

MILLENNIUM PROPERTIES R/E

**18,115 SF 2-Story Retail Property
in Little Village at 10.7% CAP**

Value add with long term Dollar Tree

3539 W 26th Street

Chicago, IL

\$2,295,000



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3539 W. 26th St., Chicago, IL: 18,115 Retail in Little Village at a 10.7% Cap



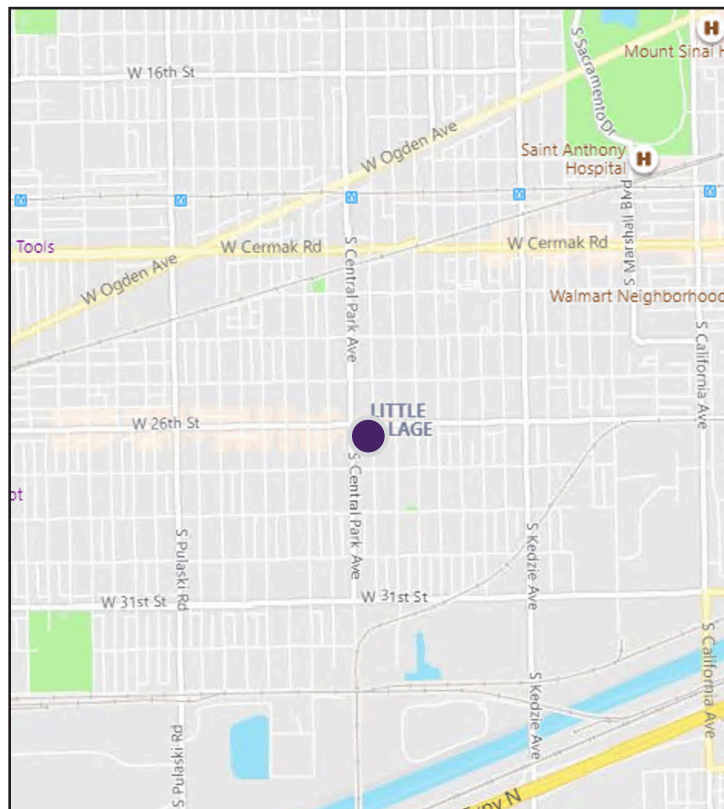
Property Highlights

- 18,115 SF building with a new Dollar Tree on the ground floor
- New 9+ year lease signed
- 9,000 SF space available for lease on 2nd floor for \$13.00/SF NNN
- Open layout with no columns
- Opportunity to add value through leasing
- Highly visible location in bustling shopping area
- Great window line on 26th Street
- Near 26th and S Central Park Ave.
- Nearby national retailers such as Walgreens, Family Dollar, Target, several banks and restaurants
- Traffic Count: 25,554 cars daily
- Taxes (2018): \$48,119

Property Overview

Near the corner of 26th Street and Central Park, 18,115 SF is available for sale. Dollar Tree signed a new ground floor lease with over 9 years remaining. The second floor has 9,000 SF space that is available for lease. The space has an open layout with no columns for easy divisibility and existing restrooms. The building has a great window line with over 72' of frontage on 26th Street in a bustling shopping area. Nearby businesses include Walgreens, Family Dollar, Target, Chase, and many other national brands.

Little Village is a neighborhood on the southwest side of Chicago with a strong Hispanic community. Nearby Cermak and 26th St. are major thoroughfares for the neighborhood with a significant number of shops, restaurants and businesses.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 64,152 | 297,274 | 968,727 |
| Households | 13,962 | 82,482 | 326,835 |
| Median Income | \$32,645 | \$35,718 | \$51,162 |