

9012 S. Commercial Ave., Chicago, IL

NOW: \$160,000



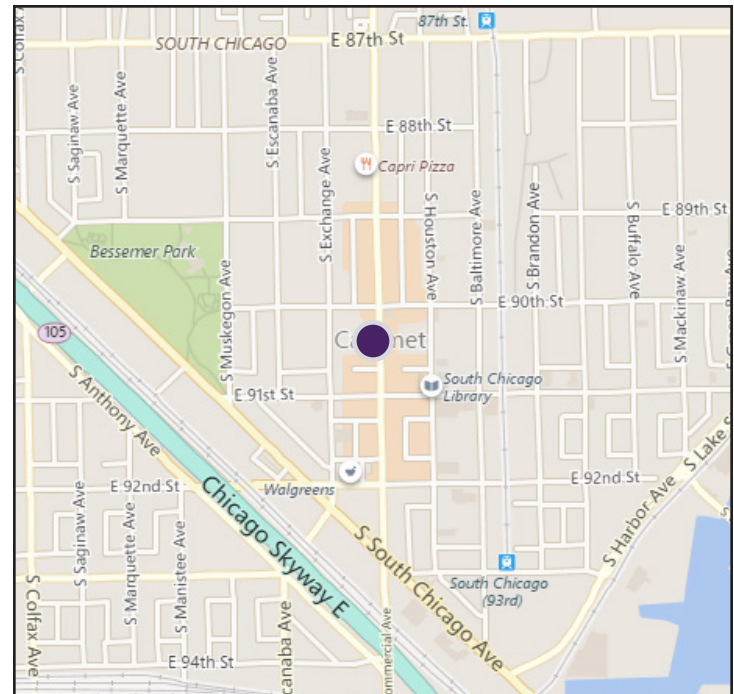
Property Highlights

- 6,950 SF retail storefront
- Net leased to beauty school
- New 5 year lease signed in 2018 with 5 year renewal option
- Landlord responsible for insurance
- Current Annual Rent: \$24,000
- Est. 2022 NOI: \$21,000
- Good window line on Commercial
- Hanging sign increases visibility
- Nearby retailers include Family Dollar, Rainbow, City Sports
- Land Area: 6,950 SF
- Zoning: B1-2
- Part of Commercial Ave TIF
- Taxes (2020): \$21,123

Property Overview

A net leased 6,950 square foot retail storefront on Commercial Ave. is available for sale. Near 91st St., the building is leased to a beauty school under a new five year lease. The building generates \$24,000 per year in rents, with the landlord only responsible for the insurance. The building has a long window line on Commercial plus a hanging sign to increase visibility. Nearby businesses include local and national retailers such as Family Dollar, Rainbow and City Sports.

Near the Chicago Skyway and a South Shore Metra stop, this property is located within a prime retail corridor in the South Chicago neighborhood, surrounded by both commercial and residential properties.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,493	157,600	335,242
Households	8,117	60,227	128,362
Average Income	\$49,025	\$48,325	\$51,782

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