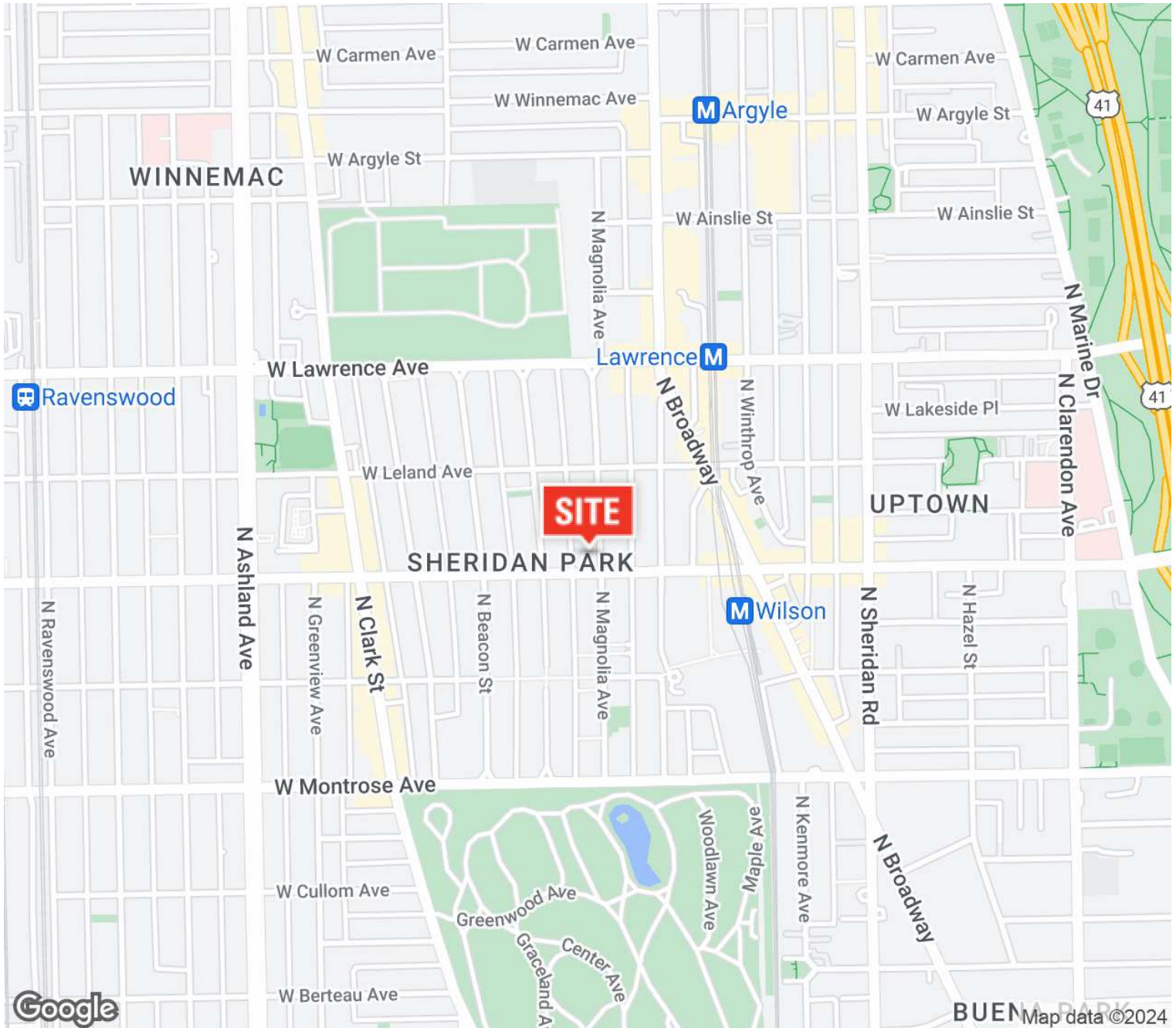
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AERIAL & STREET DETAIL

1244-1254 W WILSON AVE.
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RETAILER MAP

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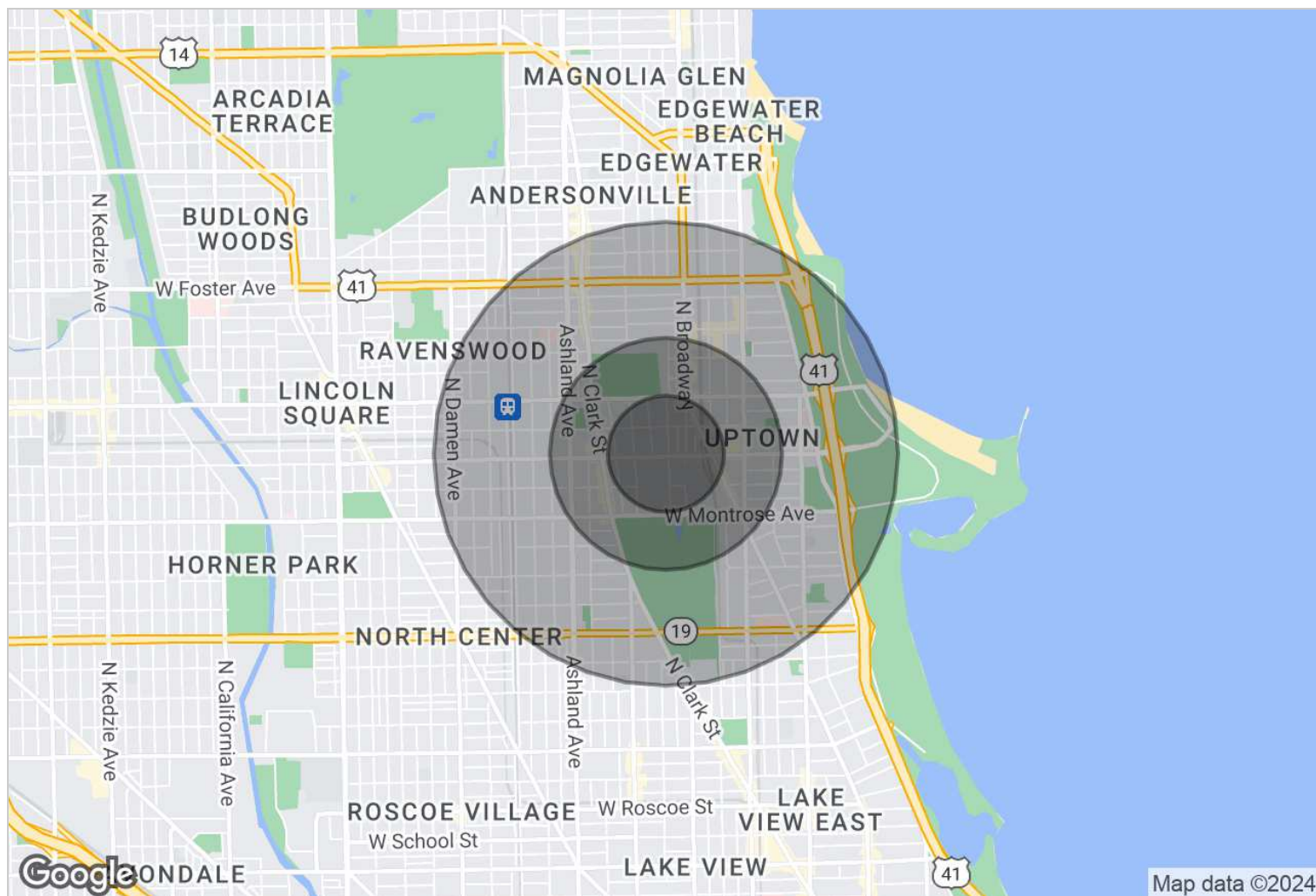
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DEMOGRAPHICS MAP

1244-1254 W WILSON AVE.
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2010 STATISTICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,697	24,133	80,861
Total Number of Households	3,556	12,376	44,912
Average Household Income	\$82,110	\$73,348	\$84,355
Median Age	33.7	35.6	36.8

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	6,697	24,133	80,861
MEDIAN AGE	33.7	35.6	36.8
MEDIAN AGE (MALE)	32.9	35.8	37.4
MEDIAN AGE (FEMALE)	34.7	36.0	36.9
TOTAL HOUSEHOLDS	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	3,556	12,376	44,912
# OF PERSONS PER HH	1.9	1.9	1.8
AVERAGE HH INCOME	\$82,110	\$73,348	\$84,355
AVERAGE HOUSE VALUE	\$345,263	\$325,981	\$340,642

POPULATION	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION - White	4,236	13,627	54,399
TOTAL POPULATION - Black	1,623	6,118	11,918
TOTAL POPULATION - Hispanic	551	2,889	11,241
TOTAL POPULATION - Asian	358	2,343	7,763
TOTAL POPULATION - Hawaiian	0	4	18
TOTAL POPULATION - Indian	157	292	412
TOTAL POPULATION - Other	125	827	2,718

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