

MILLENNIUM  
PROPERTIES R/E



3920-50 W. Devon Avenue  
Lincolnwood, IL  
Call For Pricing

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# PROPERTY OVERVIEW



**3920-50 W. Devon Ave.** is a 26,123 square foot commercial/retail shopping center located in the north suburbs of Chicago, situated in Lincolnwood. This 5-tenant asset is anchored by a drive-thru CVS Pharmacy and features a diverse roster of daily-needs oriented tenants such as Dunkin', H&R Block, a hair salon and a tobacco shop. This location offers key visibility points plus easy access via car, transit and foot. CVS Pharmacy has renewed for another 5 years at the center.

Positioned at the intersection of Devon and Crawford Avenues with over 11,602 vehicles per day, the property is centrally located amidst a dense residential area within the heart of Lincolnwood. The property is in close proximity to Lincolnwood Town Center, which is a heavy traffic attractant. This shopping center offers investors the unique opportunity to acquire a drug-anchored retail center with income security from long-term leases. Other tenants in the area include nationals such as Walgreens, Walmart, Kohl's, Planet Fitness and several other retailers. There are 864,356 people living within five miles of the property earning an average annual household income of \$100,216.

CVS Pharmacy®, the retail division of CVS Health®, is America's leading retail pharmacy with nearly 10,000 locations, including over 1,700 pharmacies inside Target and Schnucks grocery stores. Each day, CVS locations serve millions of customers and patients. Their HealthHUB™ locations offer everything from expanded health services and telehealth visits to pharmacy support and thousands of wellness products. Additionally, their MinuteClinic® locations provide local health care that touches millions of lives, offering convenient, high-quality care for common family illnesses.



# PROPERTY HIGHLIGHTS



- 26,123 SF retail center, Lincolnwood Shopping Center
  - Anchored by leading national retailer, CVS Pharmacy - drive-thru pharmacy and convenience center for 5+ years
- Tenants at the center include Baskin Robbins, H&R Block, Lincolnwood Tobacco & Vape and Eveline's Hair Salon
- Highly visible, corner location
- Center is 83% occupied, with one 2,900 SF space available
- 325' of frontage on Devon Avenue
- High traffic & excellent demographics
- Attractions in the area include the redevelopment of the Hyatt hotel on Touhy Ave., Lincolnwood Town Center shopping mall, Elim Romanian Pentecostal Church, Sacred Learning Center, Home Depot, Lowe's, Ross Dress For Less, FedEx plus several restaurants and more
- Zoning: B2 - General Business
- Land area: 1.81 AC
- Real Estate taxes (2021): \$418,693.15 (under protest)
- Current rent roll and financials available upon request