







PROPERTY HIGHLIGHTS

Property located at 181 E Roosevelt Rd, West Chicago, IL, which is the NE of corner of Roosevelt Rd & Joliet St. Roosevelt Rd has traffic counts in excess of 23,000 VPD. Other users at this area include Jewel-Osco, Shell, Dunkin Donuts, Midas, Pizza Hut, Republic Bank. Site represents a strong retail area in West Chicago.

BUILDING SF	90
LAND SF	39,602
YEAR BUILT	1983
PARKING	Spaces
TRAFFIC COUNTS	23,000 VPD

SIGNAGE TYPE	Polyon
1-MILE (POP.)	9,532
3-MILE (POP.)	46,385
MED. INCOME	\$72,733
SPACE USE	Retail/Fast Food



JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com DAN FLANAGAN FLANAGAN REALTY, LLC +1 630 388 8522 dan@flanaganland.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.







MARKET OVERVIEW

Retail market rents have declined -1.9% over the past year, with the largest declines seen in the beleaguered mall segment. Rents are forecasted to move further downward over the coming quarters before a strong rebound in late 2021 and early 2022 in conjunction with a rebounding retail physical sales environment.



LEGAL INFORMATION

TAX PARCEL ID	04-15-117-022
2019 RE TAXES	\$31,429.80
ZONING	B-3



RESTRICTIONS

Property will be restricted against uses competitive with petroleum and/or convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com DAN FLANAGAN FLANAGAN REALTY, LLC +1 630 388 8522 dan@flanaganland.com