



FOR SALE

Stabilized Multi-Tenant Strip Center

6699 N. LINCOLN

Lincolnwood, IL 60712

PRESENTED BY:

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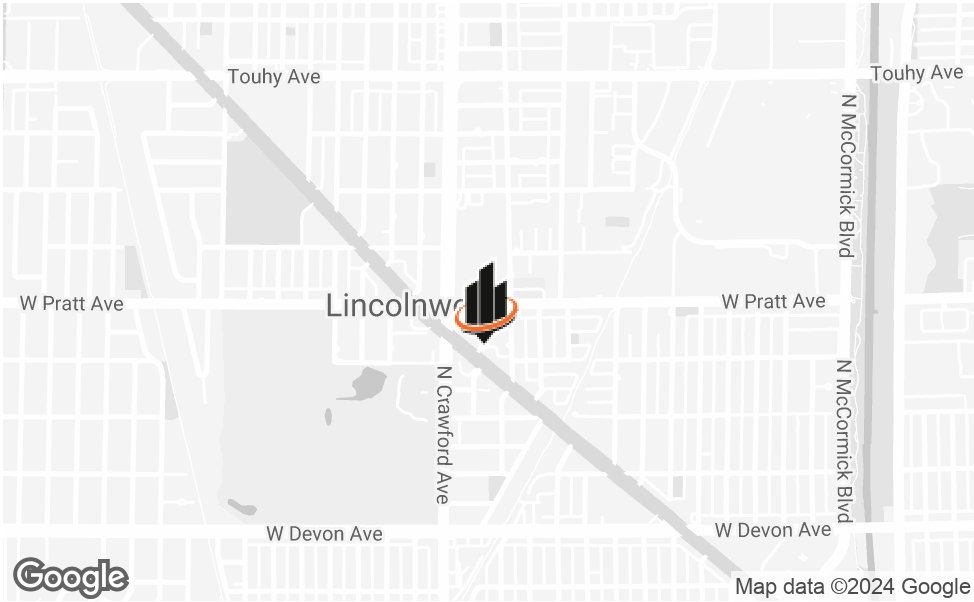
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,551,501
LEASE RATE:	Negotiable
BUILDING SIZE:	4,646 SF
CAP RATE:	7.25%
NOI:	\$112,483
BUILT/RENOVATED:	1982 / 2020
ZONING:	B1
SUBMARKET:	Near North (Skokie)

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 6699 N. Lincoln Avenue in Lincolnwood, IL FOR SALE. The subject property is an approximately 4,646 SF multi-tenant strip center that is 100% leased. The subject building was completely modernized in 2020 including new storefronts, windows, HVAC, ADA bathrooms, lighting, and electric. It has a 19-car surface parking lot with a cross-access agreement with the adjacent property. Tenants also take advantage of a large grandfathered pylon sign. The strip center has a mix of Restaurant, Medical, and Office tenants. All leases are Net leases with annual escalations. The current Net Operating Income (NOI) is \$112,483. 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). Lincoln Avenue, a major North-South thoroughfare sees 29,641 VPD and provides great exposure to the site. The property is zoned B1 (Business / Residential Transition Area) in the Village of Lincolnwood and can be purchased with the adjacent property at 6677 N. Lincoln. Please call the advisor for further details.

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

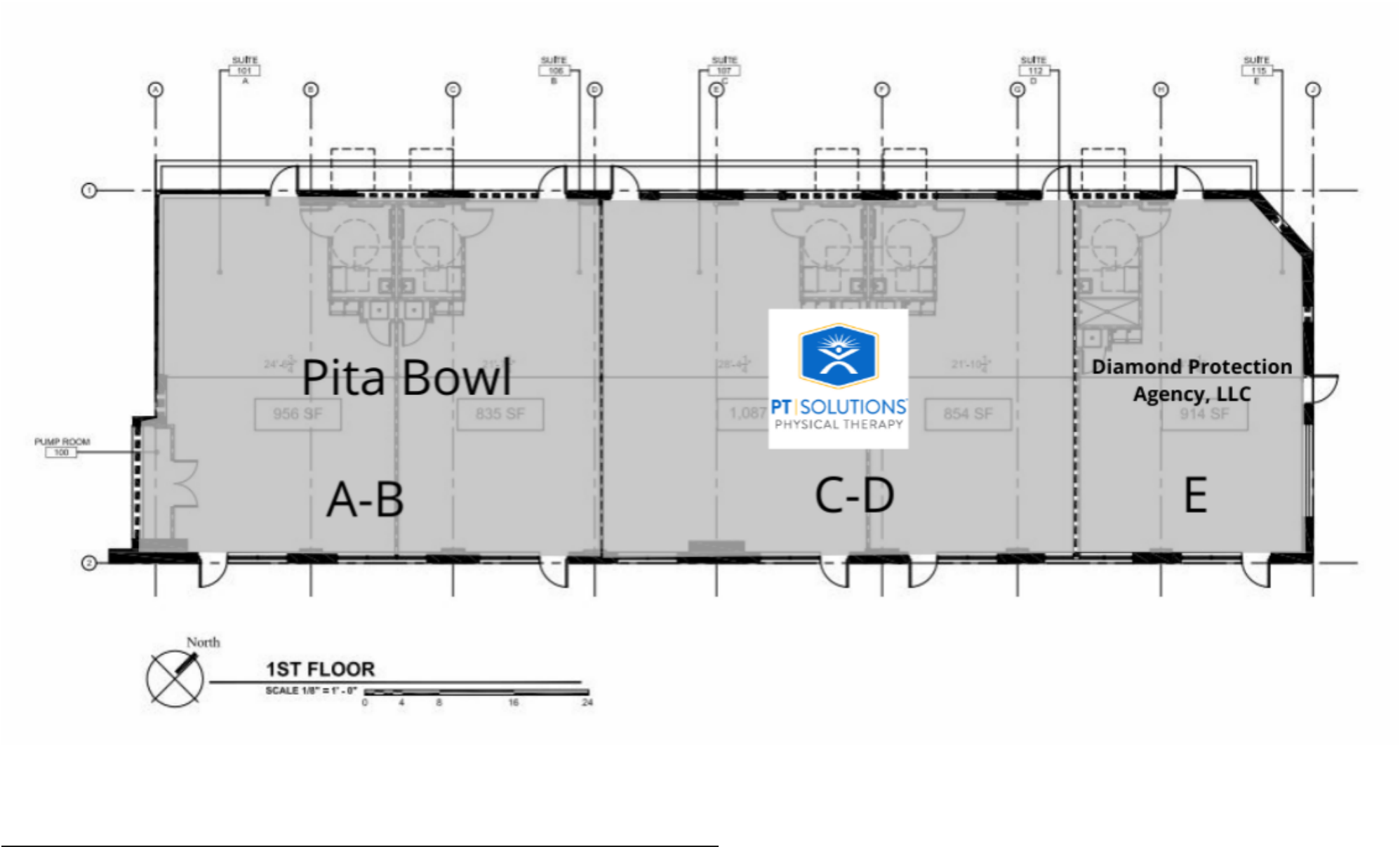
STREET ADDRESS	6699 N. Lincoln
CITY, STATE, ZIP	Lincolnwood, IL 60712
COUNTY	Cook
SUB-MARKET	Near North (Skokie)
CROSS-STREETS	Lincoln / Harding
SIDE OF THE STREET	East

PROPERTY HIGHLIGHTS

- Multi-Tenant Strip Center
- 4,646 SF Single-Story Masonry Building with Pristine Bow-Truss Ceilings
- 100% Leased
- All Leases Are Net Leases
- Mix of Restaurant, Medical, and Office Tenants
- Current NOI - \$112,483
- 19 Car Surface Lot (4.09/1,000 SF)
- Cross-Access Agreement with Adjacent Property
- Large Grandfathered Pylon Sign
- Completely Modernized Building in 2020 Including New Storefronts, Windows, HVAC, ADA Bathrooms, Lighting, and Electric
- Building Demises to Easy Leasable Spaces for Future Use
- Excellent Traffic Counts – 29,641 VPD on Lincoln
- Can Also be Purchased with the Adjacent Office Building at 6677 N. Lincoln



SITE PLAN



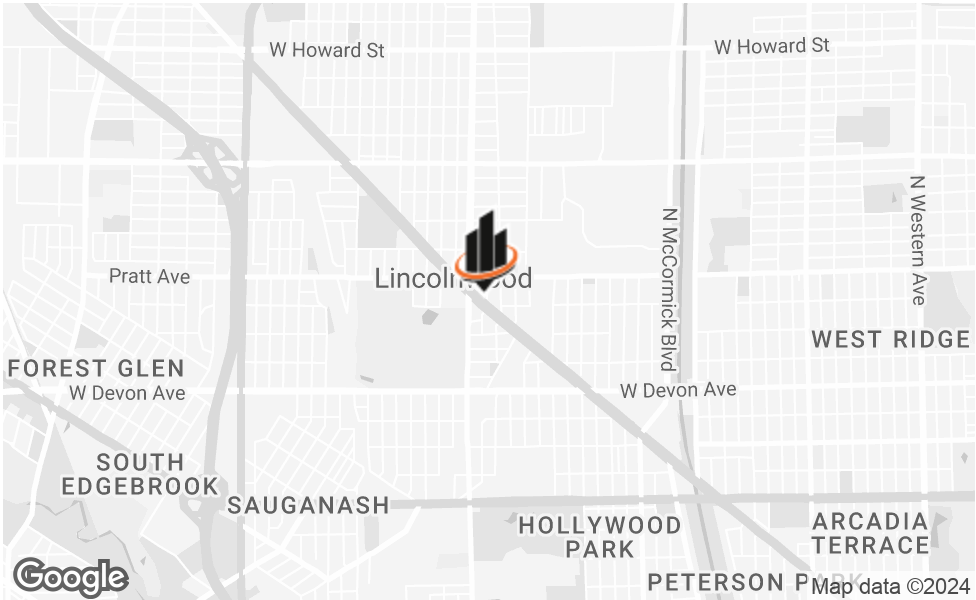
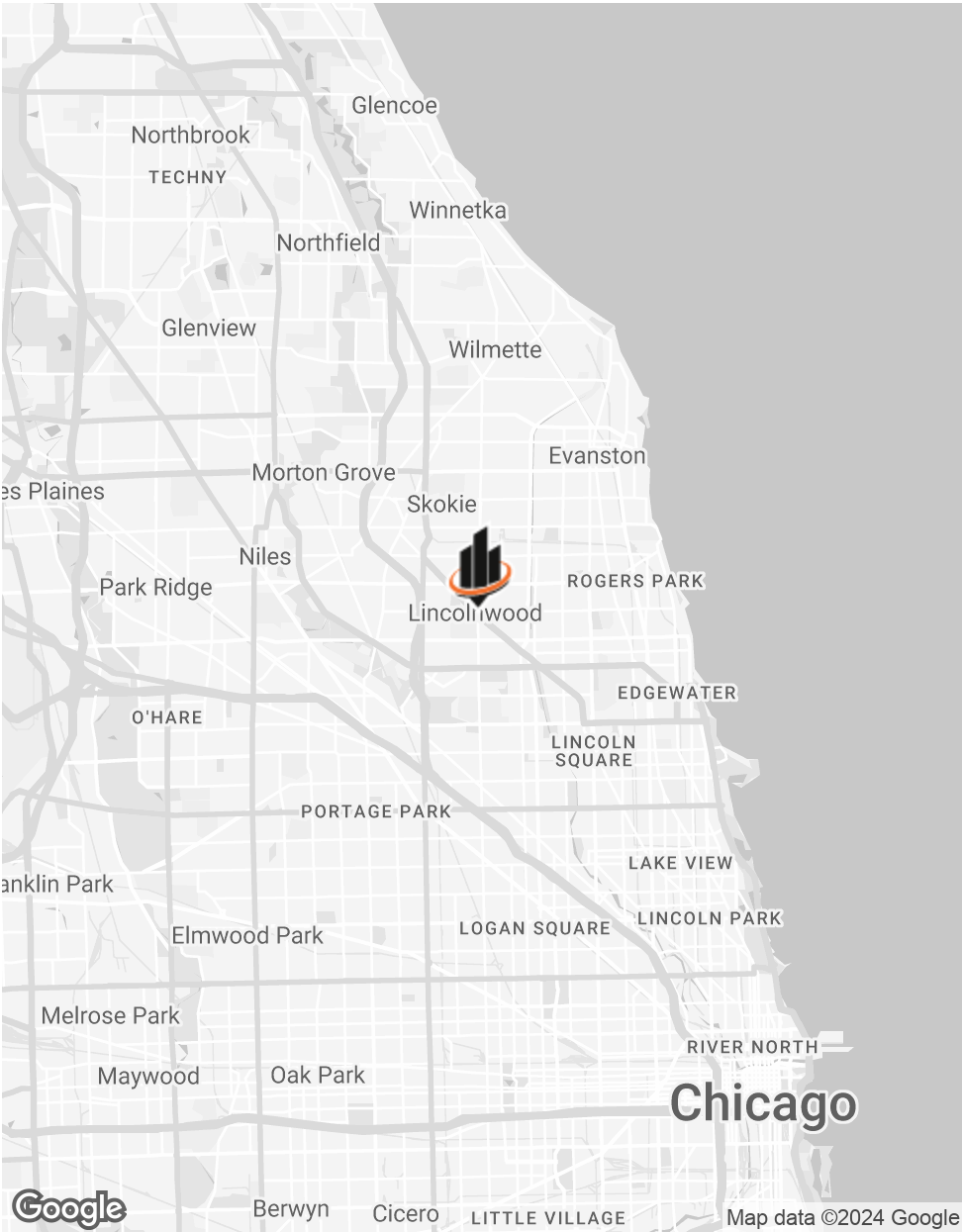
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A+B	Tannour Shawarma & Bakery	1,791 SF	38.55%	\$24.93	\$44,651.76	02/01/2021	01/31/2026
C+D	PT Solutions	1,941 SF	41.78%	\$26.00	\$50,466.00	10/1/2022	9/30/2027
E	Diamond Protection Agency, LLC	914 SF	19.67%	\$19.00	\$17,366.04	07/01/2022	6/30/2025
TOTALS		4,646 SF	100%	\$69.93			
AVERAGES		1,549 SF	33.33%	\$23.31			



SECTION 2
Location
Information

LOCATION MAP



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 12,590 residents with tree-lined 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.

RETAIL AERIAL MAP





SECTION 3
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,551,501
PRICE PER SF	\$334
PRICE PER UNIT	\$517,167
GRM	9.7
CAP RATE	7.25%
CASH-ON-CASH RETURN (YR 1)	7.25%
TOTAL RETURN (YR 1)	\$112,484

OPERATING DATA

GROSS SCHEDULED INCOME	\$160,001
TOTAL SCHEDULED INCOME	\$160,001
GROSS INCOME	\$160,001
OPERATING EXPENSES	\$47,517
NET OPERATING INCOME	\$112,484
PRE-TAX CASH FLOW	\$112,484

INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	\$160,000
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EXPENSE SUMMARY

MANAGEMENT	\$4,730
SNOW REMOVAL	\$2,400
LANDSCAPING	\$480
UTILITIES	\$316
BUILDING INSURANCE	\$4,000
REAL ESTATE TAXES	\$35,590
GROSS EXPENSES	\$47,516
NET OPERATING INCOME	\$112,483



SECTION 4

Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,400	321,896	866,126
AVERAGE AGE	45.1	38.2	38.5
AVERAGE AGE (MALE)	44.1	37.5	38.0
AVERAGE AGE (FEMALE)	46.6	39.1	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,647	123,987	369,819
# OF PERSONS PER HH	2.6	2.6	2.3
AVERAGE HH INCOME	\$107,544	\$88,381	\$94,498
AVERAGE HOUSE VALUE	\$371,619	\$317,485	\$352,275

2020 American Community Survey (ACS)

