



OPEN MRI

SUITE J

Business Hours  
7:00 AM - 5:00 PM  
7:00 AM - 5:00 PM  
7:00 AM - 5:00 PM  
Additional Times By Appointment

**SALE**

# 8.14% Cap | New 10- Year NNN Lease Medical Condo

**215 REMINGTON BLVD STE J**

Bolingbrook, IL 60440

**PRESENTED BY:**

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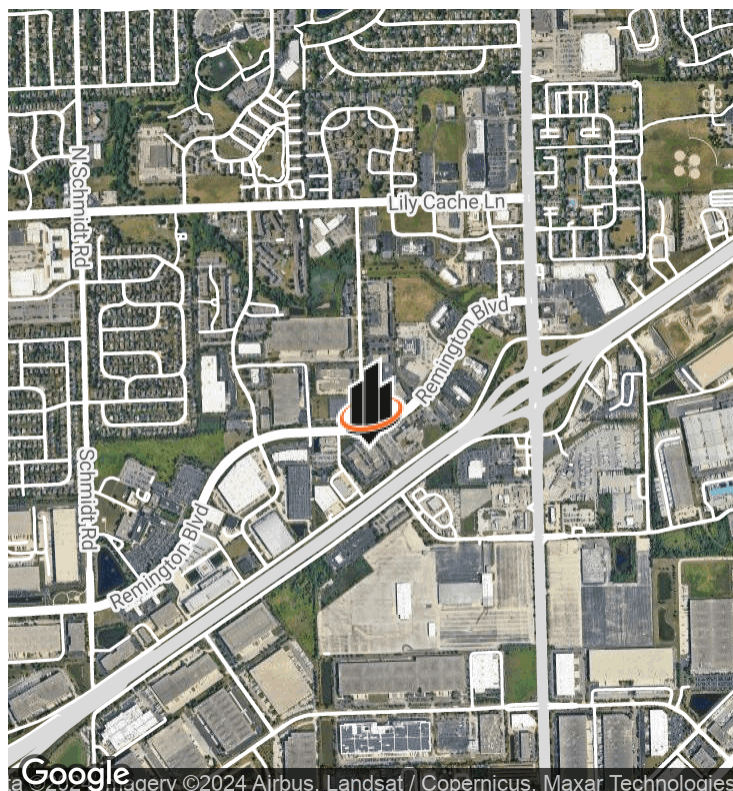
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$350,000
<b>BUILDING SIZE:</b>	1,500 SF
<b>PRICE / SF:</b>	\$233.33
<b>CAP RATE:</b>	8.14%
<b>BASE RENT:</b>	\$19.00 / SF NNN
<b>NOI:</b>	\$28,500
<b>YEAR BUILT:</b>	2006
<b>RENOVATED:</b>	2009
<b>SUBMARKET:</b>	Joliet/Central Will
<b>APN:</b>	12-02-22-203-007-1005

### PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a medical office condominium investment opportunity at 215 Remington Boulevard, Suite J, in the Remington Office Park, Bolingbrook, Illinois. With five locations, Molecular Imaging is a medical diagnosis imaging center offering a range of services including Open MRI, EMG/NCV, Ultrasound, and X-Ray. Upon closing, a new ten-year NNN sale-leaseback with no Landlord responsibilities will begin.

### PROPERTY HIGHLIGHTS

- ±1,500 SF Medical Condo
- Remington Office Park
- 10 Year NNN Lease Upon Closing
- Lobby | Reception | Storage
- 3 Testing Rooms | Breakroom
- Easy access to I-55
- Ample Parking

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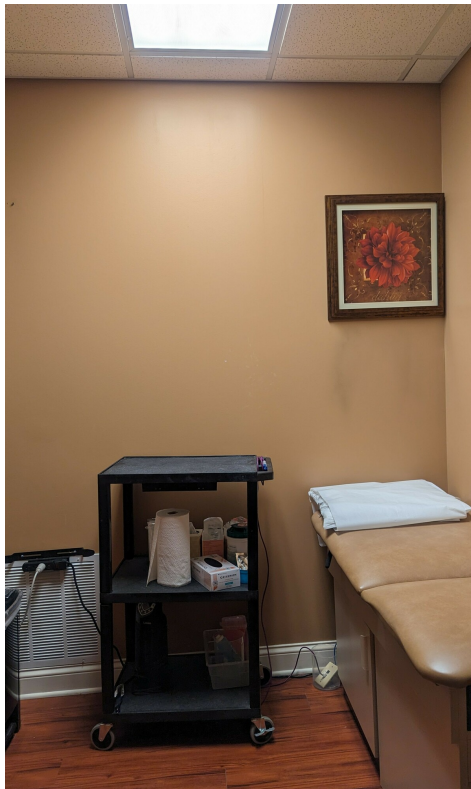
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## ADDITIONAL PHOTOS



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# AERIAL PHOTO



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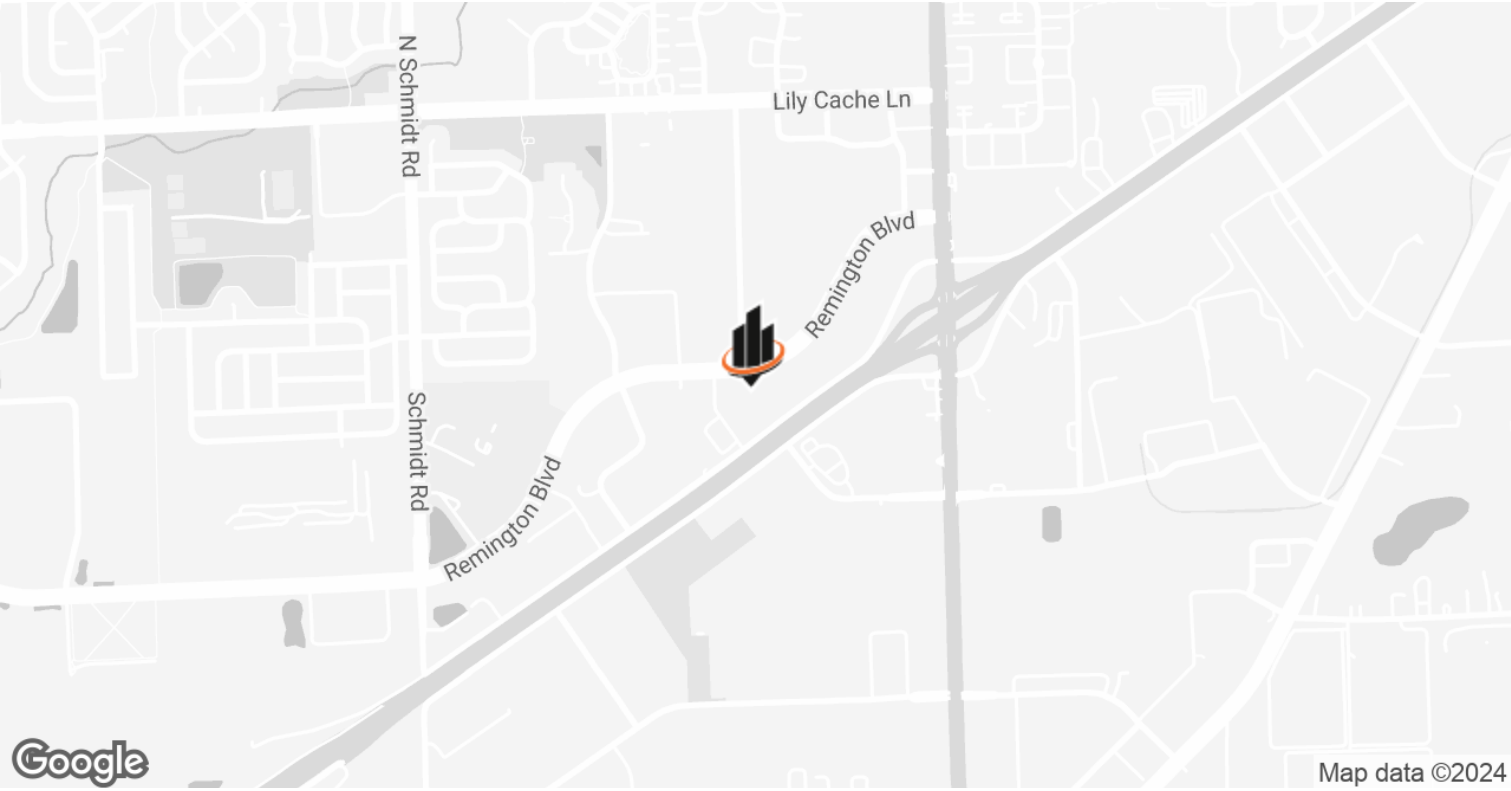
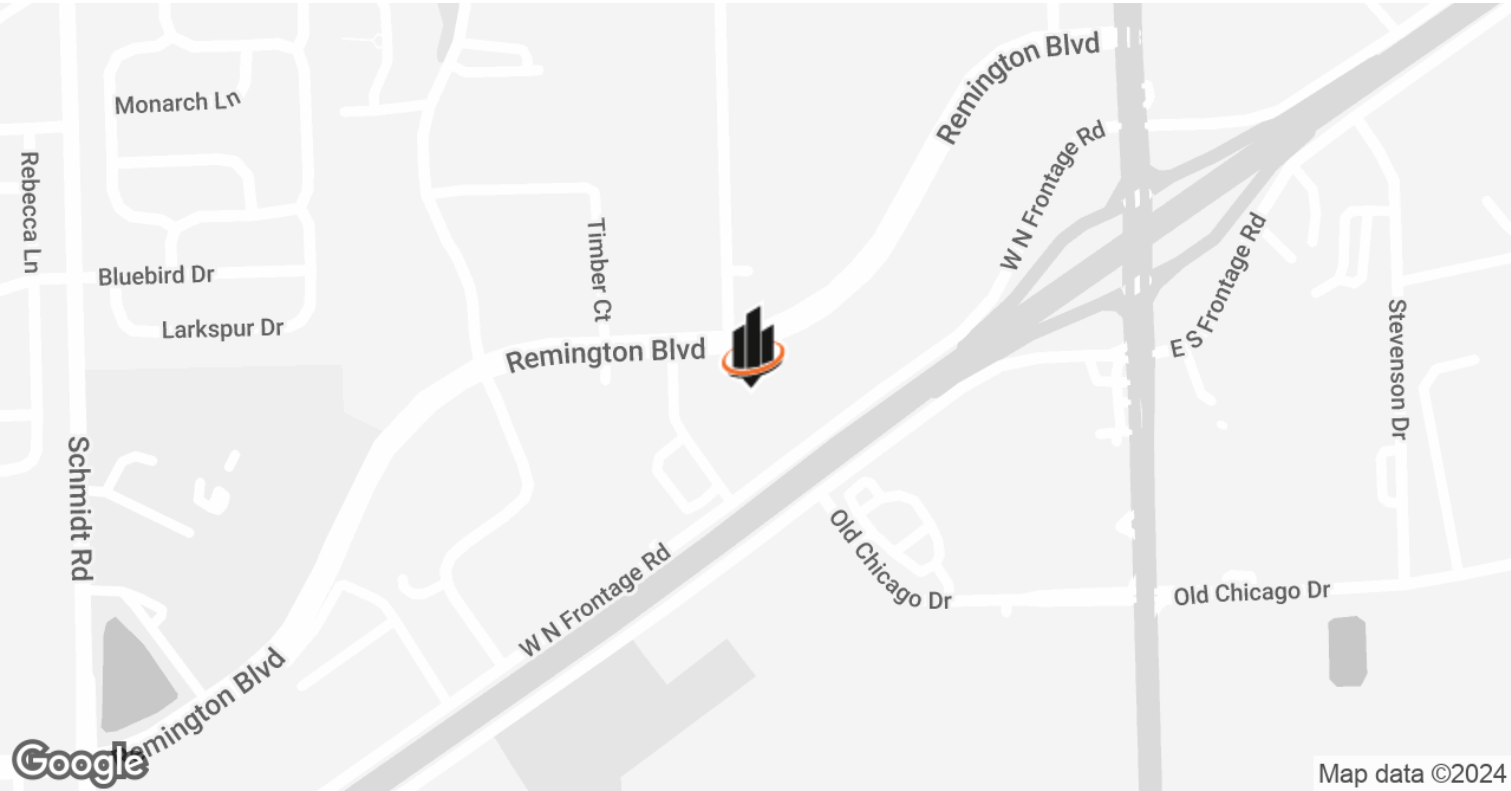
RETAIL AND TRAFFIC COUNTS



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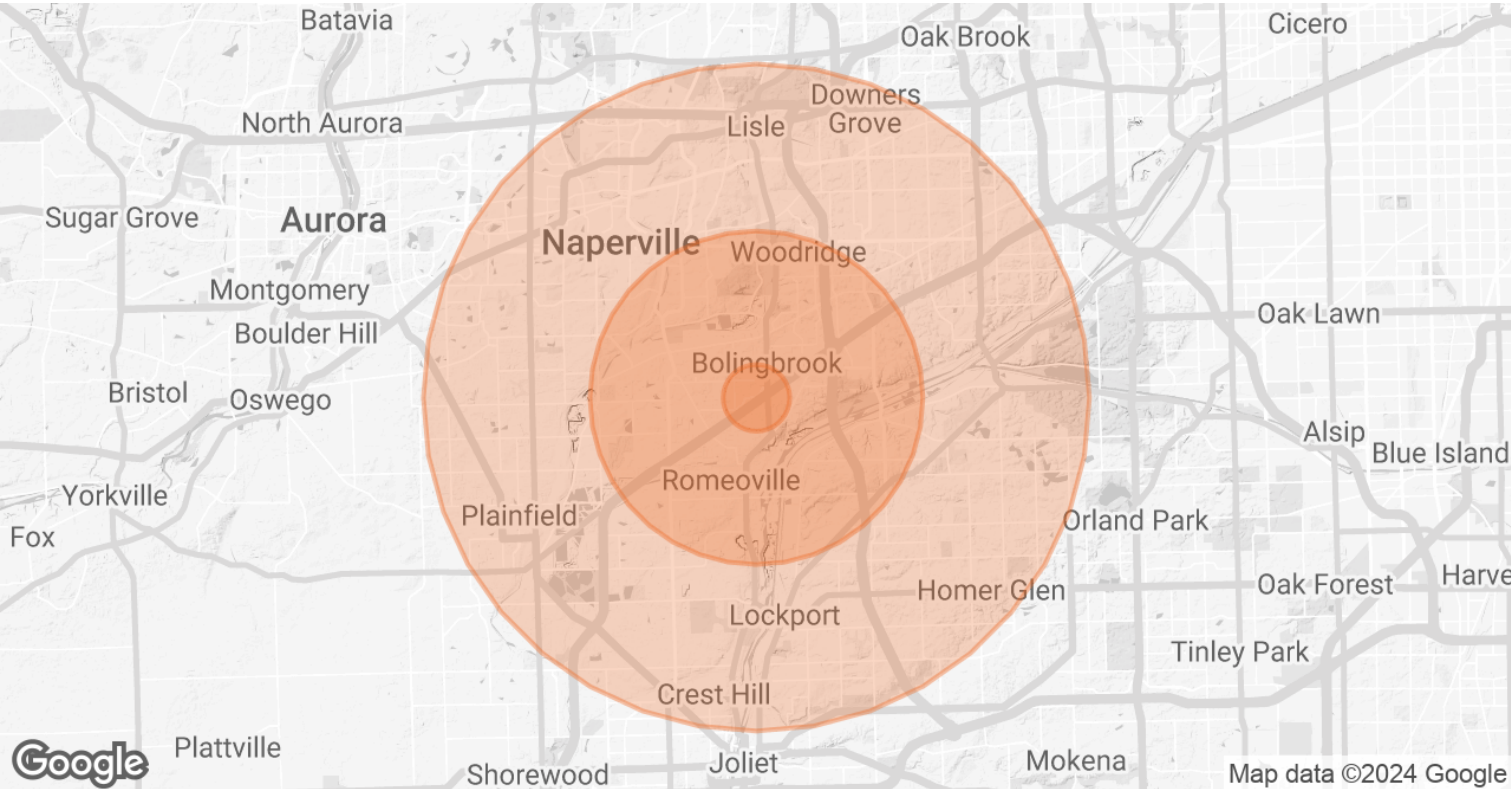
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,041	170,071	695,197
AVERAGE AGE	32.6	39.4	40.1
AVERAGE AGE (MALE)	31.0	38.3	39.0
AVERAGE AGE (FEMALE)	33.1	40.5	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,304	59,587	260,506
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$63,497	\$112,295	\$119,412
AVERAGE HOUSE VALUE	\$123,246	\$277,230	\$316,757

2020 American Community Survey (ACS)

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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.

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