

MILLENNIUM PROPERTIES R/E

Value-Add Retail Center Near Bensenville Metra

18-30 N. York Rd.

Bensenville, IL

\$1,700,000



18-30 N. York Rd.:

Retail Center with Upside Potential



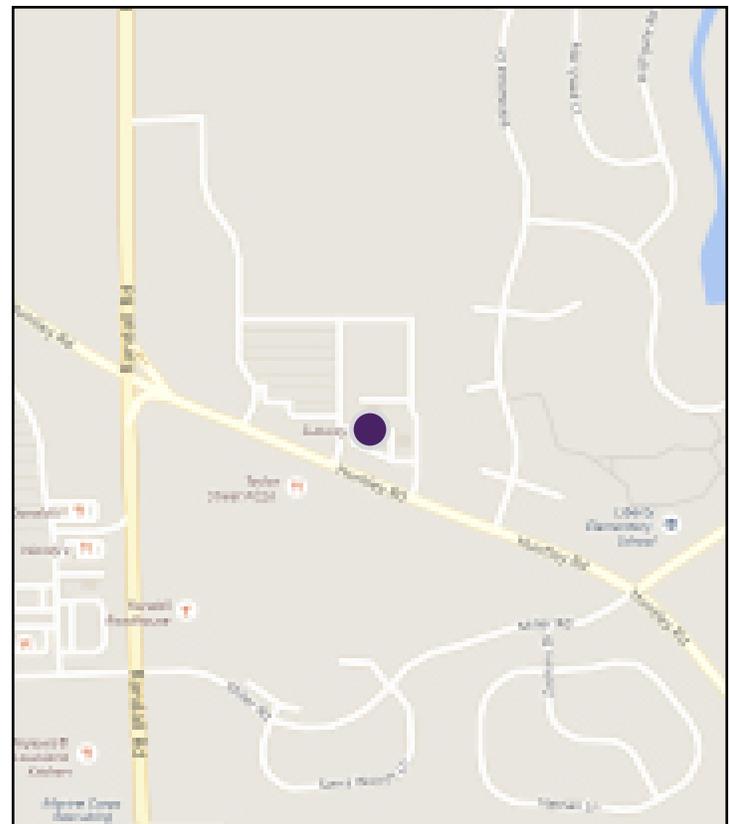
Property Highlights

- 8,200 SF multi-tenant retail center
- Located in downtown Bensenville
- Tenants include doctor and dentist
- Potential to add value thru leasing
 - 1,055 and 2,000 SF available
- Highly visible pedestal signage
- Center has separate parking for customers and employees
- Opportunity for user or investor
- Current Annual Income: \$100,923
- Potential Income: \$173,298
- Land SF: 16,553 SF
- Traffic Count: 12,600 cars daily
- Zoning: C-1
- Taxes (2018): \$27,513

Property Overview

Located in downtown Bensenville, an 8,200 square foot retail center is for sale. Currently, the property is leased to a dentist and a medical office, both of whom are long-term tenants. Two additional storefronts, with up to 2,000 square feet, can be leased or occupied. Currently the center generates more than \$100,000 of annual income, with potential to add value. The center also has ample parking for customers and an additional lot for employees. Located close to the Metra station, this center is a great opportunity for a user or an investor looking to add value.

Located in the western suburbs, Bensenville is a community of more than 18,600 residents who enjoy the quiet neighborhoods and the bustling business districts. Downtown Bensenville is home to a wide range of local and national businesses as well as several large multi-family complexes.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,023	47,350	224,090
Households	3,335	16,303	77,623
Median Income	\$69,720	\$70,550	\$67,823