



# For Sale Summary Report

## Alsip Industrial: 2 Properties For Sale

Crown Castle . . . Cell Tower

Vacant . . . +/- 25,000 SF on approximately 2.09 acres

Cell tower ground lease in place

Coveted location with national companies including Home Depot, LA Fitness, Sherwin Williams Dollar Tree and others in adjacent proximity.

# For Sale Summary Report

## Alsip Industrial: 2 Properties For Sale



4601 W 120th St  
Alsip, IL 60803



12055 S Cicero Ave  
Alsip, IL 60803

# For Sale Summary Report

## For Sale: 4845-4849 W 111th St



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$5,950,000
Price/SF	\$113.99
Cap Rate	9.00%
NOI	\$535,500
On Market	5 Days
Last Updated	Jan 7, 2021
Status	Active
Sale Type	Investment
Conditions	Investment Triple Net

### BUILDING

Type	2 Star Retail
Location	Suburban
GLA	52,200 SF
Floors	2
Typical Floor	21,000 SF
Class	B
Year Built	1975
Tenancy	Multi
Sprinklers	Wet

### LAND

Land Acres	1.29 AC
Bldg FAR	0.93
Land SF	56,192 SF

### SALE NOTES

SVN | Net Lease "The Berhow Team" is pleased to present a "Value Add" 55,875 SF Retail Center in Alsip, Illinois which is part of the Chicago MSA. The "111 / Cicero Retail Center" is situated at the intersection of Cicero Avenue and West 111th Street. This is across from the \$400M+ Stoney Creek Promenade Development, which includes a Mariano's Grocery Anchored Retail Center, Starbucks, Chipotle, Raising Cane's, and upscale Cooper's Hawk Winery restaurant. Phase II includes Gene Simmons (of KISS fame) Signature Restaurant "Rock & Brews", The Barrel Club Fine Whiskey and Steak House, TJ Maxx, and Home Goods. The property is located 15 minutes from Midway International Airport and 30 minutes from downtown Chicago. Cicero Avenue is the busiest North & South Artery in the Chicago MSA. The property was a former Sears store in which the owner completed total renovation to the entire center at a cost of \$2M+. This opportunity includes a 100% fee simple interest and has an annual Net Operating Income of \$532,569 (+/-). The property houses the "My Kidz Play" Indoor Playground Center which is the Anchor Tenant utilizing 30,000 SF (54% of the GLA) and Charter Fitness the leading Regional Fitness Center in the Chicagoland area with (15) locations utilizing 16,000 SF (29% of the GLA). The property is in the center of a very strong Retail Trade Area that is growing and redeveloping with a strong base of National Retailers. The (3) Mile Population exceeds 146,000 people, and the (5) Mile Population exceeds 348,000 with a (3) Mile Average HHI of \$70,000+. Both of the Anchor Tenants recently signed New (10) year Prime Terms on their Leases. The \$6.00 PSF "My Kidz Play Rent" is well below Fair Market Rent giving the Retail Center a very strong future Value Add Component.

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Sep 2016	Not Disclosed	Individual Property*	Stephen Kerbel	Marquette Bank

# For Sale Summary Report

**For Sale: 4845-4849 W 111th St**



Alsip, IL 60803 - Near South Cook Submarket

## KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Charter Fitness	Arts, Entertainment, and Recreation	1	16,000	Sep 2024

## MARKET CONDITIONS

Vacancy Rates	2021 Q1	YOY Change
Subject Property	18.1%	1.8%
Submarket 1-3	7.6%	0.2%
Market Overall	6.3%	0.2%
Market Rent Per Area	YOY Change	
Submarket 1-3	\$15.92/SF	-1.7%
Market Overall	\$18.74/SF	-2.9%
Submarket Leasing Activity	Prev Year	
12 Mo. Leased	481,955 SF	12.4%
Months on Market	16.3	0.9 mo
Submarket Sales Activity	2021 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$93.5M	\$91.58M
12 Mo. Price Per Area	\$158/SF	\$163/SF

## FOR LEASE

Smallest Space	950 SF	Total Avail	9,450 SF
Max Contiguous	5,500 SF	Vacant	9,450 SF
# of Spaces	3	Office Avail	3,000 SF
% Leased	92.4%	Retail Avail	6,450 SF
Rent	Withheld - CoStar Est.		

## AVAILABLE SPACES

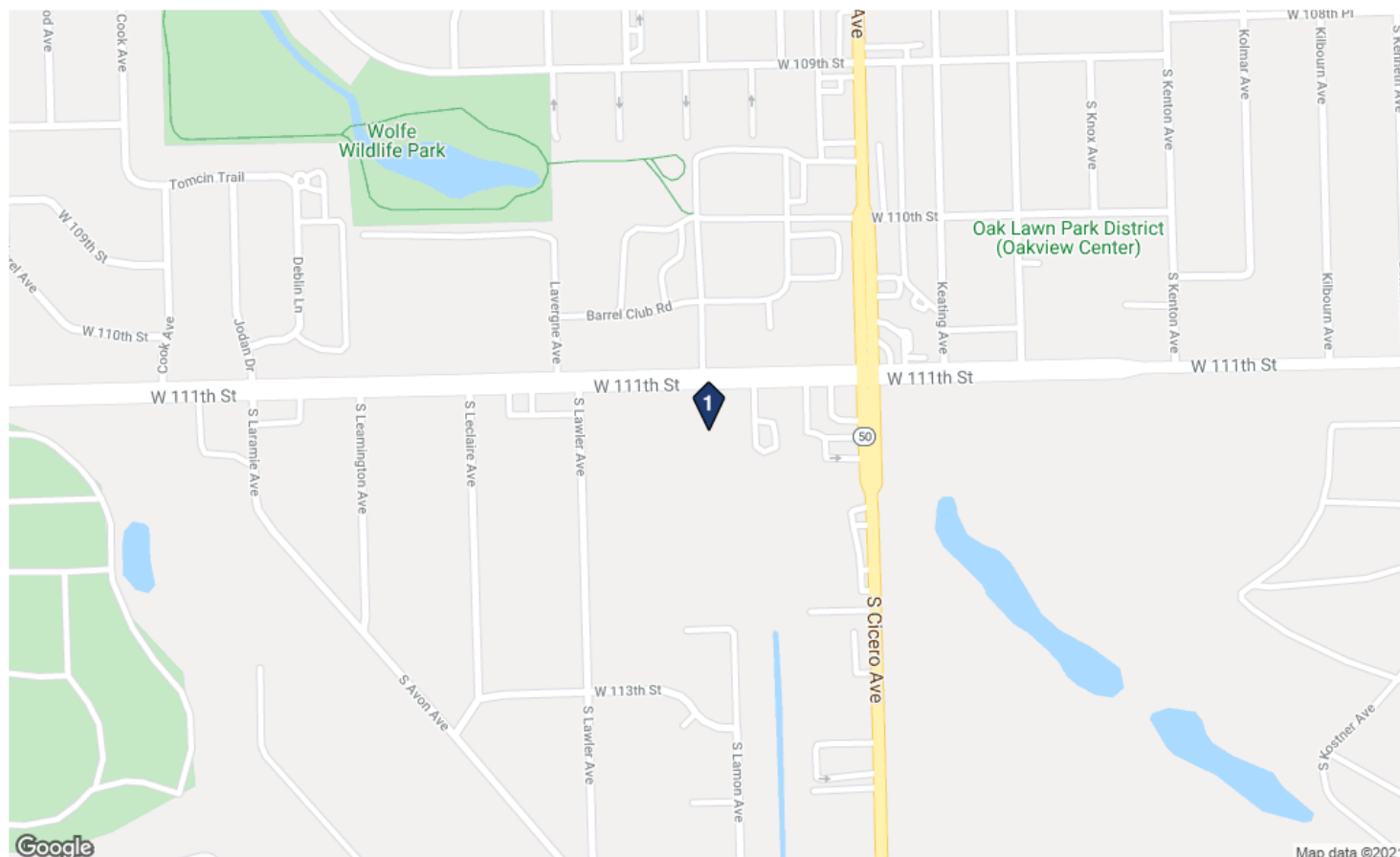
Floor	Use	SF Available	Rent
P 1st	Retail	2,750 - 5,500	Withheld
P 1st	Retail	950	Withheld
P 2nd	Office	3,000	Withheld

## For Sale Summary Report

**For Sale: 4845-4849 W 111th St**



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Parking	92 available (Surface);Ratio of 1.65/1,000 SF
Commuter Rail	6 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	15 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (57)
Transit Score®	Some Transit (26)

# For Sale Summary Report

## For Sale: 4845-4849 W 111th St



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

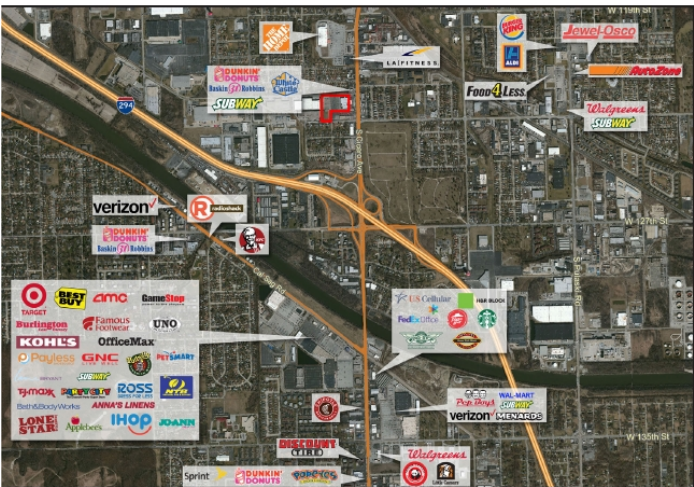
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
7661 S Harlem Ave		★★★★★	1989	87,500 SF	Aug 2020	\$8,500,000	\$97.14
223 E 79th St		★★★★★	1928	33,148 SF	Feb 2020	\$1,743,000	\$52.58
15820 S 94th Ave		★★★★★	1997	37,400 SF	Dec 2020	\$2,700,000	\$72.19
6250 S Cottage Grove Ave		★★★★★	1969	35,702 SF	Nov 2020	\$3,772,000	\$105.65
4039-4167 183rd St	Heritage Plaza	★★★★★	1972/1988	62,629 SF	Jul 2020	\$2,992,500	\$47.78
6014 S Cottage Grove Ave	Jewel-Osco	★★★★★	2019	48,000 SF	Nov 2019	\$19,750,000	\$411.46
4720 S Cottage Grove Ave	The Shops & Lofts at Forty-Seven	★★★★★	2014	54,932 SF	Oct 2020	\$9,746,000	\$177.42
3130 S Canal St		★★★★★	1905	30,000 SF	Dec 2019	\$3,530,000	\$117.67
5630-5660 W Roosevelt Rd	Roosevelt Plaza	★★★★★	2002	27,150 SF	Apr 2019	\$6,100,000	\$224.68
2641 W Harrison St	Attack Athletics	★★★★★	2007	56,000 SF	Aug 2020	\$5,476,400	\$97.79
711 Madison St		★★★★★	1950	32,356 SF	Mar 2020	\$2,000,000	\$61.81
644 Madison St		★★★★★	1950	34,000 SF	Feb 2019	\$2,900,000	\$85.29

# For Sale Summary Report

## For Sale: 12220 S Cicero Ave



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	582 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Investment

### BUILDING

Type	2 Star Retail Restaurant (Neighborhood Center)
Location	Suburban
GLA	38,122 SF
Floors	1
Typical Floor	38,122 SF
Class	C
Construction	Masonry
Year Built	1960
Tenancy	Single
Owner Occup	No

### LAND

Land Acres	6.71 AC
Bldg FAR	0.13
Parcel	24-28-207-022-0000, 24-28-207-023-0000,
Land SF	292,288 SF

### AMENITIES

- Signage

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Aug 2016	Not Disclosed	Individual Property*	12220 South Cicero Llc	Trust 1089910

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Condesa Del Mar	Accommodation and Food Services	1	38,122	-



# For Sale Summary Report

**For Sale: 12220 S Cicero Ave**



Alsip, IL 60803 - Near South Cook Submarket

**MARKET CONDITIONS**

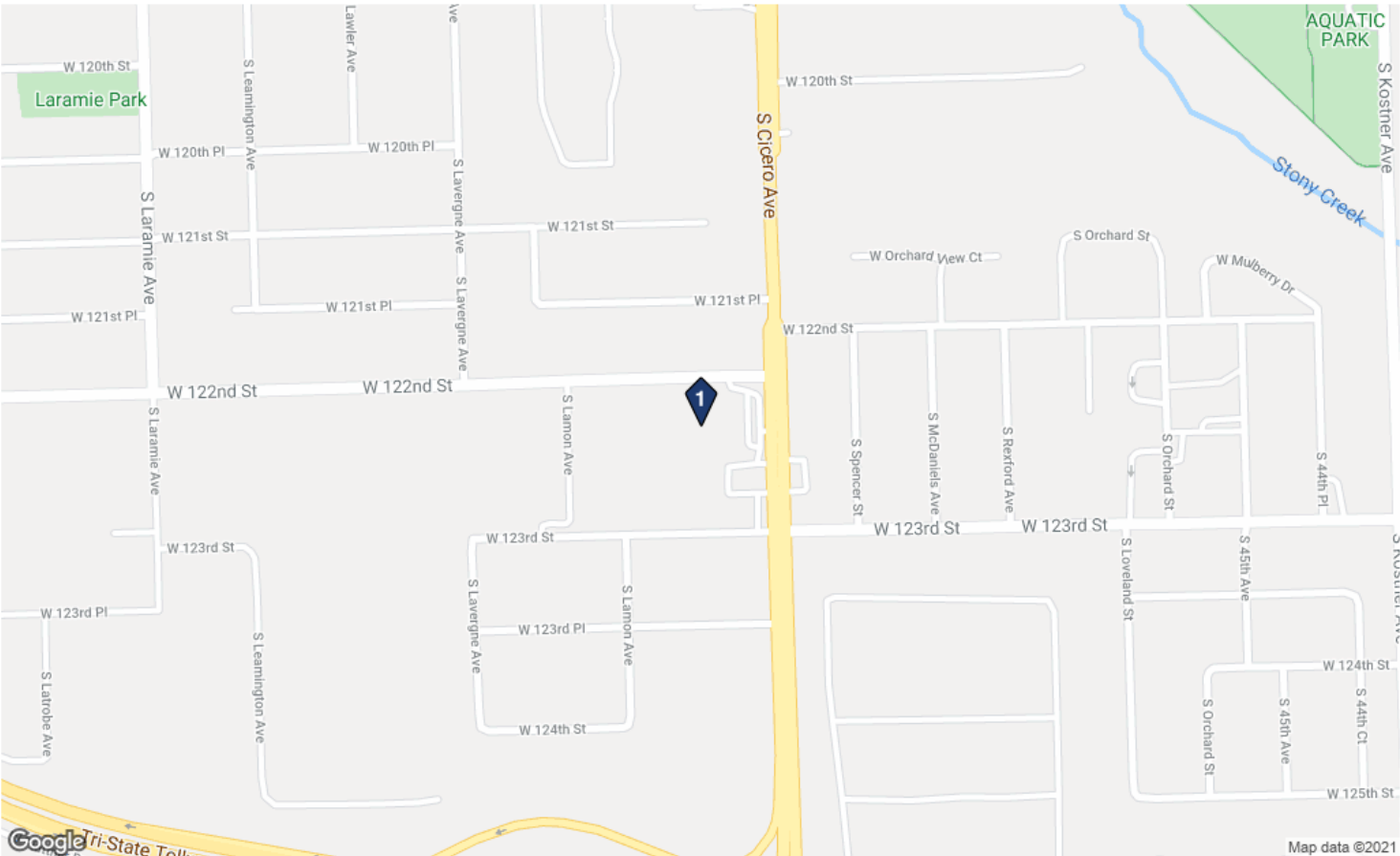
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-3	7.6%	0.2%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$15.92/SF	-1.7%
Market Overall	\$18.74/SF	-2.9%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
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### LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

### TRANSPORTATION

Parking	600 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	9 min drive to Robbins Station Commuter Rail (Rock Island District Line)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (56)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 12220 S Cicero Ave



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
12506 S Pulaski Rd		★★★★★		21,000 SF	Aug 2020	\$5,117,500	\$243.69
8920 S Cicero Ave	Volkswagen	★★★★★		20,337 SF	Jun 2020	\$6,100,000	\$299.95
9546-9564 W 147th St	Concordia Commons	★★★★★	1979/2007	23,125 SF	Aug 2019	\$2,200,000	\$95.14
8920 W 159th St		★★★★★		24,416 SF	Aug 2019	\$5,500,000	\$225.26
15820 S 94th Ave		★★★★★	1997	37,400 SF	Dec 2020	\$2,700,000	\$72.19
2200 N Ashland Ave		★★★★★	1950	24,728 SF	Jan 2020	\$4,700,000	\$190.07
3131 Finley Rd		★★★★★	1974	22,379 SF	Jul 2019	\$2,650,000	\$118.41
3517 N Spaulding Ave		★★★★★	1958	24,000 SF	Feb 2019	\$3,585,000	\$149.38
8910 191st St		★★★★★		22,000 SF	Jul 2020	\$5,247,310	\$238.51
6250 S Cottage Grove Ave		★★★★★	1969	35,702 SF	Nov 2020	\$3,772,000	\$105.65
7037 S Stony Island Ave		★★★★★	1980	19,900 SF	Jan 2020	\$3,750,000	\$188.44
6014 S Cottage Grove Ave	Jewel-Osco	★★★★★	2019	48,000 SF	Nov 2019	\$19,750,000	\$411.46

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For Sale: 12220 S Cicero Ave



Alsip, IL 60803 - Near South Cook Submarket

PLAT MAP



# For Sale Summary Report

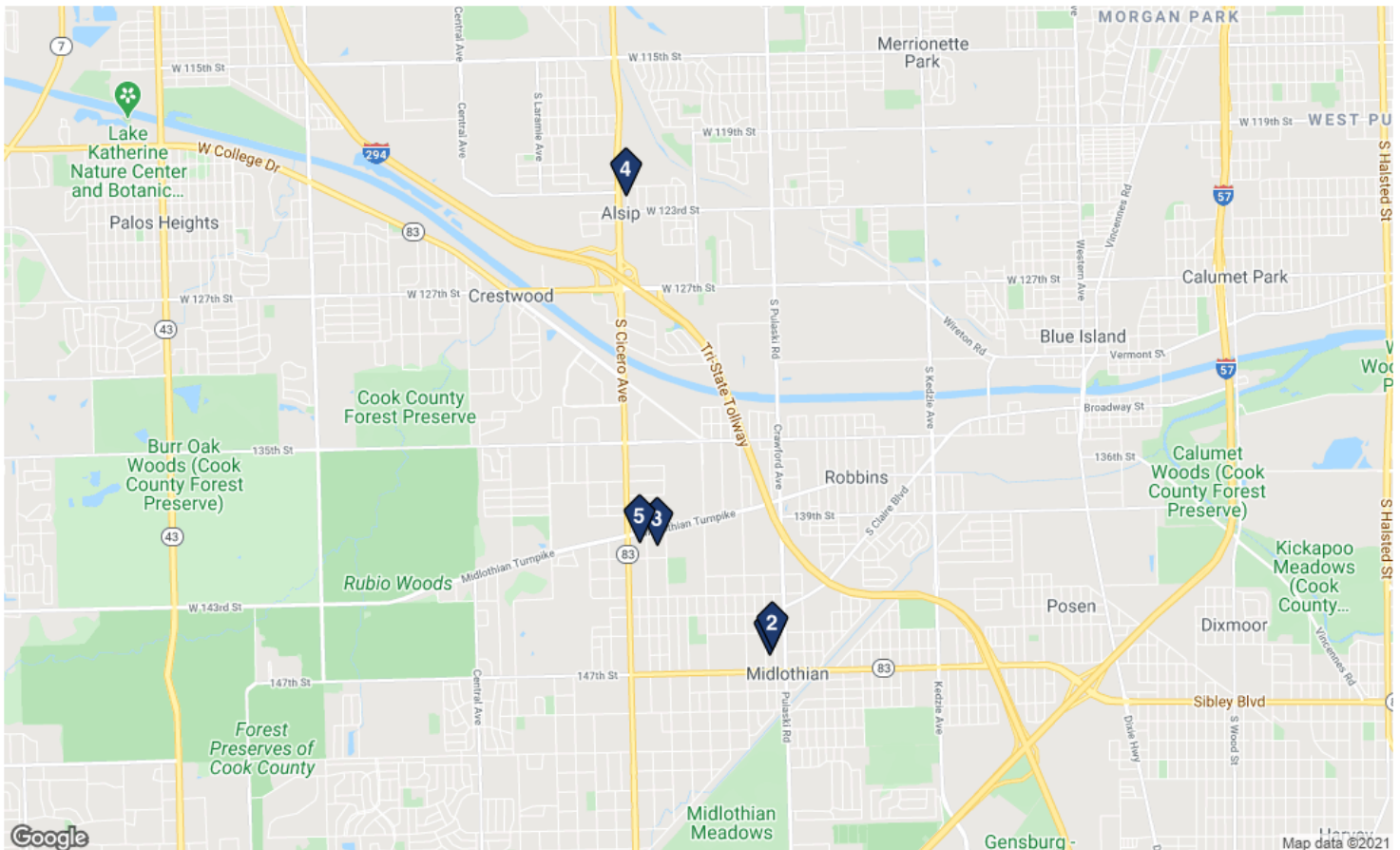
## Southwest Suburbs Portfolio: 5 Properties For Sale

### PORTFOLIO

Portfolio Name	Southwest Suburbs Portfolio
# of Properties	5
Total Units	30
GBA	24,880 SF
Total Land Area	49,656.00 AC
Multi-Family Properties	5

### FOR SALE DETAILS

Price	\$2,360,000
Price/Unit	\$78,666
Price/SF	\$94.86
Cap Rate	8.05%
NOI	\$190,059
On Market	111 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Investment
Conditions	Bulk/Portfolio Sale
Total Units	30



### PROPERTIES

	Address	City	State	Property Type	Rating	Units	% Leased
1	12236 S Spencer St	Alsip	IL	Multi-Family	★★★★★	6	
2	14036 Kilpatrick Ave	Crestwood	IL	Multi-Family	★★★★★	6	

# For Sale Summary Report

## Southwest Suburbs Portfolio: 5 Properties For Sale

	Address	City	State	Property Type	Rating	Units	% Leased
3	14051 Kilpatrick Ave	Crestwood	IL	Multi-Family	★★★★★	6	
4	14625 Karlov Ave	Midlothian	IL	Multi-Family	★★★★★	6	
5	14600 Keystone Ave	Midlothian	IL	Multi-Family	★★★★★	6	

### SALE HIGHLIGHTS

- Five Buildings Within a 3-Mile Radius
- Four Flexicore-Constructed Buildings
- Ideal Unit Mix | Majority 2-Bedroom Units
- Recent Capital Improvements
- Close Proximity to Retail, Dining & Transportation
- Ample Parking, On-Site Laundry & Storage

### SALE NOTES

\* 14751 Kenton Avenue, Midlothian is currently under contract - Portfolio Price and NOI have been adjusted accordingly\*

Marcus & Millichap is pleased to present the Southwest Suburbs Portfolio, a multifamily portfolio consisting of (5) 6-unit buildings situated in the southwest suburbs of Alsip, Crestwood and Midlothian, Illinois. The buildings are located at 12236 South Spencer Street, Alsip, 14036 Kilpatrick Avenue, Crestwood, 14051 Kilpatrick Avenue, Crestwood, 14600 Keystone Avenue, Midlothian and 14625 Karlov Avenue, Midlothian. The five properties are located within a 3-mile radius from one another. The three villages are positioned approximately 10 miles south of Midway International Airport, and provide convenient access to Route 83 and Interstates 57 and 294. These buildings can be sold individually or as a package.

The portfolio consists of 10 one-bed/one-bath, 19 two-bed/one-bath and one three-bed/one-bath units. Within the last 10 years, the portfolio received numerous capital improvements and unit renovations. Each building features on site laundry facilities, individual storage lockers and private parking lots. The three villages are home to numerous parks, schools and entertainment, including the Cal Sag Trail, Ozinga Field, Alsip Park District and Midlothian Country Club. This opportunity allows a new investor the ability to purchase a strong cash flowing portfolio.

\*THIS PORTFOLIO CAN BE PURCHASED INDIVIDUALLY OR AS A PACKAGE.\*



# For Sale Summary Report

## Southwest Suburbs Portfolio: 5 Properties For Sale



12236 S Spencer St  
Alsip, IL 60803



14036 Kilpatrick Ave  
Crestwood, IL 60445



14051 Kilpatrick Ave  
Crestwood, IL 60418



14625 Karlov Ave  
Midlothian, IL 60445



14600 Keystone Ave  
Midlothian, IL 60445

# For Sale Summary Report

## For Sale: 5240 W 123rd Pl



Alsip, IL 60803 - Near South Cook Ind Submarket



### FOR SALE DETAILS

Price	\$2,600,000
Price/SF	\$121.48
On Market	218 Days
Last Updated	Dec 29, 2020
Status	Active
Sale Type	Investment

### BUILDING

Type	2 Star Industrial Warehouse
Location	Suburban
GLA	21,402 SF
Floors	1
Typical Floor	21,402 SF
Class	C
Year Built	1968
Tenancy	Single
Owner Occup	Yes
Elevators	None
Sprinklers	Yes

### LAND

Land Acres	3.19 AC
Bldg FAR	0.15
Zoning	I2, Alsip
Dimensions	478' x 290'
Land SF	138,956 SF

### SALE NOTES

This property includes 21,402 Sf with 3,400 sf being office space. The current tenant has a lease through July of 2024.

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Apr 2017	\$1,750,000 (\$81.77/SF)	Owner User	Highway Express Truck & Trailer Repair Corp	Terminal Investments, Inc.
Sep 2002	\$750,000 (\$35.04/SF)	Owner User	Heniff Transportation Systems, Inc.	Frank J Sibr & Sons

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Heniff Transportation Systems	Transportation and Warehousing	1	21,402	-



# For Sale Summary Report

## For Sale: 5240 W 123rd Pl



Alsip, IL 60803 - Near South Cook Ind Submarket

### MARKET CONDITIONS

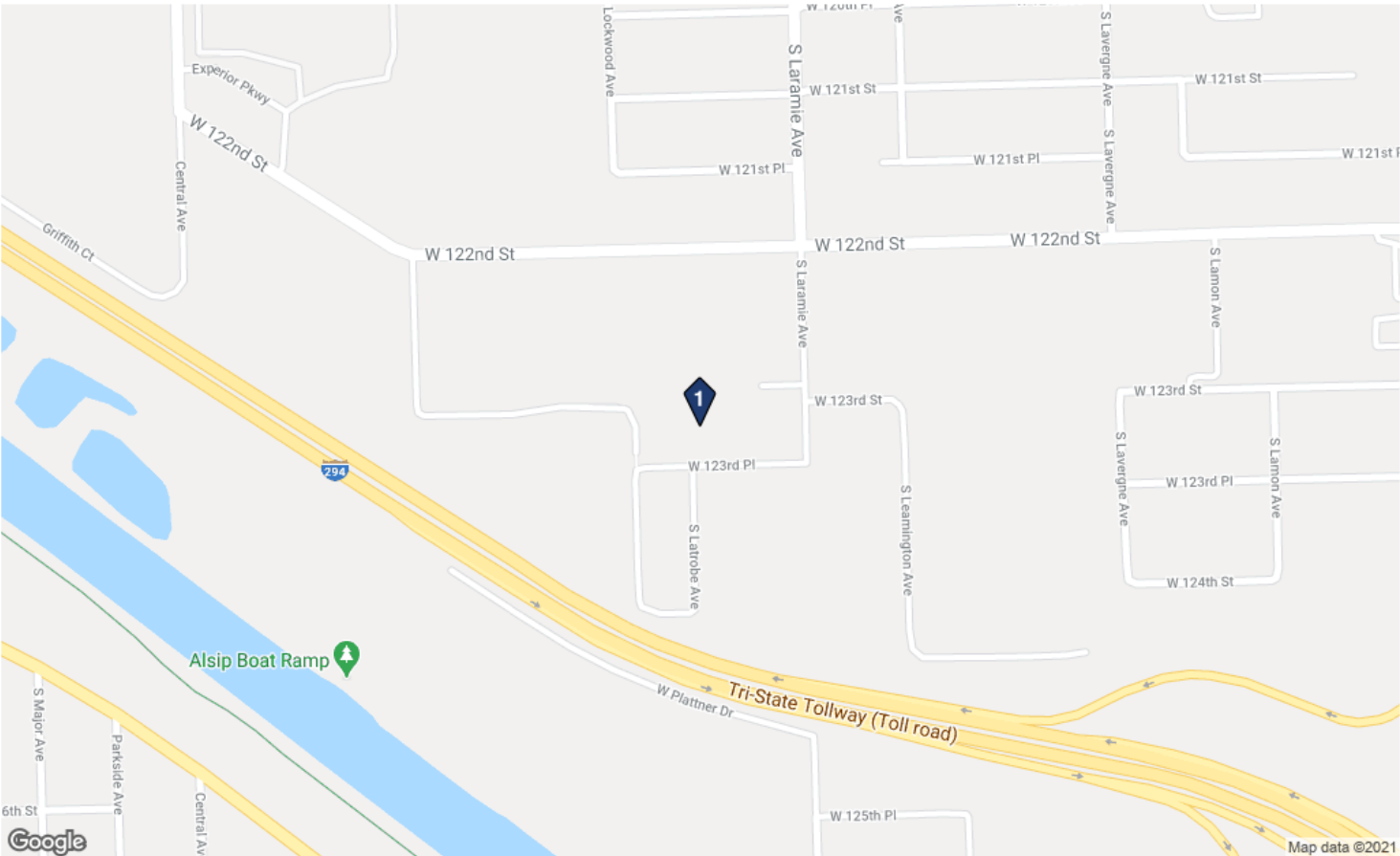
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-3	5.2%	1.4%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$7.76/SF	3.1%
Market Overall	\$7.47/SF	3.3%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	1,792,746 SF	13.7%
Months on Market	12.4	3.2 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$100.68M	\$95.04M
12 Mo. Price Per Area	\$64/SF	\$61/SF

# For Sale Summary Report

For Sale: 5240 W 123rd Pl



Alsip, IL 60803 - Near South Cook Ind Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook Ind
Submarket Cluster	South Suburban Ind
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally

## TRANSPORTATION

Parking	40 available (Surface);Ratio of 1.87/1,000 SF
Commuter Rail	11 min drive to Worth Station Com-muter Rail (SouthWest Service)
Airport	19 min drive to Chicago Midway In-ternational Airport
Walk Score®	Car-Dependent (21)
Transit Score®	Minimal Transit (21)

# For Sale Summary Report

## For Sale: 5240 W 123rd Pl



Alsip, IL 60803 - Near South Cook Ind Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
13901-13909 Kostner St	Crestwood Ind Complex	★★★★★	1981	12,208 SF	Feb 2020	\$930,000	\$76.18
10047 Virginia Ave	Chicago Ridge Ind Park	★★★★★	1994	35,450 SF	Dec 2020	\$1,304,500	\$36.80
10140 S Virginia Ave		★★★★★	1994	12,672 SF	May 2020	\$1,250,000	\$98.64
9707 S 76th Ave	Midtown Petroleum	★★★★★	1971	40,000 SF	Aug 2020	\$1,750,000	\$43.75
6301 W 101st St		★★★★★	1980	24,500 SF	Dec 2019	\$1,500,000	\$61.22
4235 166th St	Graff-Pinkert & Co	★★★★★	1982/1988	20,440 SF	Aug 2019	\$750,000	\$36.69
7661 S 78th Ave	Bridgeview Distribution Center	★★★★★	2004	39,552 SF	May 2019	\$6,040,000	\$152.71
10500 W 163rd Pl		★★★★★	1990	42,000 SF	Nov 2019	\$2,280,000	\$54.29
7601-7613 W 185th St	The Condor Building	★★★★★	1998	27,550 SF	Jul 2019	\$1,840,000	\$66.79
7650 Graphic Dr		★★★★★		36,000 SF	Feb 2019	\$2,703,750	\$75.10
18630 S 81st Ave	Mercury Business Center	★★★★★	2000	16,000 SF	Sep 2019	\$1,550,000	\$96.88
17001 S Vincennes Rd		★★★★★	1974	34,252 SF	Apr 2020	\$1,455,000	\$42.48
8845 W 192nd St	Corporate Corridors Of Mokena	★★★★★	2001	30,000 SF	Sep 2020	\$1,750,000	\$58.33

# For Sale Summary Report

## For Sale: 11633 S Mayfield Ave - Silverstri Paving



Alsip, IL 60803 - Near South Cook Ind Submarket



### FOR SALE DETAILS

Price	\$1,695,000
Price/SF	\$121.07
On Market	126 Days
Last Updated	Dec 10, 2020
Status	Under Contract
Sale Type	Owner User

### BUILDING

Type	2 Star Industrial Warehouse
Location	Suburban
GLA	14,000 SF
Floors	1
Typical Floor	14,000 SF
Class	C
Construction	Masonry
Year Built	1964
Tenancy	Single
Owner Occup	Yes
Elevators	None

### LAND

Land Acres	2.50 AC
Bldg FAR	0.13
Zoning	I-2
Parcel	24-20-400-007-0000
Land SF	108,900 SF

### SALE NOTES

Two buildings on property: Masonry building, partial two story 7,121 sq ft as well as metal garage building 6,725 sq ft.

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Oct 2016	\$1,275,000 (\$53.13/SF)	2 Property Portfolio	Samir Jakupovic	Silvestri Paving Company

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
S & L Cartage	Transportation and Warehousing	1	17,500	-

# For Sale Summary Report

## For Sale: 11633 S Mayfield Ave - Silverstri Paving



Alsip, IL 60803 - Near South Cook Ind Submarket

### MARKET CONDITIONS

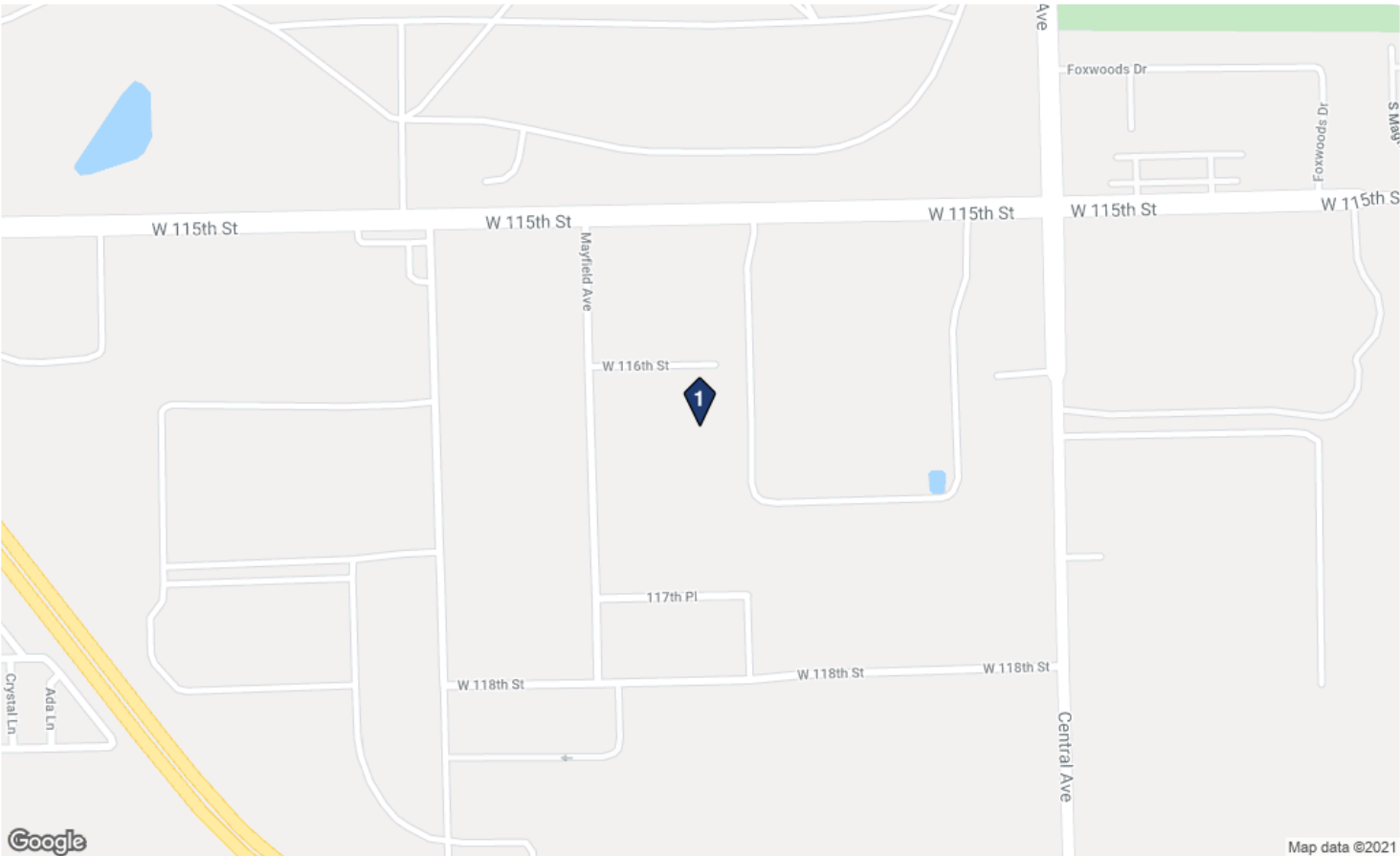
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12 Mo. Price Per Area	\$64/SF	\$61/SF

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## For Sale: 11633 S Mayfield Ave - Silverstri Paving



Alsip, IL 60803 - Near South Cook Ind Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook Ind
Submarket Cluster	South Suburban Ind
Market	Chicago
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State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
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### TRANSPORTATION

Commuter Rail	6 min drive to Worth Station Commuter Rail (SouthWest Service)
Airport	19 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (11)
Transit Score®	Minimal Transit (15)

# For Sale Summary Report

## For Sale: 11633 S Mayfield Ave - Silverstri Paving



Alsip, IL 60803 - Near South Cook Ind Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
10140 S Virginia Ave		★★★★★	1994	12,672 SF	May 2020	\$1,250,000	\$98.64
6655 W 99th St		★★★★★	1963	7,600 SF	Mar 2019	\$375,000	\$49.34
5901 W 115th St	Granite Place	★★★★★	1979	9,586 SF	Jun 2019	\$685,000	\$71.46
6301 W 101st St		★★★★★	1980	24,500 SF	Dec 2019	\$1,500,000	\$61.22
13901-13909 Kostner St	Crestwood Ind Complex	★★★★★	1981	12,208 SF	Feb 2020	\$930,000	\$76.18
13939 S Kostner Ave		★★★★★		7,500 SF	Jun 2020	\$800,000	\$106.67
16410 Kilbourn Ave		★★★★★	1979	7,621 SF	Sep 2020	\$1,250,000	\$164.02
16410 Kilbourn Ave		★★★★★	1979	7,621 SF	Aug 2020	\$1,250,000	\$164.02
7601-7613 W 185th St	The Condor Building	★★★★★	1998	27,550 SF	Jul 2019	\$1,840,000	\$66.79
18630 S 81st Ave	Mercury Business Center	★★★★★	2000	16,000 SF	Sep 2019	\$1,550,000	\$96.88
15W700 79th St	Burr Ridge Commons	★★★★★	1987	20,000 SF	Dec 2019	\$1,537,500	\$76.88
10455-10461 W 163rd Pl		★★★★★	1990	20,396 SF	Dec 2019	\$900,000	\$44.13
7600 W 185th St	Building 1	★★★★★	1999	23,600 SF	Apr 2020	\$2,100,000	\$88.98
5270 W 47th St	Multi-Property Sale	★★★★★	1970	18,500 SF	May 2019	\$2,070,500	\$111.92

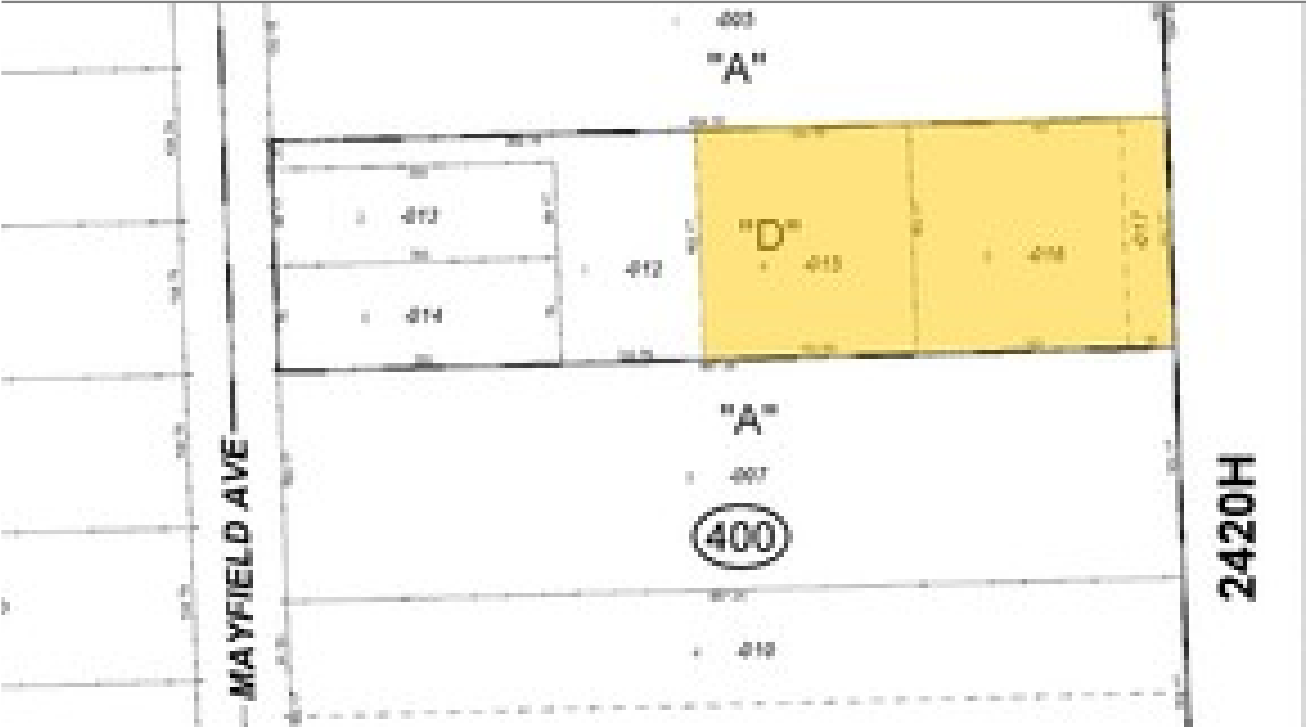
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For Sale: 11633 S Mayfield Ave - Silverstri Paving



Alsip, IL 60803 - Near South Cook Ind Submarket

PLAT MAP





# For Sale Summary Report

## For Sale: 12600 Holiday Dr



Alsip, IL 60803 - Near South Cook Ind Submarket



### FOR SALE DETAILS

Price	\$699,000
Price/SF	\$55.92
On Market	116 Days
Last Updated	Nov 16, 2020
Status	Active
Sale Type	Owner User

### BUILDING

Type	2 Star Flex
Location	Suburban
GLA	12,500 SF
Floors	2
Typical Floor	6,250 SF
Class	C
Construction	Masonry
Year Built	1987
Tenancy	Multi
Owner Occup	No
Elevators	None
Sprinklers	Yes

### LAND

Land Acres	0.60 AC
Bldg FAR	0.48
Zoning	I-1, Alsip
Parcel	24-28-400-060-0000
Dimensions	131' x 182'
Land SF	26,136 SF

### SALE NOTES

- Located less than 1/2 mile from I-294 Interchange
- Desirable Free-Standing Building

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Dec 2003	\$850,000 (\$68.00/SF)	Owner User	Pat Diorio	Chicago Title Land Trust Company T#796-3652
Sep 1996	\$1,000,000 (\$80.00/SF)	Individual Property	Grand National Bank Tr #796-3652	David O'Malley-D.E. O'Malley, Ltd. (Benef.)

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Integrated Medical Systems, Inc.	Wholesaler	1-2	12,500	-

# For Sale Summary Report

For Sale: 12600 Holiday Dr



Alsip, IL 60803 - Near South Cook Ind Submarket

**MARKET CONDITIONS**

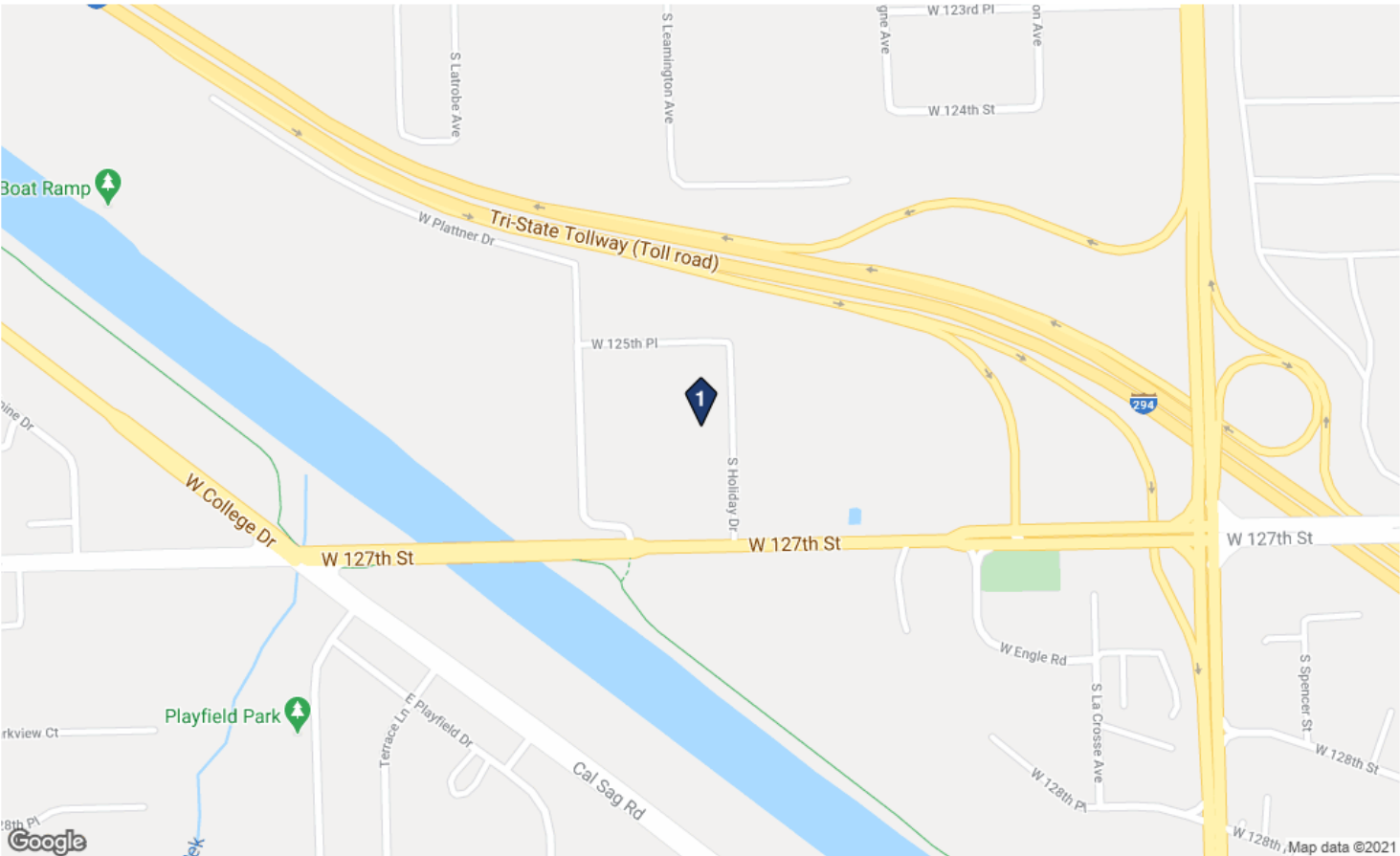
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-3	5.2%	1.4%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$7.76/SF	3.1%
Market Overall	\$7.47/SF	3.3%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	1,792,746 SF	13.7%
Months on Market	11.1	2 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$100.68M	\$95.04M
12 Mo. Price Per Area	\$64/SF	\$61/SF

# For Sale Summary Report

## For Sale: 12600 Holiday Dr



Alsip, IL 60803 - Near South Cook Ind Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook Ind
Submarket Cluster	South Suburban Ind
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally

### TRANSPORTATION

Parking	20 available (Surface);Ratio of 1.00/1,000 SF
Commuter Rail	9 min drive to Robbins Station Commuter Rail (Rock Island District Line)
Airport	19 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (30)
Transit Score®	Some Transit (25)

# For Sale Summary Report

## For Sale: 12600 Holiday Dr



Alsip, IL 60803 - Near South Cook Ind Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
9834 S Kedzie Ave		★★★★★	1950/1987	12,230 SF	Sep 2020	\$2,500,000	\$204.42
18635 W Creek Dr	North Creek Business Park	★★★★★	2000	12,000 SF	Jan 2019	\$1,125,000	\$93.75
7850 S Grant St	Power Solutions International	★★★★★	1992	21,425 SF	Mar 2020	\$2,788,000	\$130.13
379 River St		★★★★★	1940	12,200 SF	Oct 2019	\$860,000	\$70.49
2601-2625 S Wabash Ave		★★★★★	1913	19,000 SF	Aug 2020	\$2,600,000	\$136.84
215 N Laflin St		★★★★★	1940/2020	8,258 SF	Apr 2019	\$1,400,000	\$169.53
1900 W Hubbard St		★★★★★	1967	18,000 SF	Jan 2020	\$2,850,000	\$158.33
1639-1643 W Hubbard St		★★★★★	1865/2015	6,500 SF	Mar 2019	\$2,300,000	\$353.85
820-828 N Wolcott Ave		★★★★★	1896	22,500 SF	Oct 2020	\$4,125,000	\$183.33
1500 W Cortland St		★★★★★	1926	24,000 SF	Jan 2019	\$3,500,000	\$145.83
3007-3015 Montrose Ave		★★★★★	1970/2015	13,072 SF	Apr 2019	\$2,200,000	\$168.30
9907-9961 W 109th Ave		★★★★★	1944	7,595 SF	Nov 2020	\$1,450,000	\$190.92
452 E Saint Charles Rd		★★★★★		10,885 SF	Feb 2020	\$740,000	\$67.98
135 Ambassador Dr	High Grove Naperville	★★★★★	1996	15,880 SF	Jun 2020	\$1,075,000	\$67.70

# For Sale Summary Report

For Sale: 12600 Holiday Dr



Alsip, IL 60803 - Near South Cook Ind Submarket

PLAT MAP



# For Sale Summary Report

## For Sale: 12300 Keeler Ave



Alsip, IL 60803 - Near South Cook Ind Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	218 Days
Last Updated	Dec 8, 2020
Status	Active
Sale Type	Investment or Owner User

### BUILDING

Type	2 Star Industrial Manufacturing
Location	Suburban
GLA	9,186 SF
Floors	1
Typical Floor	9,186 SF
Class	C
Construction	Masonry
Year Built	1970; Renov 2013
Tenancy	Single
Owner Occup	No
Elevators	None
Sprinklers	Wet

### LAND

Land Acres	1.00 AC
Bldg FAR	0.21
Zoning	C1-1, Alsip
Parcel	24-27-407-020-0000
Dimensions	143' x 200'
Land SF	43,560 SF

### SALE NOTES

- potential lab use
- Excellent location for small manufacturer with heavy power needs
- Perfect for data center, cryptocurrency mining, switchgear operations, small hosting centers and similar uses
- Back up 60KW generator could be available
- Security system with card access also available
- 2013 renovation included new roof, HVAC and electrical, façade and landscaping improvements
- Irrigation system
- Fenced outside storage
- Sprinklered
- Highly upgraded

### AMENITIES

- Bio-Tech/ Lab Space

# For Sale Summary Report

## For Sale: 12300 Keeler Ave



Alsip, IL 60803 - Near South Cook Ind Submarket

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Feb 2001	\$450,000 (\$48.99/SF)	Owner User	Dale & Denver Worker	R.E. Goss, Inc.

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Mdi	Construction	1	9,186	-

### MARKET CONDITIONS

Vacancy Rates	2021 Q1	YOY Change
Subject Property	100.0%	100.0%
Submarket 1-3	5.2%	1.4%
Market Overall	6.3%	0.2%
Market Rent Per Area	YOY Change	
Submarket 1-3	\$7.76/SF	3.1%
Market Overall	\$7.47/SF	3.3%
Submarket Leasing Activity	Prev Year	
12 Mo. Leased	1,792,746 SF	13.7%
Months on Market	12.4	3.2 mo
Submarket Sales Activity	2021 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$100.68M	\$95.04M
12 Mo. Price Per Area	\$64/SF	\$61/SF

### FOR LEASE

Smallest Space	9,186 SF	Total Avail	9,186 SF
Max Contiguous	9,186 SF	Vacant	9,186 SF
# of Spaces	1	Industrial Avail	9,186 SF
% Leased	0%		
Rent	Withheld - CoStar Est.		

### AVAILABLE SPACES

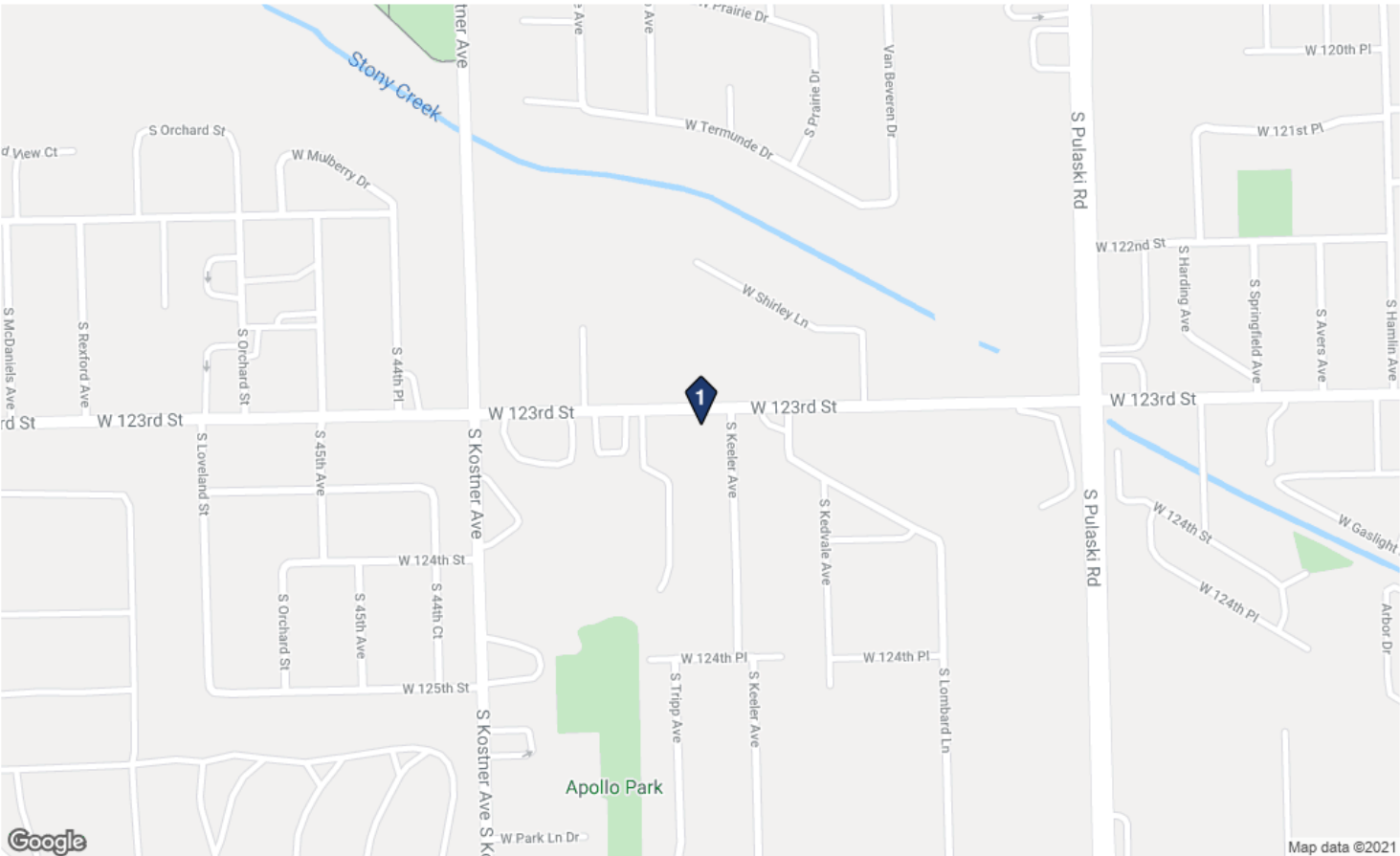
Floor	Use	SF Available	Rent
P 1st	Industrial	9,186/4,358 ofc	Withheld

# For Sale Summary Report

## For Sale: 12300 Keeler Ave



Alsip, IL 60803 - Near South Cook Ind Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook Ind
Submarket Cluster	South Suburban Ind
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally

### TRANSPORTATION

Parking	25 available (Surface);Ratio of 3.16/1,000 SF
Commuter Rail	7 min drive to Prairie Street Station Commuter Rail (Rock Island District)
Airport	18 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (52)
Transit Score®	Minimal Transit (22)



# For Sale Summary Report

## For Sale: 12300 Keeler Ave



Alsip, IL 60803 - Near South Cook Ind Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
13901-13909 Kostner St	Crestwood Ind Complex	★★★★★	1981	12,208 SF	Feb 2020	\$930,000	\$76.18
13939 S Kostner Ave		★★★★★		7,500 SF	Jun 2020	\$800,000	\$106.67
5901 W 115th St	Granite Place	★★★★★	1979	9,586 SF	Jun 2019	\$685,000	\$71.46
13551 S Chatham St		★★★★★	1960	5,000 SF	Jan 2020	\$465,000	\$93.00
10140 S Virginia Ave		★★★★★	1994	12,672 SF	May 2020	\$1,250,000	\$98.64
6655 W 99th St		★★★★★	1963	7,600 SF	Mar 2019	\$375,000	\$49.34
16823 State St		★★★★★	1967	6,000 SF	Aug 2020	\$1,500,000	\$250.00
16410 Kilbourn Ave		★★★★★	1979	7,621 SF	Sep 2020	\$1,250,000	\$164.02
16410 Kilbourn Ave		★★★★★	1979	7,621 SF	Aug 2020	\$1,250,000	\$164.02
5274 S Archer Ave		★★★★★	1954	6,500 SF	Sep 2019	\$1,100,000	\$169.23
18630 S 81st Ave	Mercury Business Center	★★★★★	2000	16,000 SF	Sep 2019	\$1,550,000	\$96.88
8100 188th St		★★★★★	1981	6,400 SF	Sep 2019	\$752,000	\$117.50
3130 S Kolin Ave		★★★★★	1994	16,000 SF	Jul 2019	\$1,000,000	\$62.50
9100 Gulfstream Rd		★★★★★	2010	11,000 SF	Jul 2019	\$1,080,000	\$98.18

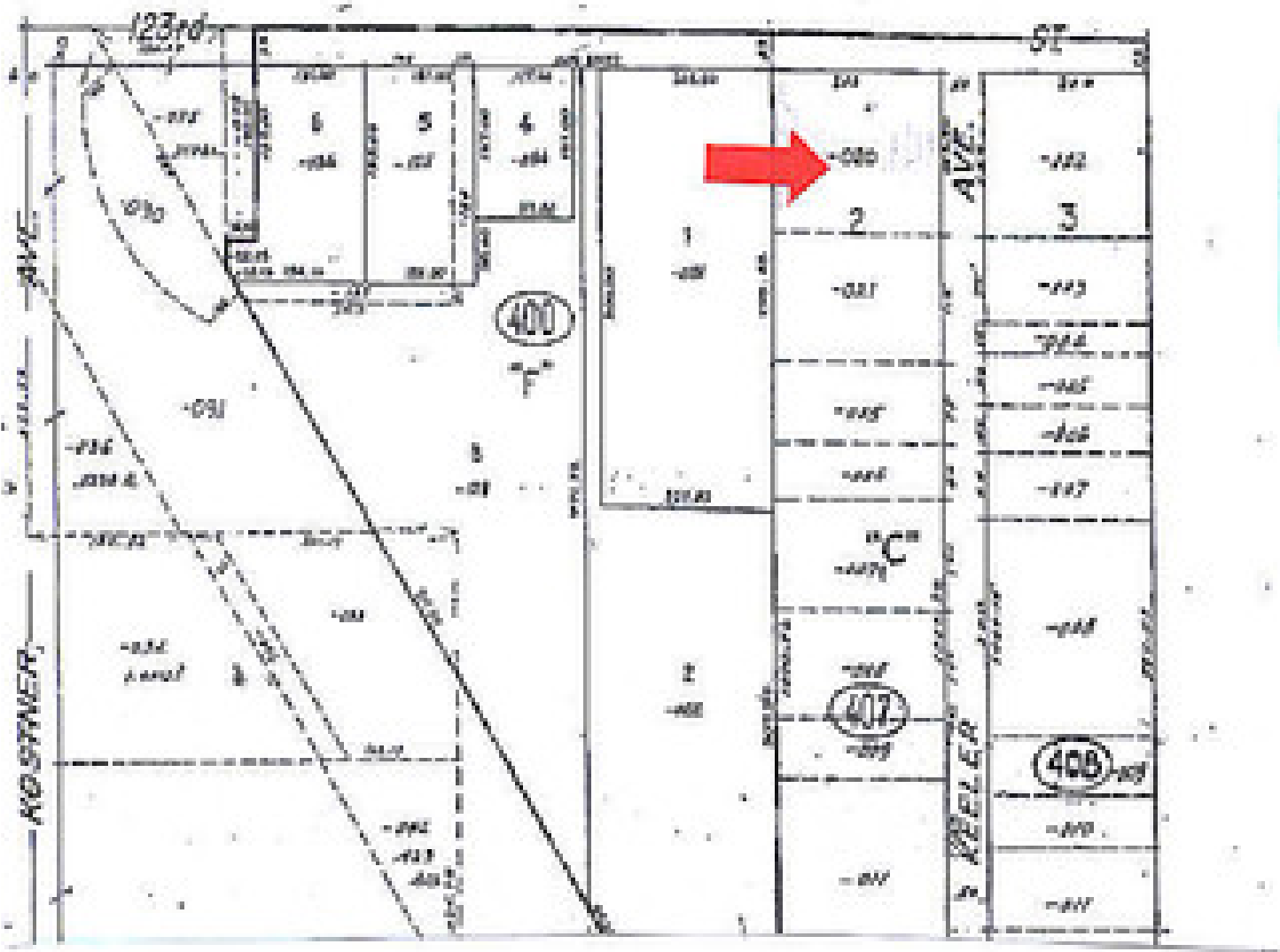
# For Sale Summary Report

For Sale: 12300 Keeler Ave



Alsip, IL 60803 - Near South Cook Ind Submarket

PLAT MAP



# For Sale Summary Report

## For Sale: 5601 W 120th St



Alsip, IL 60803 - Near South Cook Ind Submarket



### FOR SALE DETAILS

Price	\$389,000
Price/SF	\$48.63
On Market	308 Days
Last Updated	Aug 22, 2020
Status	Active
Sale Type	Investment or Owner User

### BUILDING

Type	2 Star Industrial Warehouse
Location	Suburban
GLA	8,000 SF
Floors	2
Typical Floor	4,000 SF
Class	C
Construction	Masonry
Year Built	1988
Tenancy	Multi
Owner Occup	No

### LAND

Land Acres	1.27 AC
Bldg FAR	0.14
Zoning	Indus
Parcel	24-29-201-040-1001
Land SF	55,238 SF

### SALE HIGHLIGHTS

- Industrial Condo
- Corner of 120th and Central
- Industrial/Manufacturing Park
- Near I-294 at Cicero Ave
- Warehouse + Offices

### AMENITIES

- 24 Hour Access
- Air Conditioning
- Storage Space

# For Sale Summary Report

For Sale: 5601 W 120th St



Alsip, IL 60803 - Near South Cook Ind Submarket

**MARKET CONDITIONS**

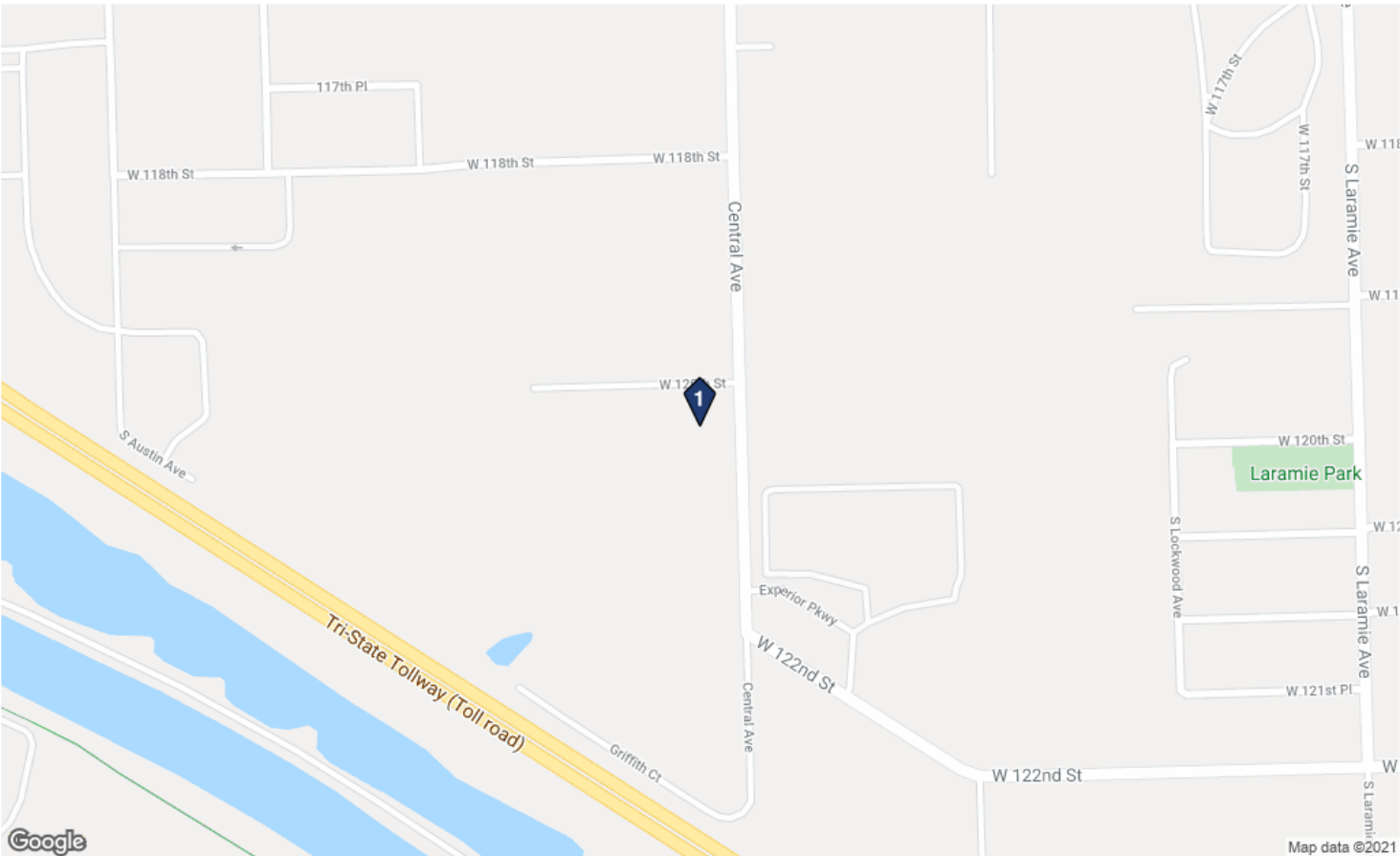
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	100.0%	50.0%
Submarket 1-3	5.2%	1.4%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$7.76/SF	3.1%
Market Overall	\$7.47/SF	3.3%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	1,792,746 SF	13.7%
Months on Market	12.4	3.2 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$100.68M	\$95.04M
12 Mo. Price Per Area	\$64/SF	\$61/SF

# For Sale Summary Report

## For Sale: 5601 W 120th St



Alsip, IL 60803 - Near South Cook Ind Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook Ind
Submarket Cluster	South Suburban Ind
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

### TRANSPORTATION

Commuter Rail	12 min drive to Worth Station Commuter Rail (SouthWest Service)
Airport	19 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (12)
Transit Score®	Minimal Transit (9)

# For Sale Summary Report

## For Sale: 5601 W 120th St



Alsip, IL 60803 - Near South Cook Ind Submarket

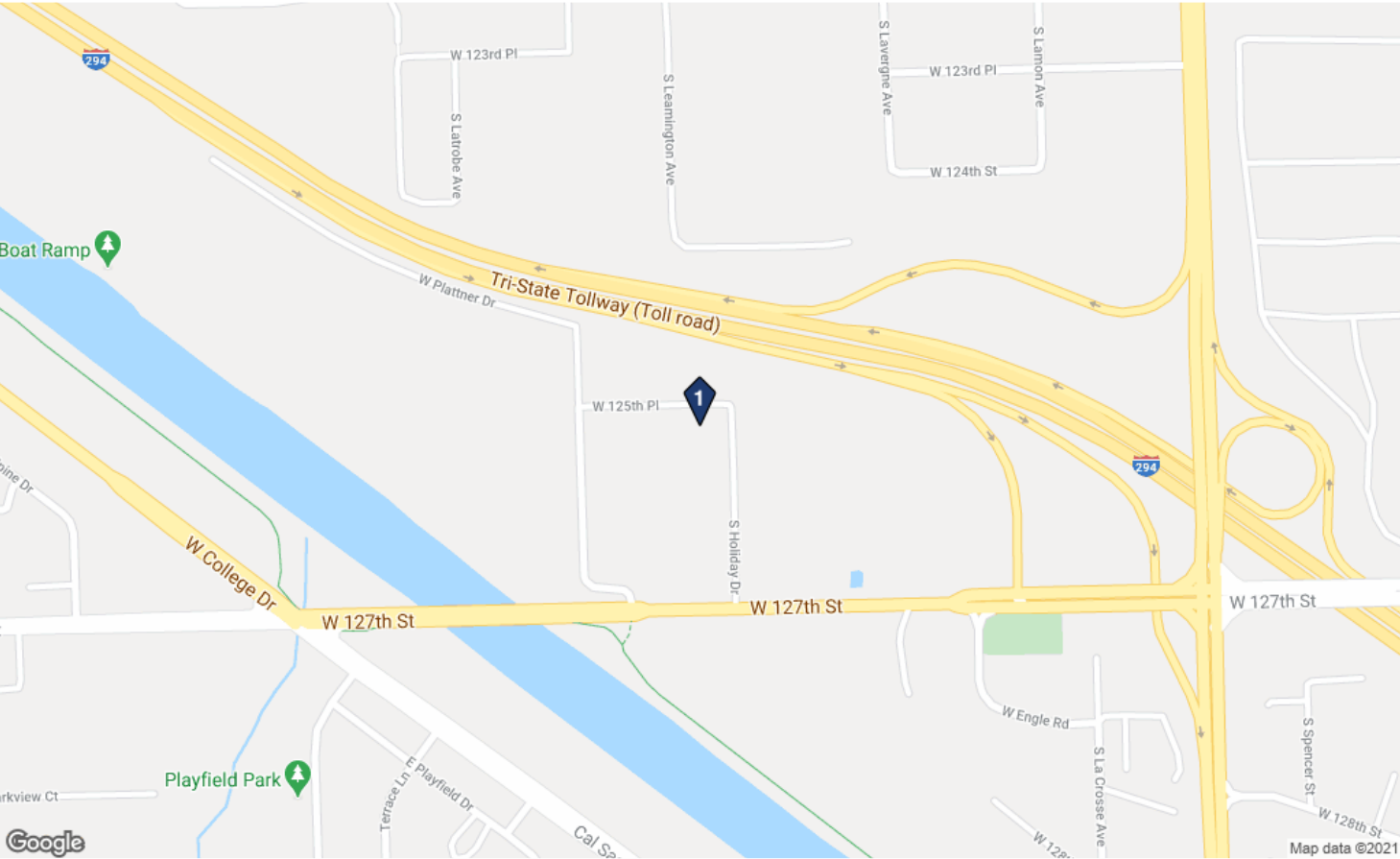
### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
10140 S Virginia Ave		★★★★★	1994	12,672 SF	May 2020	\$1,250,000	\$98.64
13901-13909 Kostner St	Crestwood Ind Complex	★★★★★	1981	12,208 SF	Feb 2020	\$930,000	\$76.18
13939 S Kostner Ave		★★★★★		7,500 SF	Jun 2020	\$800,000	\$106.67
5901 W 115th St	Granite Place	★★★★★	1979	9,586 SF	Jun 2019	\$685,000	\$71.46
13551 S Chatham St		★★★★★	1960	5,000 SF	Jan 2020	\$465,000	\$93.00
16410 Kilbourn Ave		★★★★★	1979	7,621 SF	Sep 2020	\$1,250,000	\$164.02
16410 Kilbourn Ave		★★★★★	1979	7,621 SF	Aug 2020	\$1,250,000	\$164.02
5274 S Archer Ave		★★★★★	1954	6,500 SF	Sep 2019	\$1,100,000	\$169.23
18630 S 81st Ave	Mercury Business Center	★★★★★	2000	16,000 SF	Sep 2019	\$1,550,000	\$96.88
8100 188th St		★★★★★	1981	6,400 SF	Sep 2019	\$752,000	\$117.50
16823 State St		★★★★★	1967	6,000 SF	Aug 2020	\$1,500,000	\$250.00
8726 W 47th St		★★★★★	1979	4,000 SF	Oct 2019	\$270,000	\$67.50
555 E Plainfield Rd	Dansher Industrial Park	★★★★★	1974/2010	15,600 SF	Nov 2020	\$810,000	\$51.92
5100 S East Ave		★★★★★	1973	6,000 SF	Jun 2019	\$570,000	\$95.00
7535 Plaza Ct		★★★★★	1981	7,700 SF	Feb 2020	\$940,000	\$122.08

# For Sale Summary Report

## Portfolio of 2 Condos For Sale

CONDO PORTFOLIO		FOR SALE DETAILS	
# of Condos	2	Price	\$445,000
Total Size	7,500 SF	Price/SF	\$59.33
		On Market	658 Days
		Last Updated	Nov 10, 2020
		Status	Active
		Sale Type	Owner User



CONDOS								
	Address	City	State	Rating	Condo Type	Floor	Unit	Condo Size
1	12559 S Holiday Dr	Alsip	IL	★★★★★	Flex	1st Floor	A	4,500 SF
2	12559 S Holiday Dr	Alsip	IL	★★★★★	Industrial	1st Floor	B	3,000 SF

# For Sale Summary Report

## For Sale: 11600 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$450,000
Price/SF	\$75.95
On Market	2,857 Days
Last Updated	Jun 7, 2020
Status	Active
Sale Type	Owner User

### BUILDING

Type	2 Star Retail Day Care Center
Location	Suburban
GLA	5,925 SF
Floors	1
Typical Floor	5,925 SF
Class	C
Tenancy	Single
Owner Occup	No
Elevators	None

### LAND

Land Acres	0.30 AC
Bldg FAR	0.46
Zoning	B1, Alsip
Parcel	24-22-410-007-0000
Dimensions	99' x 130'
Land SF	12,872 SF

### SALE NOTES

For Sale - Highly visible 6,000 sf free standing building on a 12,415 sf site. Building features a drive in door, dock with ramp access and a basement. Please do not disturb or discuss offering with tenant. The property is currently leased to a day care center on a month to month lease.

The property is located on the SWC of 116th Street and Pulaski.

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Jun 1998	\$238,000 (\$40.17/SF)	Individual Property	Richard's Cycle Shop, Inc.	Herbert Grethe
Jun 1998	\$225,000 (\$37.97/SF)	Individual Property	Frederick V & Elizabeth Richard	Richard's Cycle Shop, Inc.

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Precious Ones Academy	Health Care and Social Assistance	1	5,925	-



# For Sale Summary Report

For Sale: 11600 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket

**MARKET CONDITIONS**

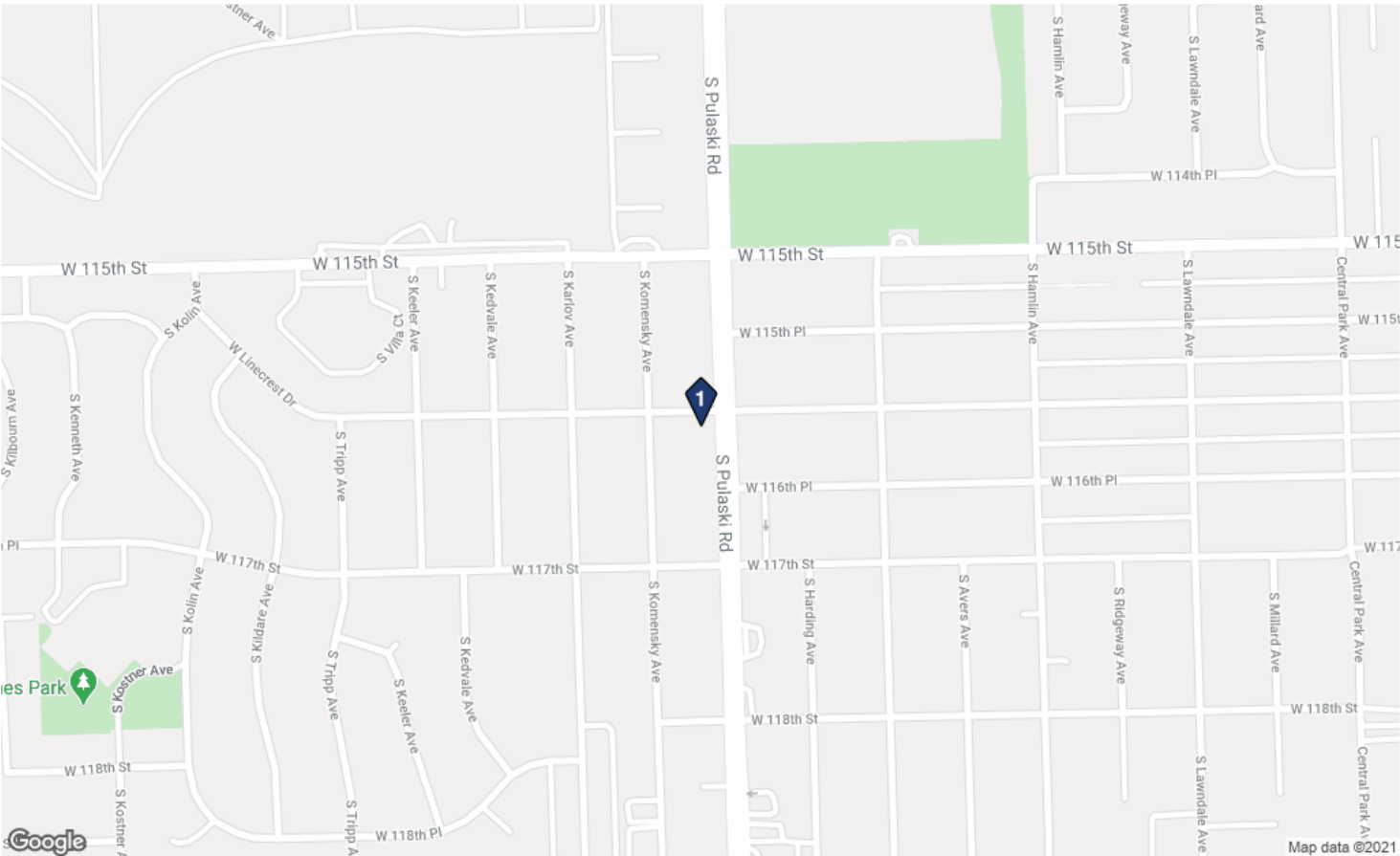
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-3	7.6%	0.2%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$15.92/SF	-1.7%
Market Overall	\$18.74/SF	-2.9%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	481,955 SF	12.4%
Months on Market	16.3	0.9 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$93.5M	\$91.58M
12 Mo. Price Per Area	\$158/SF	\$163/SF

# For Sale Summary Report

## For Sale: 11600 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally

### TRANSPORTATION

Parking	7 available (Surface);Ratio of 1.18/1,000 SF
Commuter Rail	8 min drive to 119th Street Station Commuter Rail (Rock Island District
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Very Walkable (72)
Transit Score®	Some Transit (45)

# For Sale Summary Report

## For Sale: 11600 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
10933-10945 S Western Ave		★★★★★	1968	6,780 SF	Nov 2019	\$950,000	\$140.12
3017 W 95th St	Fifth Third Bank	★★★★★	2019	7,300 SF	Mar 2019	\$5,000,000	\$684.93
11120 S Ridgeland Ave		★★★★★	2020	4,400 SF	Aug 2020	\$2,960,745	\$672.90
6720 W 111th St		★★★★★	2014	9,120 SF	Jan 2019	\$2,020,000	\$221.49
SWC 91st St & Western Ave	Two-Tenant Outlot Center	★★★★★	2019	6,000 SF	May 2020	\$2,802,000	\$467.00
9204 S Western Ave	Evergreen Marketplace	★★★★★	2015	5,851 SF	Jan 2020	\$1,100,000	\$188.00
9148 S Western Ave	Outlot 9	★★★★★	2014	5,883 SF	Sep 2019	\$1,129,000	\$191.91
11425-11429 S Harlem Ave		★★★★★		8,785 SF	Jan 2020	\$1,350,000	\$153.67
7300 W 100th Pl		★★★★★		10,292 SF	Apr 2019	\$2,020,000	\$196.27
7906 S Western Ave	Taco Bell	★★★★★	2019	4,703 SF	Mar 2019	\$1,250,000	\$265.79
7561 S Cicero Ave		★★★★★	2016	5,840 SF	Nov 2020	\$1,800,000	\$308.22
7561 S Cicero Ave		★★★★★	2016	5,840 SF	Jan 2020	\$2,706,000	\$463.36

# For Sale Summary Report

For Sale: 11600 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket

PLAT MAP

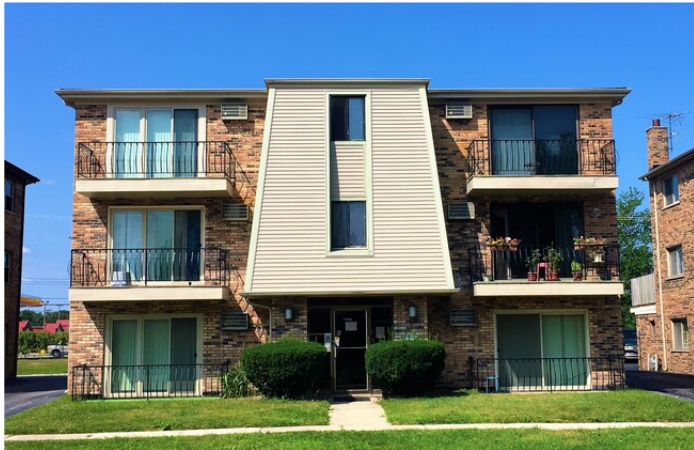


# For Sale Summary Report

## For Sale: 12236 S Spencer St - 12236 South Spencer



Alsip, IL 60803 - Alsip MF Submarket



### FOR SALE DETAILS

Price	\$480,000
Price/Unit	\$80,000
Price/SF	\$96.00
Cap Rate	8.54%
NOI	\$40,985
On Market	112 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Investment
Total Units	6

### BUILDING

Type	2 Star Low-Rise Apartments
Location	Suburban
Units	6
Avg Unit Size	833 SF
GLA	5,000 SF
Floors	3
Typical Floor	1,667 SF
Class	C
Construction	Wood Frame
Year Built	1971
Market Segment	All
# of Buildings	1
Rent Type	Market

### LAND

Land Acres	0.19 AC
Bldg FAR	0.60
Zoning	R-3
Parcel	24-27-101-070-0000
Land SF	8,276 SF

### SALE HIGHLIGHTS

- Strong Unit Mix
- Recent Capital Improvements: Windows, Water Heater, Boiler & Roof
- Individual Balconies
- 10 Parking Spaces
- On-Site Laundry & Storage

### SALE NOTES

Marcus & Millichap is pleased to present this six-unit apartment property located at 12236 South Spencer Street in Alsip, Illinois. This property is part of the Affordable Residences Portfolio, which can be purchased either as a package or individually. The building sits one block from Pace bus stops Cicero Ave & 122nd St & Cicero Ave & 123rd St, one mile north of the Cal-Sag Trail.

~~The property consists of (2) one-bedroom/one-bathroom units, (3) two-bedroom/one-bathroom units and (1) three-bedroom/one-bathroom unit.~~

# For Sale Summary Report

## For Sale: 12236 S Spencer St - 12236 South Spencer



Alsip, IL 60803 - Alsip MF Submarket

Select units feature in-unit dishwashers and disposals. The property has received numerous capital improvements including: newer windows (approximately 2013), water heater (approximately 2014), high-efficiency boiler (approximately 2014) and pitched roof (approximately 2016). The building provides tenants with on-site laundry (owned), individual storage lockers and approximately 10 parking spaces with additional space for more.

### AMENITIES

#### Unit Amenities

- Air Conditioning
- Dishwasher
- Ceiling Fans
- Carpet
- Vinyl Flooring
- Balcony
- Disposal
- Tile Floors
- Dining Room

#### Site Amenities

- Laundry Facilities
- Public Transportation
- Storage Space

### MARKET CONDITIONS

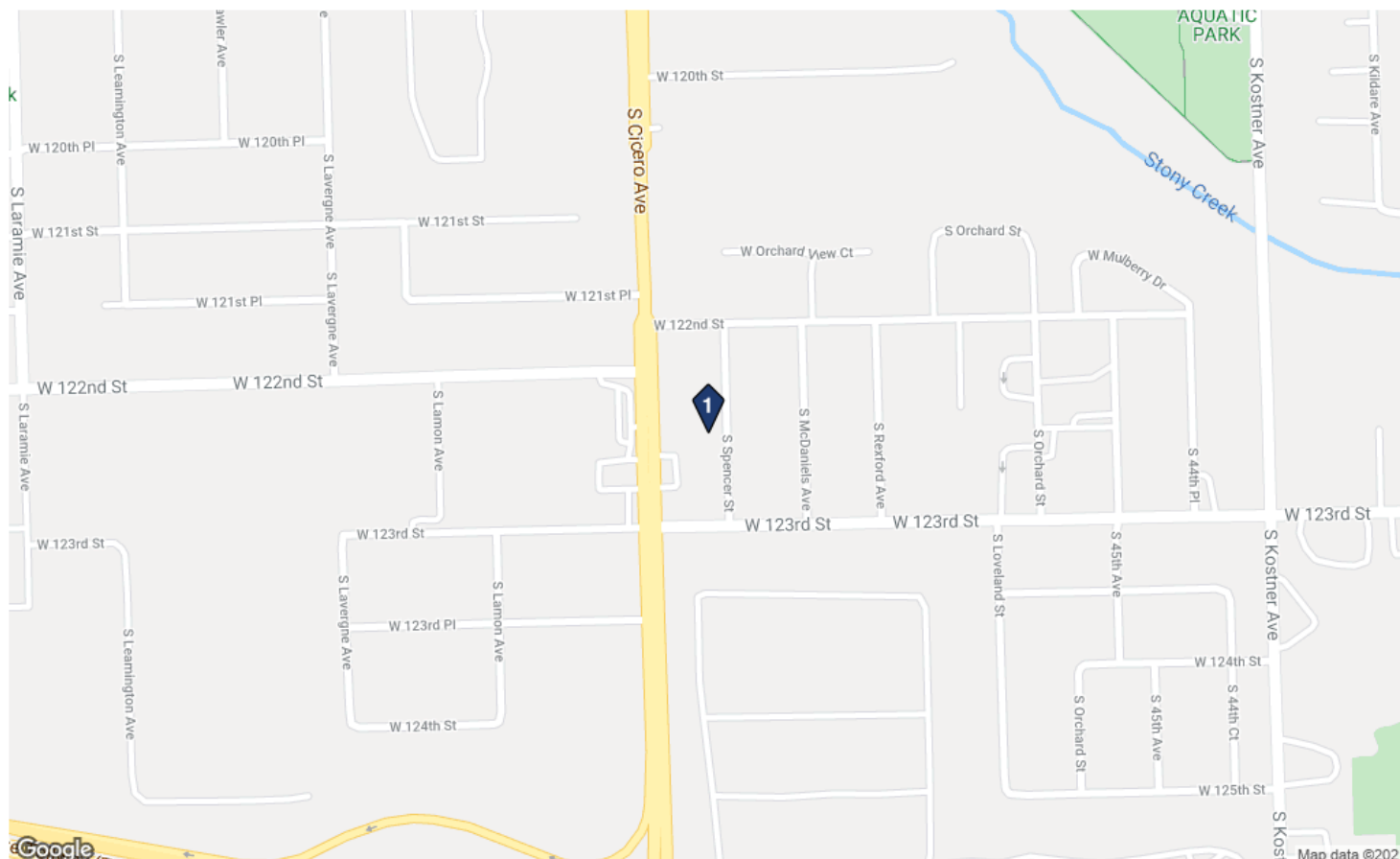
Vacancy Rates	2021 Q1	YOY Change
Subject Property	4.8%	-0.1%
Submarket 1-3	4.7%	-1.0%
Market Overall	8.1%	1.4%
Market Rent Per Area		YOY Change
Submarket 1-3	\$984	1.4%
Market Overall	\$1,401	-2.2%
Concessions		YOY Change
Submarket 1-3	0.6%	0.2%
Market Overall	1.6%	0.4%
Under Construction Units		YOY Change
Market Overall	9,901	-25.7%
Submarket Sales Activity	2021 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$33.49M	\$100.12M
12 Mo. Price Per Area	\$115.88K	\$114.83K

## For Sale Summary Report

## For Sale: 12236 S Spencer St - 12236 South Spencer



Alsip, IL 60803 - Alsip MF Submarket



## LOCATION

Zip	60803
Submarket	Alsip MF
Submarket Cluster	Southwest Cook County MF
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Parking	10 available (Surface);
Commuter Rail	10 min drive to Robbins Station Commuter Rail (Rock Island District)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (56)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 12236 S Spencer St - 12236 South Spencer



Alsip, IL 60803 - Alsip MF Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/Unit
12645 S Alpine Dr		★★★★★	1968	12,000 SF	Sep 2019	\$800,000	\$66,666
3922 W 115th Pl		★★★★★	1971	12,029 SF	Nov 2019	\$880,000	\$73,333
5728 129th St		★★★★★		12,600 SF	Feb 2019	\$1,014,500	\$92,227
10640 S Central Ave		★★★★★	1975	6,000 SF	Apr 2019	\$830,000	\$69,166
10640 S Central Ave		★★★★★	1980	10,950 SF	Apr 2019	\$830,000	\$69,166
5820 107th Court Way		★★★★★	1966	6,116 SF	Jun 2020	\$1,200,000	\$120,000
11001 S Ridgeland Ave		★★★★★	1960	7,700 SF	Sep 2020	\$780,000	\$65,000
6844 W 111th Pl		★★★★★	1966	9,792 SF	Nov 2019	\$950,000	\$79,166
9217 S Kedzie Ave		★★★★★	1971	11,045 SF	Apr 2019	\$1,200,000	\$100,000
5640 Independence Ave		★★★★★	1979	6,106 SF	Feb 2020	\$417,000	\$69,500
15737 Terrace Dr		★★★★★	1978	5,190 SF	May 2020	\$535,000	\$89,166
11468 S Church St		★★★★★	1929	3,500 SF	Jun 2019	\$319,900	\$79,975
1350 W 98th Pl	1350 w 98th	★★★★★	1925/2018	8,000 SF	Mar 2019	\$781,000	\$78,100
8743 S Beverly Ave	Multi-Property Sale	★★★★★	1964	9,700 SF	Aug 2019	\$667,000	\$55,583
5907 W 79th St		★★★★★	1967	6,561 SF	Oct 2020	\$500,000	\$83,333
9017 S Bishop St	Multi-Property Sale	★★★★★	1920	6,000 SF	Feb 2020	\$310,000	\$51,666
7801 W 87th St		★★★★★	1986	9,498 SF	Aug 2020	\$1,200,000	\$120,000



# For Sale Summary Report

For Sale: 12236 S Spencer St - 12236 South Spencer  
Alsip, IL 60803 - Alsip MF Submarket



## PLAT MAP



# For Sale Summary Report

## For Sale: 12004 S Pulaski Rd - US Bank



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$600,000
Price/SF	\$123.71
On Market	71 Days
Last Updated	Nov 2, 2020
Status	Active
Sale Type	Investment or Owner User

### BUILDING

Type	3 Star Retail Bank
Location	Suburban
GLA	4,850 SF
Floors	1
Typical Floor	4,850 SF
Class	C
Construction	Masonry
Year Built	1981
Tenancy	Single
Owner Occup	No
Elevators	None

### LAND

Land Acres	0.92 AC
Bldg FAR	0.12
Zoning	B-1, Alsip
Parcel	24-27-206-163-0000
Land SF	40,075 SF

### AMENITIES

- Banking
- Corner Lot
- Signage
- Bus Line
- Pylon Sign
- Drive Thru

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Jan 2013	\$3,172,000,000 (\$225.99/- SF)	413 Property Portfolio	Realty Income Corporation	American Realty Capital
Sep 2011	\$95,241,000 (\$339.56/SF)	58 Property Portfolio*	American Realty Capital	American Realty Capital
Aug 2010	Not Disclosed	Individual Property	VEREIT, Inc.	
Jul 2006	Not Disclosed	Individual Property*	CRE JV Mixed Five IL Branch Holdings, LLC	CRE JV Mixed Five Branch Holdings, LLC

# For Sale Summary Report

## For Sale: 12004 S Pulaski Rd - US Bank



Alsip, IL 60803 - Near South Cook Submarket

Sale Date	Price	Sale Type	Buyer	Seller
Jul 2006	\$1,642,000 (\$338.56/SF)	Individual Property	American Financial Realty	Citizens Bank

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
U.S. Bank	Finance and Insurance	1	4,850	-

### MARKET CONDITIONS

Vacancy Rates	2021 Q1	YOY Change
Subject Property	0.0%	0.0%
Submarket 2-4	7.6%	0.1%
Market Overall	6.3%	0.2%
Market Rent Per Area	YOY Change	
Submarket 2-4	\$16.37/SF	-1.8%
Market Overall	\$18.74/SF	-2.9%
Submarket Leasing Activity	Prev Year	
12 Mo. Leased	481,955 SF	12.4%
Months on Market	16.3	0.9 mo
Submarket Sales Activity	2021 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$93.5M	\$91.58M
12 Mo. Price Per Area	\$158/SF	\$163/SF

### FOR LEASE

Smallest Space	4,850 SF	Total Avail	4,850 SF
Max Contiguous	4,850 SF	Vacant	0 SF
# of Spaces	1	Retail Avail	4,850 SF
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

### AVAILABLE SPACES

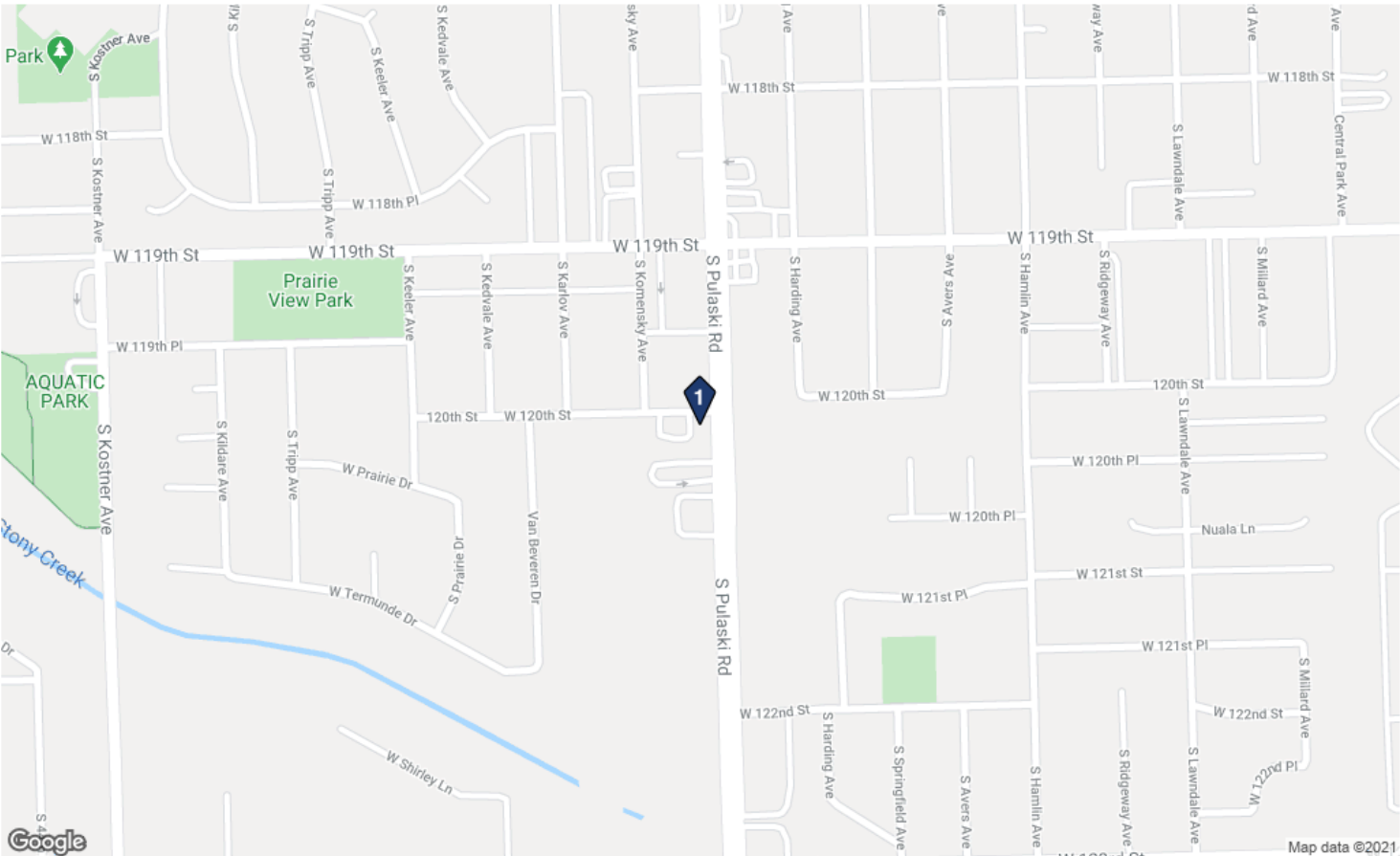
Floor	Use	SF Available	Rent
P 1st	Retail	4,850	Withheld

# For Sale Summary Report

## For Sale: 12004 S Pulaski Rd - US Bank



Alsip, IL 60803 - Near South Cook Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally

### TRANSPORTATION

Commuter Rail	8 min drive to 119th Street Station Commuter Rail (Rock Island District)
Airport	19 min drive to Chicago Midway International Airport
Walk Score®	Very Walkable (83)
Transit Score®	Minimal Transit (19)

# For Sale Summary Report

For Sale: 12004 S Pulaski Rd - US Bank



Alsip, IL 60803 - Near South Cook Submarket

NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
3435 W 111th St		★★★★★	1900	2,950 SF	Sep 2019	\$905,000	\$306.78
12010 S Pulaski Rd	Burger King	★★★★★		2,860 SF	Sep 2019	\$1,545,500	\$540.38
10933-10945 S Western Ave		★★★★★	1968	6,780 SF	Nov 2019	\$950,000	\$140.12
2100 Vermont St		★★★★★		2,677 SF	Feb 2020	\$961,500	\$359.17
3017 W 95th St	Fifth Third Bank	★★★★★	2019	7,300 SF	Mar 2019	\$5,000,000	\$684.93
11120 S Ridgeland Ave		★★★★★	2020	4,400 SF	Aug 2020	\$2,960,745	\$672.90
3440 W 95th St	7-Eleven	★★★★★	1973	2,522 SF	Sep 2019	\$1,125,000	\$446.07
6720 W 111th St		★★★★★	2014	9,120 SF	Jan 2019	\$2,020,000	\$221.49
SWC 91st St & Western Ave	Two-Tenant Outlot Center	★★★★★	2019	6,000 SF	May 2020	\$2,802,000	\$467.00
9204 S Western Ave	Evergreen Marketplace	★★★★★	2015	5,851 SF	Jan 2020	\$1,100,000	\$188.00
9148 S Western Ave	Outlot 9	★★★★★	2014	5,883 SF	Sep 2019	\$1,129,000	\$191.91
11425-11429 S Harlem Ave		★★★★★		8,785 SF	Jan 2020	\$1,350,000	\$153.67

# For Sale Summary Report

## For Sale: 4839 W 111th St - Bakers Square Restaurant & Bakery



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	246 Days
Last Updated	Dec 29, 2020
Status	Active
Sale Type	Investment or Owner User

### BUILDING

Type	2 Star Retail Restaurant
Location	Suburban
GLA	4,176 SF
Floors	1
Typical Floor	4,176 SF
Class	C
Construction	Masonry
Year Built	1977
Tenancy	Single

### LAND

Land Acres	1.03 AC
Bldg FAR	0.09
Zoning	B-1
Parcel	24-21-200-060-0000
Dimensions	299' x 150'
Land SF	44,867 SF

### SALE HIGHLIGHTS

- Directly across from Mariano's/Cooper's Hawk Anchored Stony Creek Promenade
- Furniture Fixtures & Equipment Included
- Exceptional Opportunity to Redevelop or Retenant

### SALE NOTES

Located in the Heart of the Lansing Central Business District, this fully built-out property was constructed for a national Restaurant Chain in 2015 and includes all fixtures and equipment.

### AMENITIES

- Corner Lot
- Signalized Intersection
- Pylon Sign

# For Sale Summary Report

## For Sale: 4839 W 111th St - Bakers Square Restaurant & Bakery



Alsip, IL 60803 - Near South Cook Submarket

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Dec 2015	\$1,494,000 (\$357.76/SF)	Individual Property	Orion Real Estate Group	GE Capital Franchise Finance Corporation
Oct 1999	\$1,181,818 (\$283.00/SF)	Individual Property	CNL Plaza, Ltd	American Blue Ribbon

### KEY TENANTS

Tenant	Industry	Floor	SF Occupied	Exp Date
Bakers Square	Accommodation and Food Services	1	4,176	Jan 2027

### MARKET CONDITIONS

Vacancy Rates	2021 Q1	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3	7.6%	0.2%
Market Overall	6.3%	0.2%

Market Rent Per Area	YOY Change
Submarket 1-3	\$15.92/SF -1.7%
Market Overall	\$18.74/SF -2.9%

Submarket Leasing Activity	Prev Year
12 Mo. Leased	481,955 SF 12.4%
Months on Market	16.3 0.9 mo

Submarket Sales Activity	2021 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$93.5M	\$91.58M
12 Mo. Price Per Area	\$158/SF	\$163/SF

### FOR LEASE

Smallest Space	4,176 SF	Total Avail	4,176 SF
Max Contiguous	4,176 SF	Vacant	0 SF
Retail Avail			4,176 SF
# of Spaces	1		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

### AVAILABLE SPACES

Floor	Use	SF Available	Rent
P 1st	Retail	4,176	Withheld

# For Sale Summary Report

## For Sale: 4839 W 111th St - Bakers Square Restaurant & Bakery



Alsip, IL 60803 - Near South Cook Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally 74 6W13S

### TRANSPORTATION

Parking	89 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	6 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	14 min drive to Chicago Midway International Airport
Walk Score®	Very Walkable (73)
Transit Score®	Some Transit (26)



# For Sale Summary Report

## For Sale: 4839 W 111th St - Bakers Square Restaurant & Bakery



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
3435 W 111th St		★★★★★	1900	2,950 SF	Sep 2019	\$905,000	\$306.78
11120 S Ridgeland Ave		★★★★★	2020	4,400 SF	Aug 2020	\$2,960,745	\$672.90
3440 W 95th St	7-Eleven	★★★★★	1973	2,522 SF	Sep 2019	\$1,125,000	\$446.07
10259 S Harlem Ave		★★★★★	2019	2,400 SF	May 2020	\$2,182,000	\$909.17
3017 W 95th St	Fifth Third Bank	★★★★★	2019	7,300 SF	Mar 2019	\$5,000,000	\$684.93
SWC 91st St & Western Ave	Two-Tenant Outlot Center	★★★★★	2019	6,000 SF	May 2020	\$2,802,000	\$467.00
9204 S Western Ave	Evergreen Marketplace	★★★★★	2015	5,851 SF	Jan 2020	\$1,100,000	\$188.00
9148 S Western Ave	Outlot 9	★★★★★	2014	5,883 SF	Sep 2019	\$1,129,000	\$191.91
2100 Vermont St		★★★★★		2,677 SF	Feb 2020	\$961,500	\$359.17
7615 S Cicero Ave	Ford City Mall	★★★★★	1987	2,500 SF	Jan 2021	\$3,125,000	\$1,250.00
7561 S Cicero Ave		★★★★★	2016	5,840 SF	Nov 2020	\$1,800,000	\$308.22

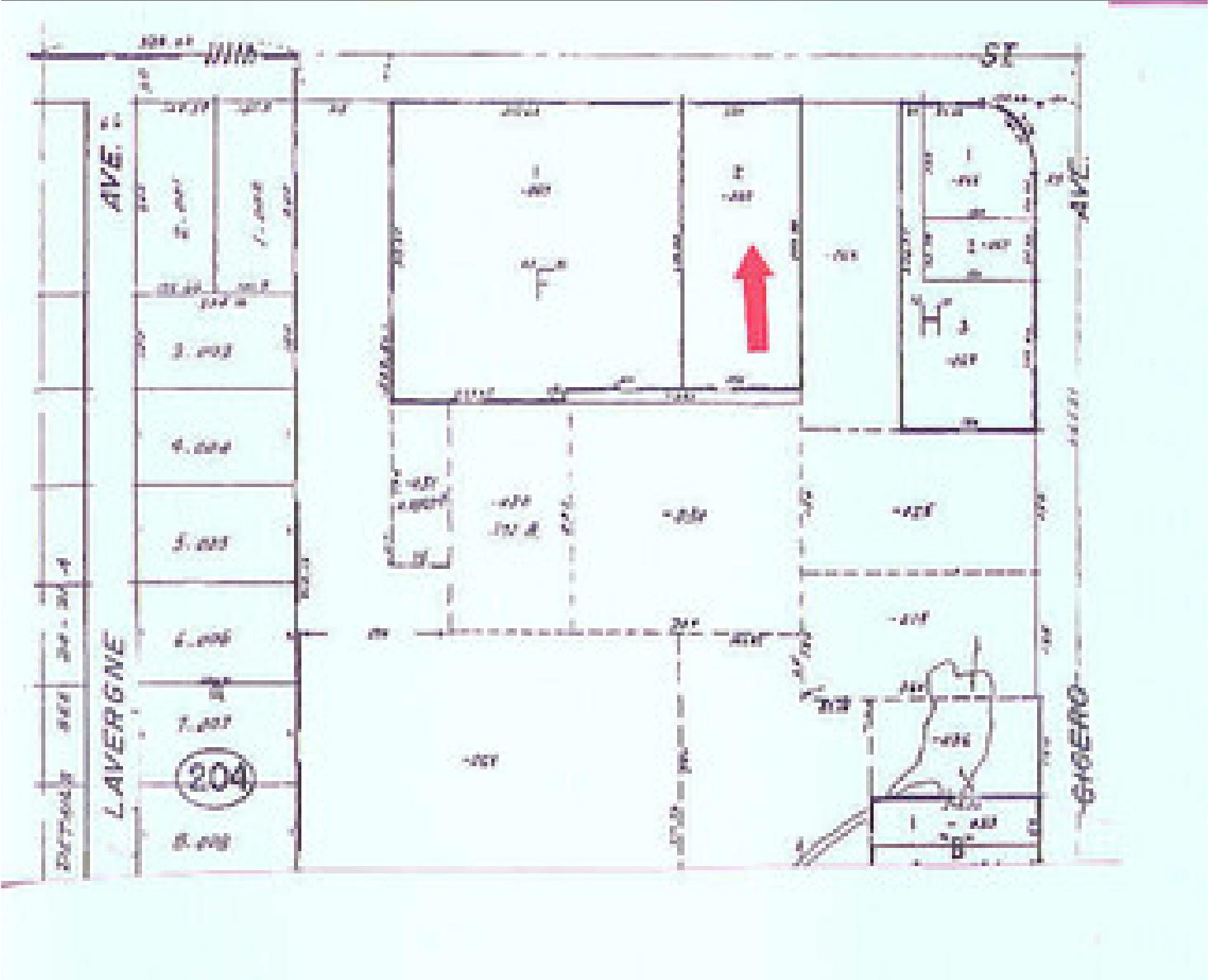
# For Sale Summary Report

For Sale: 4839 W 111th St - Bakers Square Restaurant & Bakery



Alsip, IL 60803 - Near South Cook Submarket

PLAT MAP



# For Sale Summary Report

## For Sale: 3930-3940 W 119th St



Alsip, IL 60803 - Near South Cook Ind Submarket



### FOR SALE DETAILS

Price	\$200,000
Price/SF	\$74.07
On Market	679 Days
Last Updated	Dec 2, 2020
Status	Active
Sale Type	Owner User

### BUILDING

Type	2 Star Industrial Warehouse
Location	Suburban
GLA	2,700 SF
Floors	1
Typical Floor	2,700 SF
Class	C
Tenancy	Multi
Owner Occup	No

### LAND

Land Acres	0.18 AC
Bldg FAR	0.35
Parcel	24-23-324-012-0000
Land SF	7,789 SF

### SALE NOTES

2700 SQ FT BRICK INDUSTRIAL BUILDING FACING BUSY 119 ST JUST EAST OF THE PULASKI RD LIGHTED INTERSECTION, FORMER ALSTERDA CONSTRUCTION SITE. THIS LISTING CONSISTS OF 2 LOTS BOTH FACING 119 ST (125 FT) AND RUNNING ALONG HARDING (125 FT) ALSO AVAILABLE ADJACENT TO THE NORTH IS AN 1392 SQ FT OFFICE BUILDING WITH AN ATTACHED 640 SQ FT GARAGE THAT WOULD GIVE YOU AN ADDITIONAL 78 X 125 FT OR A TOTAL DEPTH OF 203 FT THAT PROPERTY CAN BE ADDED TO THE PACKAGE FOR AN ADDITIONAL \$100,000 (TOTAL \$350,000) IF MORE PROPERTY IS NEEDED AN ADJACENT HOUSE AT 11847 S. PULASKI IS ALSO AVAILABLE. THAT IS 100 X 125 WITH 2 EXISTING CURB CUTS ON PULASKI, GROSS LAND SQ FT. WOULD BE ALMOST AN ACRE. READY FOR REDEVELOPMENT AS THIS SITE IS LOCATED IN A TIF DISTRICT.

# For Sale Summary Report

For Sale: 3930-3940 W 119th St



Alsip, IL 60803 - Near South Cook Ind Submarket

**MARKET CONDITIONS**

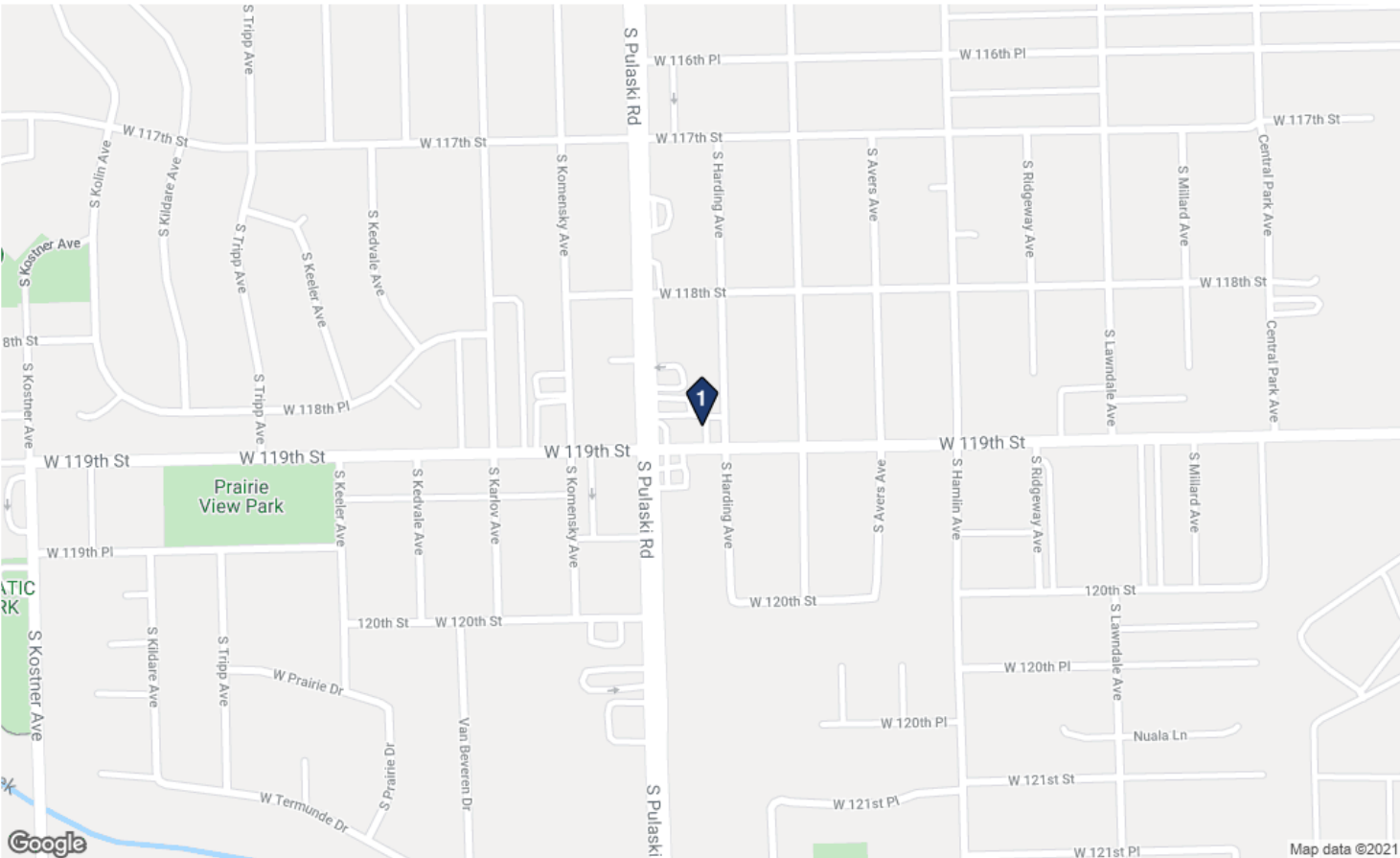
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	100.0%	0.0%
Submarket 1-3	5.2%	1.4%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$7.76/SF	3.1%
Market Overall	\$7.47/SF	3.3%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	1,792,746 SF	13.7%
Months on Market	12.4	3.2 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$100.68M	\$95.04M
12 Mo. Price Per Area	\$64/SF	\$61/SF

# For Sale Summary Report

For Sale: 3930-3940 W 119th St



Alsip, IL 60803 - Near South Cook Ind Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook Ind
Submarket Cluster	South Suburban Ind
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	7 min drive to 119th Street Station Commuter Rail (Rock Island District)
Airport	18 min drive to Chicago Midway International Airport
Walk Score®	Very Walkable (79)
Transit Score®	Minimal Transit (0)

# For Sale Summary Report

## For Sale: 3930-3940 W 119th St



Alsip, IL 60803 - Near South Cook Ind Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
16W173 Jeans Rd		★★★★★	2008	3,962 SF	Nov 2019	\$2,000,000	\$504.80
3042 S Shields Ave		★★★★★	1989	4,000 SF	Apr 2020	\$750,000	\$187.50
1900 W 18th St		★★★★★	1903	4,800 SF	Feb 2020	\$998,000	\$207.92
160 N Elizabeth St	Olympia Auto Center	★★★★★	1935	5,311 SF	Jun 2019	\$2,500,000	\$470.72
2632 W Grand Ave		★★★★★	1879	2,000 SF	Jan 2020	\$380,000	\$190.00
456 N Union Ave		★★★★★	1956	2,362 SF	Dec 2019	\$4,792,500	\$2,029.00
4934-4938 W North Ave		★★★★★	1959	3,000 SF	Apr 2020	\$880,000	\$293.33
1800 W Armitage Ave		★★★★★	1982	3,553 SF	Jun 2020	\$1,870,000	\$526.32

# For Sale Summary Report

## For Sale: 5510-5514 W Cal Sag Rd - Cellularone



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$239,900
Price/SF	\$88.85
On Market	2,057 Days
Last Updated	Aug 22, 2020
Status	Active
Sale Type	Owner User

### BUILDING

Type	2 Star Retail Freestanding
Location	Suburban
GLA	2,700 SF
Floors	1
Typical Floor	2,700 SF
Class	C

### LAND

Land Acres	0.37 AC
Bldg FAR	0.17
Zoning	B1, Alsip
Parcel	24-28-303-018-0000, 24-28-303-019-0000
Dimensions	101' x 157'
Land SF	16,117 SF

### SALE HIGHLIGHTS

- Location, Flex Space, Retail or Service Opportunity

### SALE NOTES

Freestanding 2,800 square foot building on Cal Sag Road (Route 83) in Southwest suburban Alsip. Huge 8' overheard door on east side of building. Minutes to I-294 at Cicero Avenue. Double curb cut, parking for about 30 cars. Versatile property with excellent potential for service oriented or office use - car detail shop, retail store, restaurant (with drive-thru). Other potential uses include medical, office and light industrial. Priced to sell owner will consider leasing the property to a highly qualified tenant and will consider all serious purchase offers. Former T Mobile location. Taxes under protest and are expected to be reduced. Call listing agent for details.

### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Feb 2000	\$165,000 (\$61.11/SF)	Individual Property	Richard J. & Keri Fitzgerald	Old Kent Bank Land Trust #12737

# For Sale Summary Report

## For Sale: 5510-5514 W Cal Sag Rd - Cellularone



Alsip, IL 60803 - Near South Cook Submarket

### MARKET CONDITIONS

<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	100.0%	0.0%
Submarket 1-3	7.6%	0.2%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$15.92/SF	-1.7%
Market Overall	\$18.74/SF	-2.9%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	481,955 SF	12.4%
Months on Market	16.3	0.9 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$93.5M	\$91.58M
12 Mo. Price Per Area	\$158/SF	\$163/SF

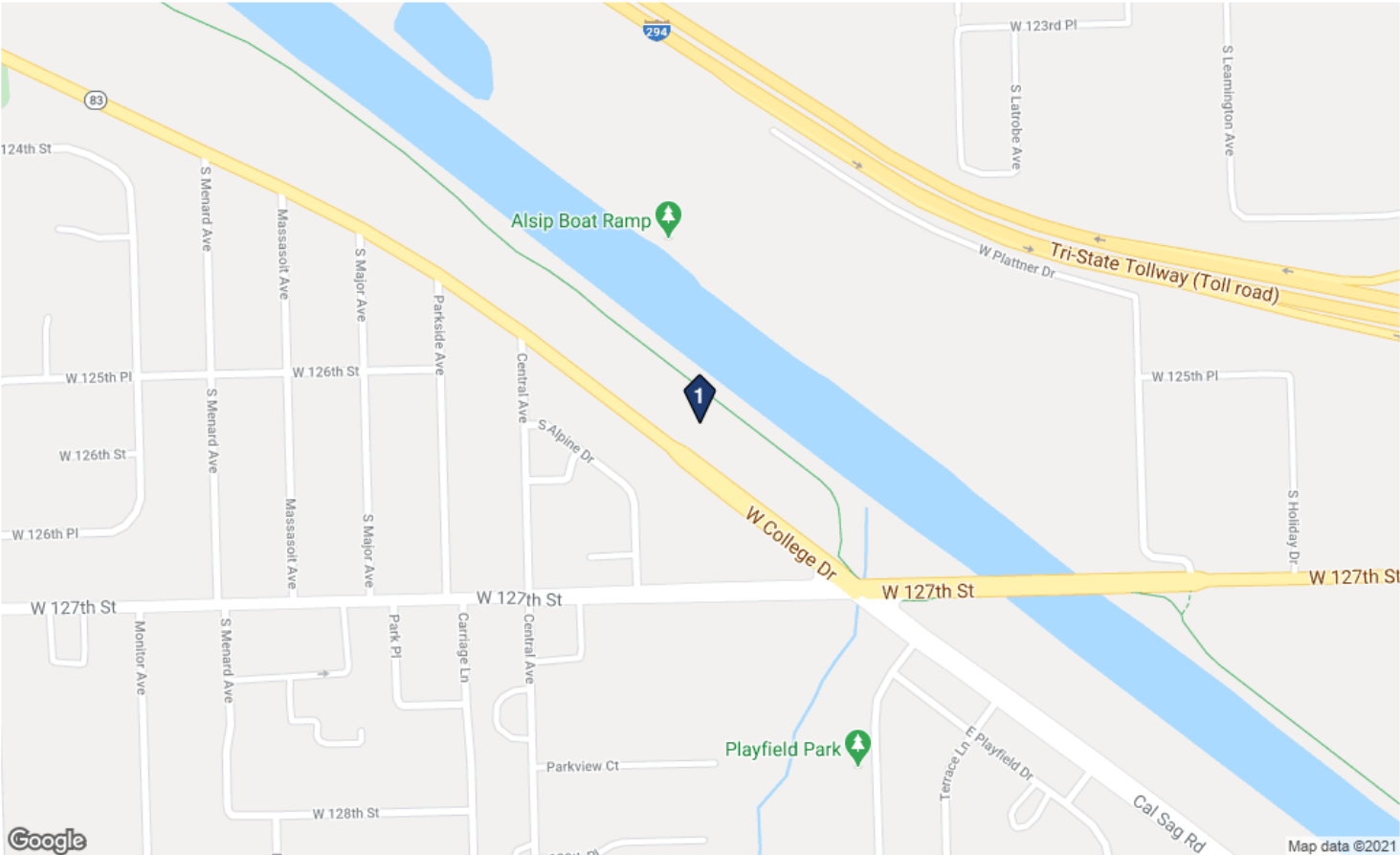


# For Sale Summary Report

For Sale: 5510-5514 W Cal Sag Rd - Cellularone



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN
Map (Page)	Rand McNally 74 6W14S

## TRANSPORTATION

Parking	6 available (Surface);Ratio of 2.22/1,000 SF
Commuter Rail	7 min drive to Worth Station Com-muter Rail (SouthWest Service)
Airport	19 min drive to Chicago Midway In-ternational Airport
Walk Score®	Car-Dependent (37)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 5510-5514 W Cal Sag Rd - Cellularone



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
11120 S Ridgeland Ave		★★★★★	2020	4,400 SF	Aug 2020	\$2,960,745	\$672.90
3435 W 111th St		★★★★★	1900	2,950 SF	Sep 2019	\$905,000	\$306.78
10259 S Harlem Ave		★★★★★	2019	2,400 SF	May 2020	\$2,182,000	\$909.17
2100 Vermont St		★★★★★		2,677 SF	Feb 2020	\$961,500	\$359.17
15765 S Harlem Ave	Taco Bell	★★★★★	1995	2,321 SF	Mar 2019	\$825,000	\$355.45
3440 W 95th St	7-Eleven	★★★★★	1973	2,522 SF	Sep 2019	\$1,125,000	\$446.07
9201 159th St		★★★★★	2000	5,000 SF	Jan 2020	\$2,900,000	\$580.00
7410 S Harlem Ave		★★★★★	1950	3,696 SF	Jan 2020	\$813,000	\$219.97
7906 S Western Ave	Taco Bell	★★★★★	2019	4,703 SF	Mar 2019	\$1,250,000	\$265.79
6333 S Kedzie Ave	Market Park	★★★★★	1998	4,000 SF	Dec 2019	\$915,000	\$228.75
820 175th St	Panera	★★★★★	2019	4,650 SF	Dec 2019	\$3,729,000	\$801.94
16600 Oak Park Ave		★★★★★	1988	4,000 SF	Jul 2020	\$1,950,000	\$487.50
8115 S Harlem Ave		★★★★★	1965	1,927 SF	Mar 2020	\$3,345,000	\$1,735.86

# For Sale Summary Report

For Sale: 5510-5514 W Cal Sag Rd - Cellularone



Alsip, IL 60803 - Near South Cook Submarket

PLAT MAP



# For Sale Summary Report

## For Sale: 5530 W Cal Sag Rd



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$145,000
Price/SF	\$120.83
On Market	1,272 Days
Last Updated	Dec 4, 2020
Status	Active
Sale Type	Investment or Owner User
Conditions	Business Value Included, Deferred Maintenance

### BUILDING

Type	2 Star Retail
Location	Suburban
GLA	1,200 SF
Floors	1
Typical Floor	1,200 SF
Class	C
Construction	Masonry
Year Built	1970
Tenancy	Single

### LAND

Land Acres	0.03 AC
Bldg FAR	0.92
Zoning	commercial
Parcel	24-28-303-021-1001
Land SF	1,307 SF

### SALE HIGHLIGHTS

- Near 127th St

### SALE NOTES

Full line of Janitorial Supplies including service and sale of equipment.

Very Visible Location.

### AMENITIES

- Air Conditioning

# For Sale Summary Report

For Sale: 5530 W Cal Sag Rd



Alsip, IL 60803 - Near South Cook Submarket

**MARKET CONDITIONS**

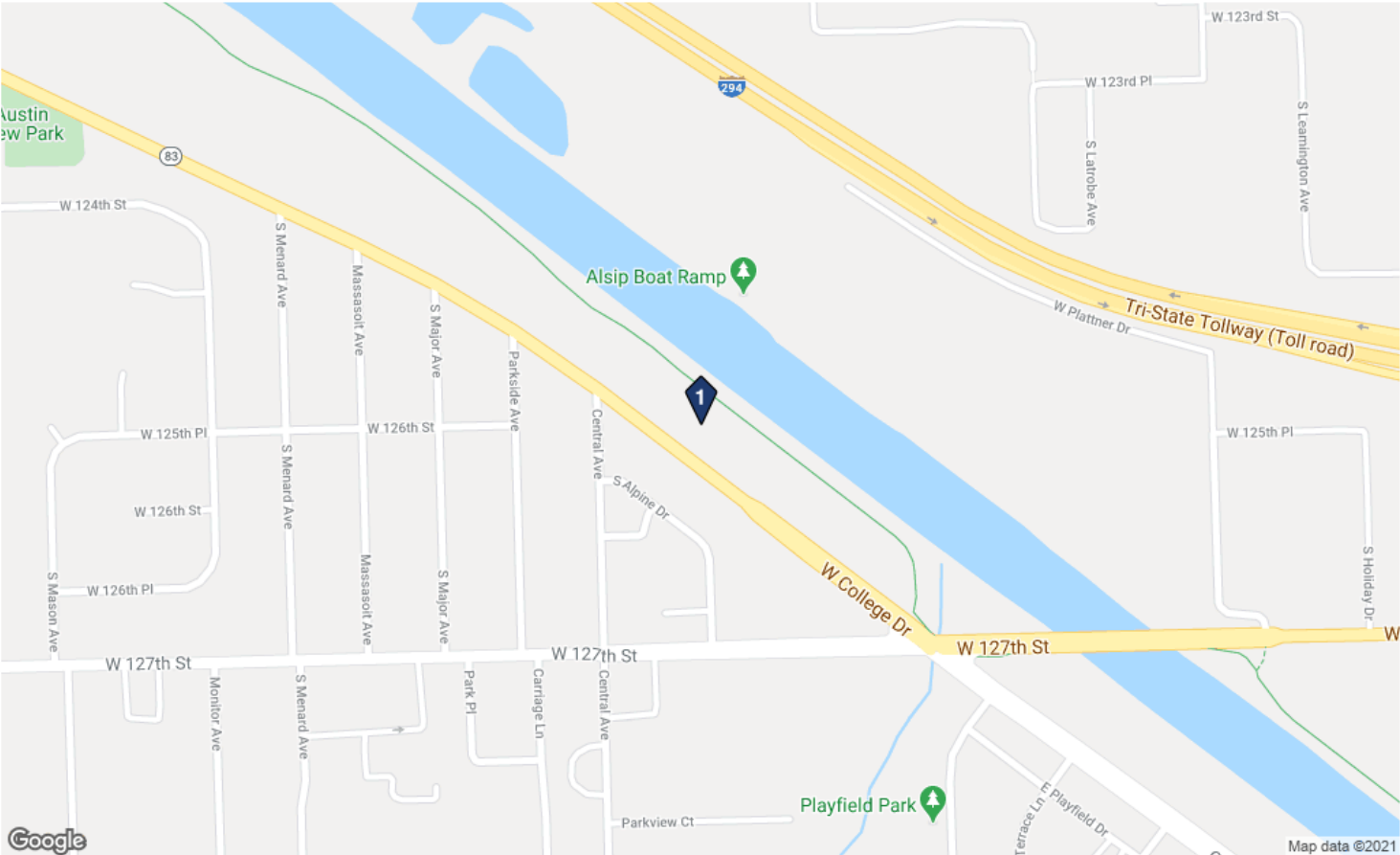
<b>Vacancy Rates</b>	<b>2021 Q1</b>	<b>YOY Change</b>
Subject Property	0.0%	0.0%
Submarket 1-3	7.6%	0.2%
Market Overall	6.3%	0.2%
<b>Market Rent Per Area</b>		<b>YOY Change</b>
Submarket 1-3	\$15.92/SF	-1.7%
Market Overall	\$18.74/SF	-2.9%
<b>Submarket Leasing Activity</b>		<b>Prev Year</b>
12 Mo. Leased	481,955 SF	12.4%
Months on Market	16.3	0.9 mo
<b>Submarket Sales Activity</b>	<b>2021 Q1</b>	<b>Prev Year</b>
12 Mo. Sales Volume (Mil.)	\$93.5M	\$91.58M
12 Mo. Price Per Area	\$158/SF	\$163/SF

# For Sale Summary Report

For Sale: 5530 W Cal Sag Rd



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Parking	5 available (Surface);Ratio of 4.17/1,000 SF
Commuter Rail	7 min drive to Worth Station Commuter Rail (SouthWest Service)
Airport	19 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (37)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 5530 W Cal Sag Rd



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
6417 W 111th St		★★★★★	1948	1,027 SF	Aug 2020	\$2,961,000	\$2,883.15
10259 S Harlem Ave		★★★★★	2019	2,400 SF	May 2020	\$2,182,000	\$909.17
8115 S Harlem Ave		★★★★★	1965	1,927 SF	Mar 2020	\$3,345,000	\$1,735.86
8115 S Harlem Ave		★★★★★	1965	1,927 SF	Sep 2019	\$875,000	\$454.07
10200 S Halsted St	KFC	★★★★★	1996	2,200 SF	Oct 2020	\$1,765,000	\$802.27
8650 S Morgan St		★★★★★	1985	968 SF	Mar 2020	\$850,000	\$878.10
58 W 79th St	Church's Chicken	★★★★★	1966	2,050 SF	Nov 2019	\$952,000	\$464.39
5425 S Pulaski Rd	Burger King	★★★★★	1965	1,760 SF	Sep 2019	\$2,455,000	\$1,394.89
5344 S Harlem Ave		★★★★★	1996	2,059 SF	Sep 2020	\$900,000	\$437.11
7617 S Cottage Grove Ave		★★★★★		1,180 SF	Sep 2020	\$1,849,500	\$1,567.37
4750 S Archer Ave		★★★★★	1984	2,000 SF	Sep 2020	\$950,000	\$475.00
7645 W St. Francis Rd	First Midwest Bank	★★★★★	1988	1,552 SF	Nov 2020	\$934,887	\$602.38
8300 S Stony Island Ave		★★★★★	1954	1,800 SF	May 2019	\$1,000,000	\$555.56
2509 W 47th St		★★★★★	1996	1,760 SF	Feb 2020	\$797,000	\$452.84

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero

Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	1,009 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Owner User
Conditions	Redevelopment Project

### LAND

Land Acres	9.00 AC
Zoning	C-1
Parcel	13-35-310-003-0000, 13-35-310-004-0000,
Topography	Level
Proposed Use	Commercial
On Sites	Asphalt paved lot
Land SF	392,040 SF

### SALE HIGHLIGHTS

- 0.5 miles away from highway 294
- 3.5 miles away from highway 20
- 4.4 miles away from highway 57
- Just 17 miles from downtown Chicago

### SALE NOTES

Three redevelopment lots for sale and two lots with existing leases.

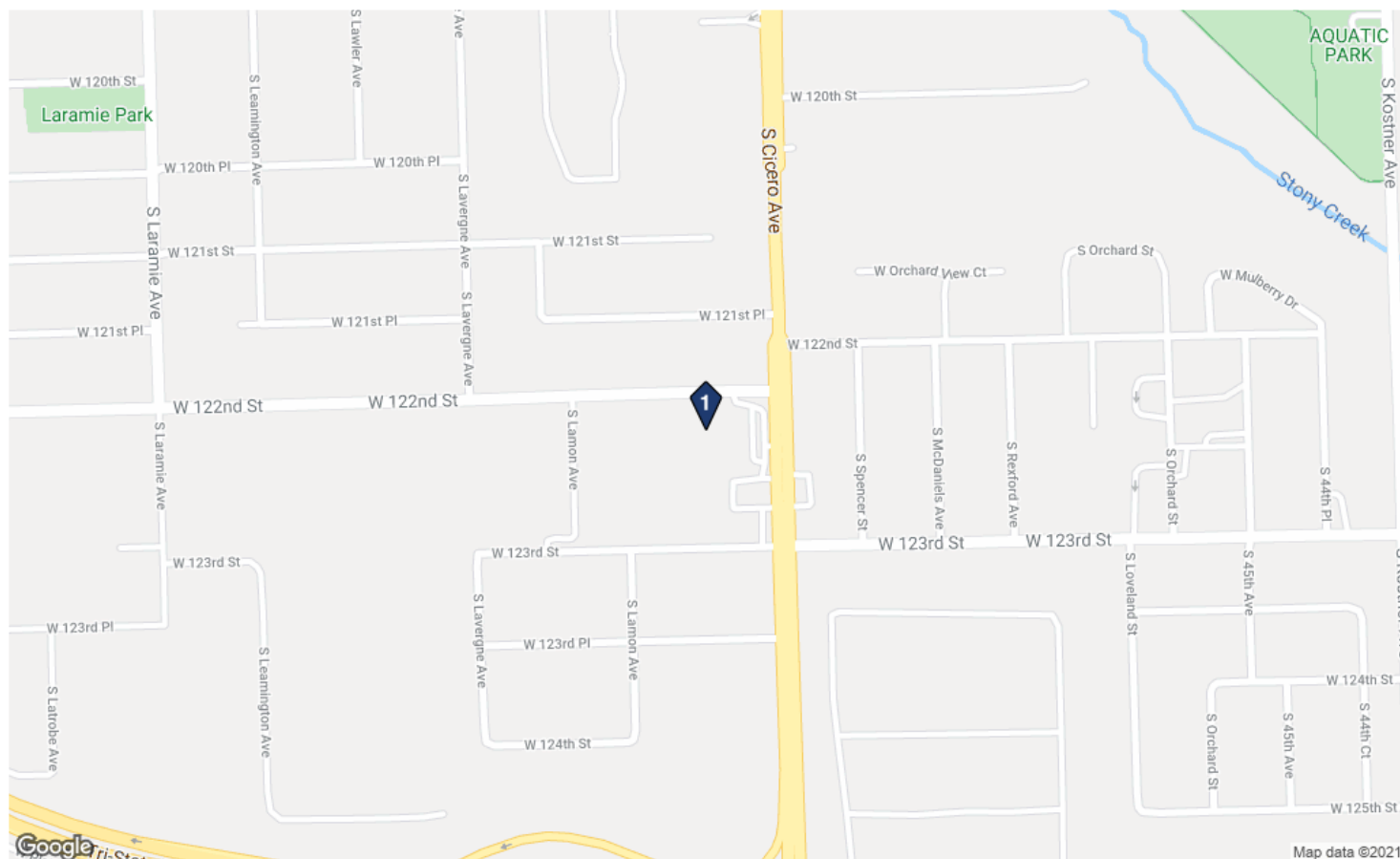


## For Sale Summary Report

**For Sale: 12230-12250 S Cicero**



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	9 min drive to Robbins Station Commuter Rail (Rock Island District Line)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (56)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

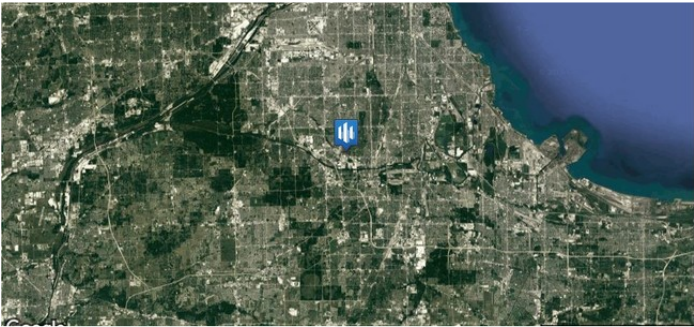
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
15131 Kedzie Ave	15131 Kedzie Ave, Markham IL	★★★★★			Nov 2019	\$825,000	\$179,348
15555 S Harlem Ave	155th & Harlem	★★★★★			Feb 2020	\$1,475,000	\$295,000
8900 S Archer Ave		★★★★★			Feb 2019	\$1,250,000	\$228,102
13418 S Hoxie Ave	134th and Hoxie	★★★★★			Mar 2020	\$625,000	\$101,742
18300 96th Ave		★★★★★			Jun 2019	\$850,000	\$170,000
191st St & 88th Ave	191st St & 88th Ave	★★★★★			Feb 2019	\$725,000	\$154,255
26th St & Kostner Ave		★★★★★			Mar 2019	\$2,250,000	\$226,131
3301 S Justine St	Single Tenant Industrial Building	★★★★★			Aug 2020	\$4,464,747	\$896,535
4400 W 26th St		★★★★★			Mar 2019	\$2,225,000	\$209,397
East and West of Pfeffer, South of St Francis	Lighthouse Point	★★★★★			Nov 2020	\$1,400,000	\$140,000
8604 Pine Ridge Dr	21 SFR Lots	★★★★★			Jan 2019	\$880,688	\$107,375
Wolf Rd	14.4 Acres	★★★★★			Sep 2019	\$1,250,000	\$86,806
14030 Archer Ave		★★★★★			Nov 2019	\$970,000	\$105,780

# For Sale Summary Report

## For Sale: 3600 W 127th St



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	364 Days
Last Updated	Dec 1, 2020
Status	Active
Sale Type	Investment

### LAND

Land Acres	8.58 AC
Zoning	I-2
Parcel	24-26-300-095-0000
Topography	Level
Proposed Use	Industrial
On Sites	Raw land
Land SF	373,745 SF

### SALE HIGHLIGHTS

- Rail service potential (IHB).
- 6B tax incentive available.

### SALE NOTES

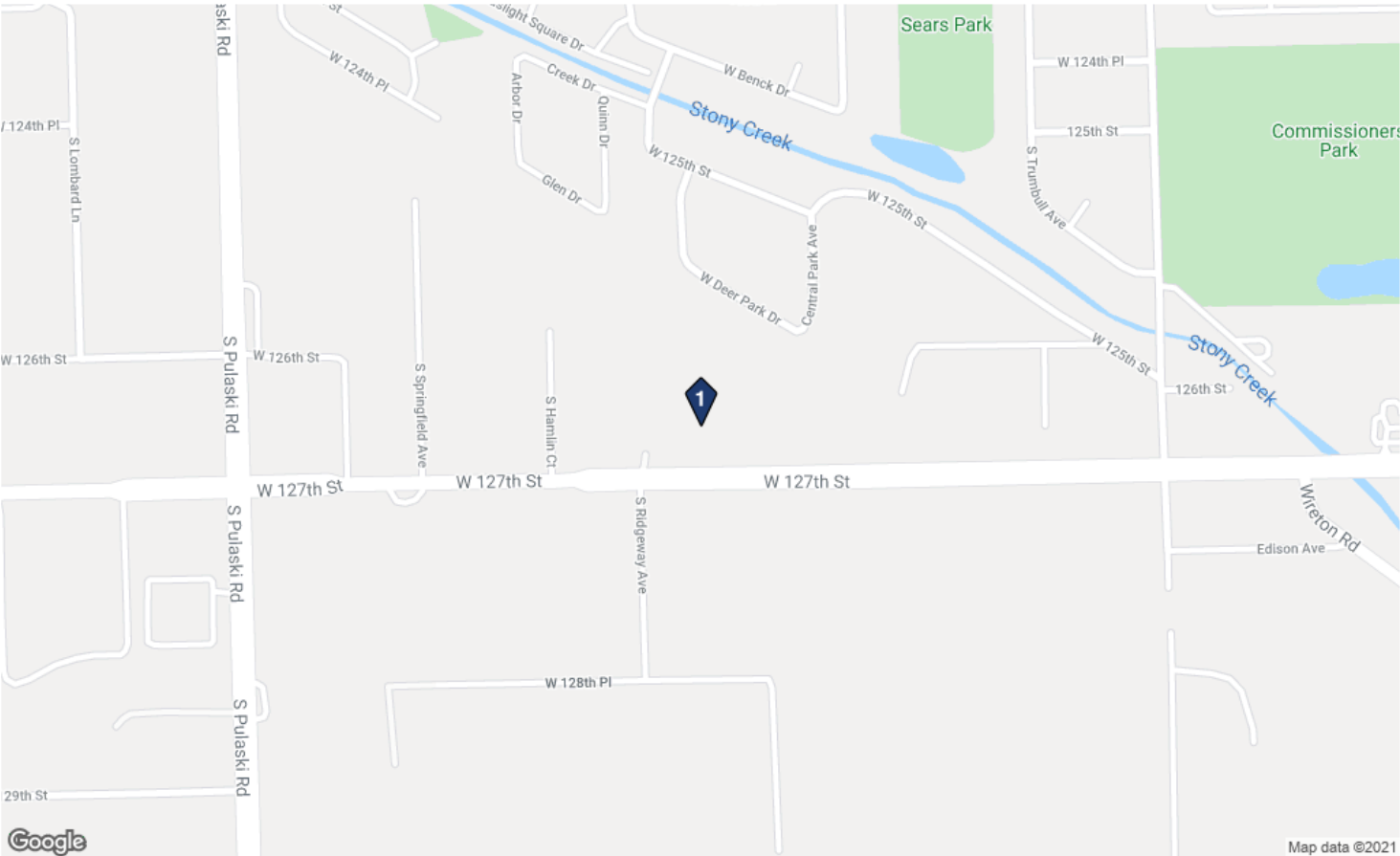
- › Great interstate access – 1.3 miles to full interchange at I-294 / Cicero
- › Strong labor market

# For Sale Summary Report

For Sale: 3600 W 127th St



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	5 min drive to Robbins Station Commuter Rail (Rock Island District Line)
Airport	20 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (38)
Transit Score®	Minimal Transit (19)

# For Sale Summary Report

## For Sale: 3600 W 127th St



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
15131 Kedzie Ave	15131 Kedzie Ave, Markham IL	★★★★★			Nov 2019	\$825,000	\$179,348
15555 S Harlem Ave	155th & Harlem	★★★★★			Feb 2020	\$1,475,000	\$295,000
13418 S Hoxie Ave	134th and Hoxie	★★★★★			Mar 2020	\$625,000	\$101,742
8900 S Archer Ave		★★★★★			Feb 2019	\$1,250,000	\$228,102
18300 96th Ave		★★★★★			Jun 2019	\$850,000	\$170,000
191st St & 88th Ave	191st St & 88th Ave	★★★★★			Feb 2019	\$725,000	\$154,255
3301 S Justine St	Single Tenant Industrial Building	★★★★★			Aug 2020	\$4,464,747	\$896,535
East and West of Pfeffer, South of St Francis	Lighthouse Point	★★★★★			Nov 2020	\$1,400,000	\$140,000
26th St & Kostner Ave		★★★★★			Mar 2019	\$2,250,000	\$226,131
4400 W 26th St		★★★★★			Mar 2019	\$2,225,000	\$209,397
8604 Pine Ridge Dr	21 SFR Lots	★★★★★			Jan 2019	\$880,688	\$107,375

# For Sale Summary Report

**For Sale: 12230-12250 S Cicero - Lot B**  
Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	582 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Investment

### LAND

Land Acres	3.96 AC
Land SF	172,498 SF

### SALE HIGHLIGHTS

- Easy access to W 122nd and South Cicero Ave

### SALE NOTES

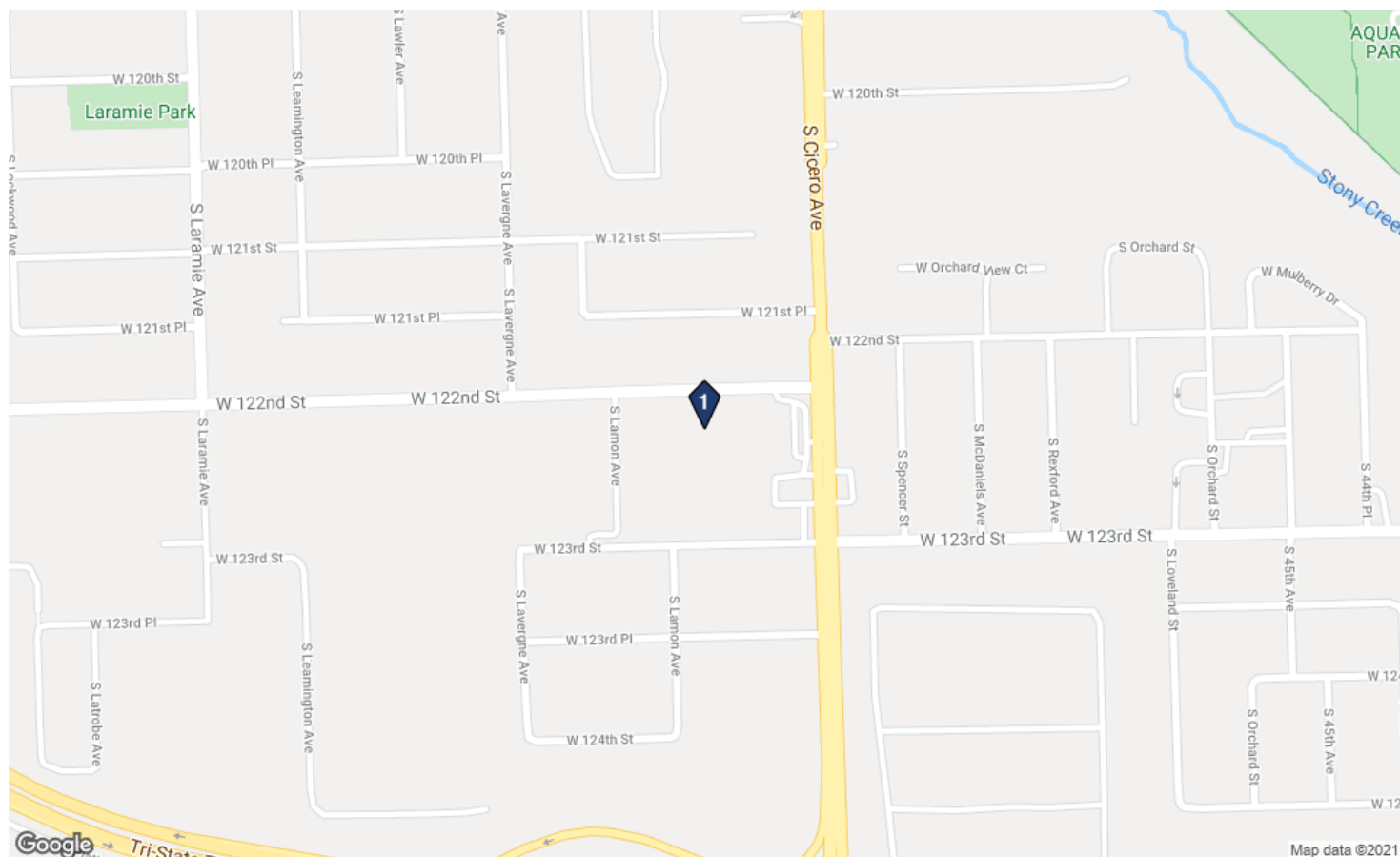
Prime redevelopment opportunity in Alsip.

## For Sale Summary Report

**For Sale: 12230-12250 S Cicero - Lot B**



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	10 min drive to Robbins Station Commuter Rail (Rock Island District)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (52)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero - Lot B



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
15555 S Harlem Ave	155th & Harlem	★★★★★			Feb 2020	\$1,475,000	\$295,000
7250 S Kostner Ave		★★★★★			May 2019	\$525,000	\$218,750
8968 Archer Ave		★★★★★			Feb 2019	\$2,750,000	\$687,500
8900 S Archer Ave		★★★★★			Feb 2019	\$1,250,000	\$228,102
18320 N Creek Dr	Lot 23	★★★★★			Feb 2019	\$750,000	\$303,901
19112 Darwin Dr		★★★★★			Sep 2020	\$1,350,000	\$330,235
120 Harvester Dr	120 Harvester	★★★★★			Jul 2019	\$1,950,000	\$984,846
Cicero Ave	Lot 4	★★★★★			Sep 2019	\$1,250,000	\$946,973
79th & Route 83		★★★★★			May 2019	\$1,450,000	\$423,977
3301 S Justine St	Single Tenant Industrial Building	★★★★★			Aug 2020	\$4,464,747	\$896,535
SWC-39th & State St		★★★★★			Sep 2019	\$1,400,000	\$466,667



# For Sale Summary Report

## For Sale: 12260 S Shirley Ave



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	314 Days
Last Updated	Jan 4, 2021
Status	Active
Sale Type	Investment

### LAND

Land Acres	3.00 AC
Parcel	24-27-206-208-0000
Land SF	130,680 SF

### SALE NOTES

Available Immediately  
+/- 3 Acres  
Sale price: subject to offer

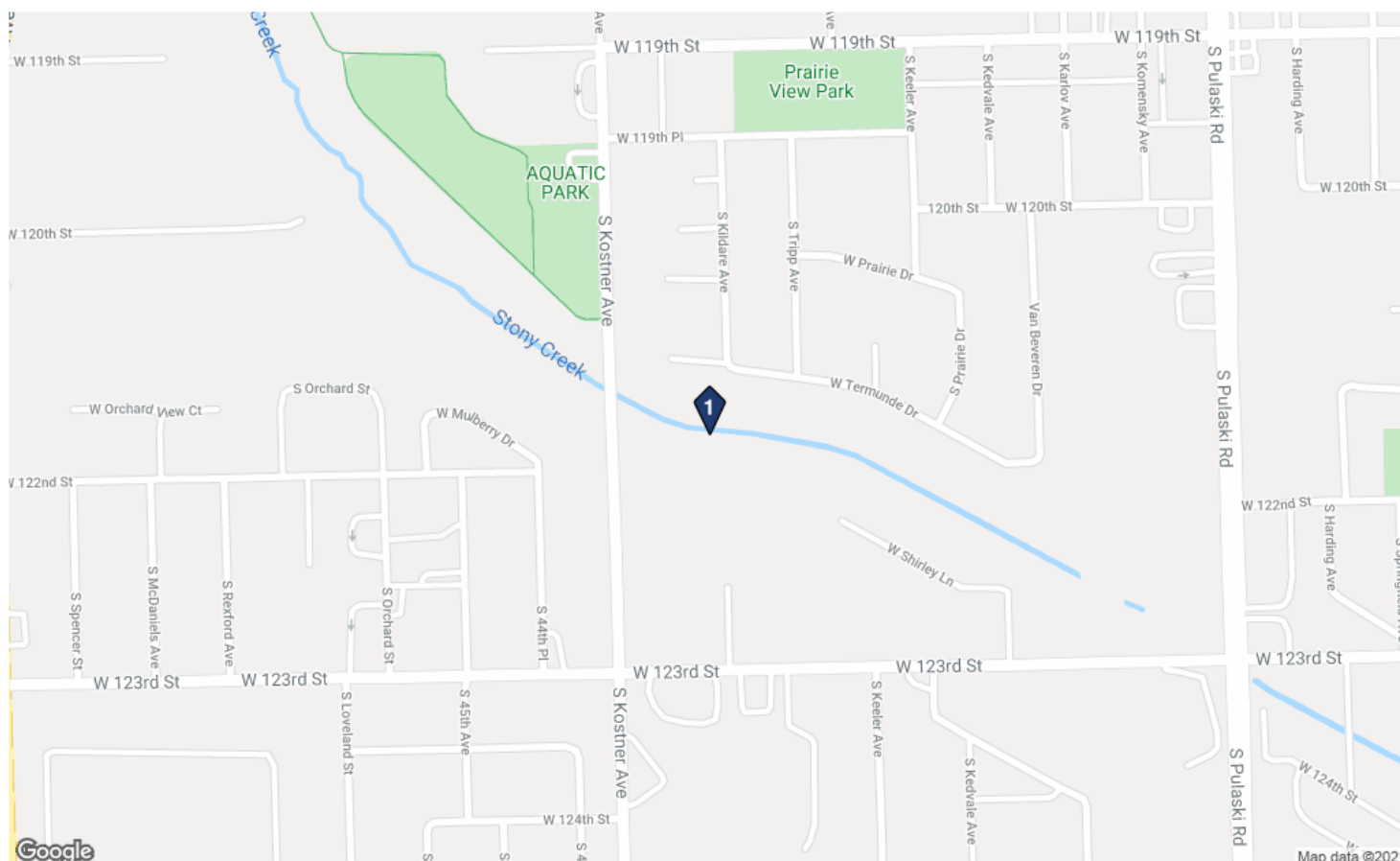
### SALE HISTORY

Sale Date	Price	Sale Type	Buyer	Seller
Jul 2019	\$167,000 (\$28,999/AC)	Individual Property	Baltic Avenue Properties Llc	Nick & Sammys Cy Yard Llc

## For Sale Summary Report

## For Sale: 12260 S Shirley Ave

Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	10 min drive to 123rd Street Station Commuter Rail (Rock Island District)
Airport	20 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (40)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 12260 S Shirley Ave



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
11120 S Ridgeland	SWC Ridgeland and 111th, Worth	★★★★★			May 2019	\$1,100,000	\$733,333
15555 S Harlem Ave	155th & Harlem	★★★★★			Feb 2020	\$1,475,000	\$295,000
7250 S Kostner Ave		★★★★★			May 2019	\$525,000	\$218,750
18320 N Creek Dr	Lot 23	★★★★★			Feb 2019	\$750,000	\$303,901
8968 Archer Ave		★★★★★			Feb 2019	\$2,750,000	\$687,500
8900 S Archer Ave		★★★★★			Feb 2019	\$1,250,000	\$228,102
6880 River Rd		★★★★★			Oct 2020	\$1,200,000	\$674,156
19112 Darwin Dr		★★★★★			Sep 2020	\$1,350,000	\$330,235
Cicero Ave	Lot 4	★★★★★			Sep 2019	\$1,250,000	\$946,973
120 Harvester Dr	120 Harvester	★★★★★			Jul 2019	\$1,950,000	\$984,846
SWC-39th & State St		★★★★★			Sep 2019	\$1,400,000	\$466,667

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero Ave - Lot C



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	582 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Investment

### LAND

Land Acres	1.74 AC
Land SF	75,794 SF

### SALE HIGHLIGHTS

- Easy access to W 122nd and South Cicero

### SALE NOTES

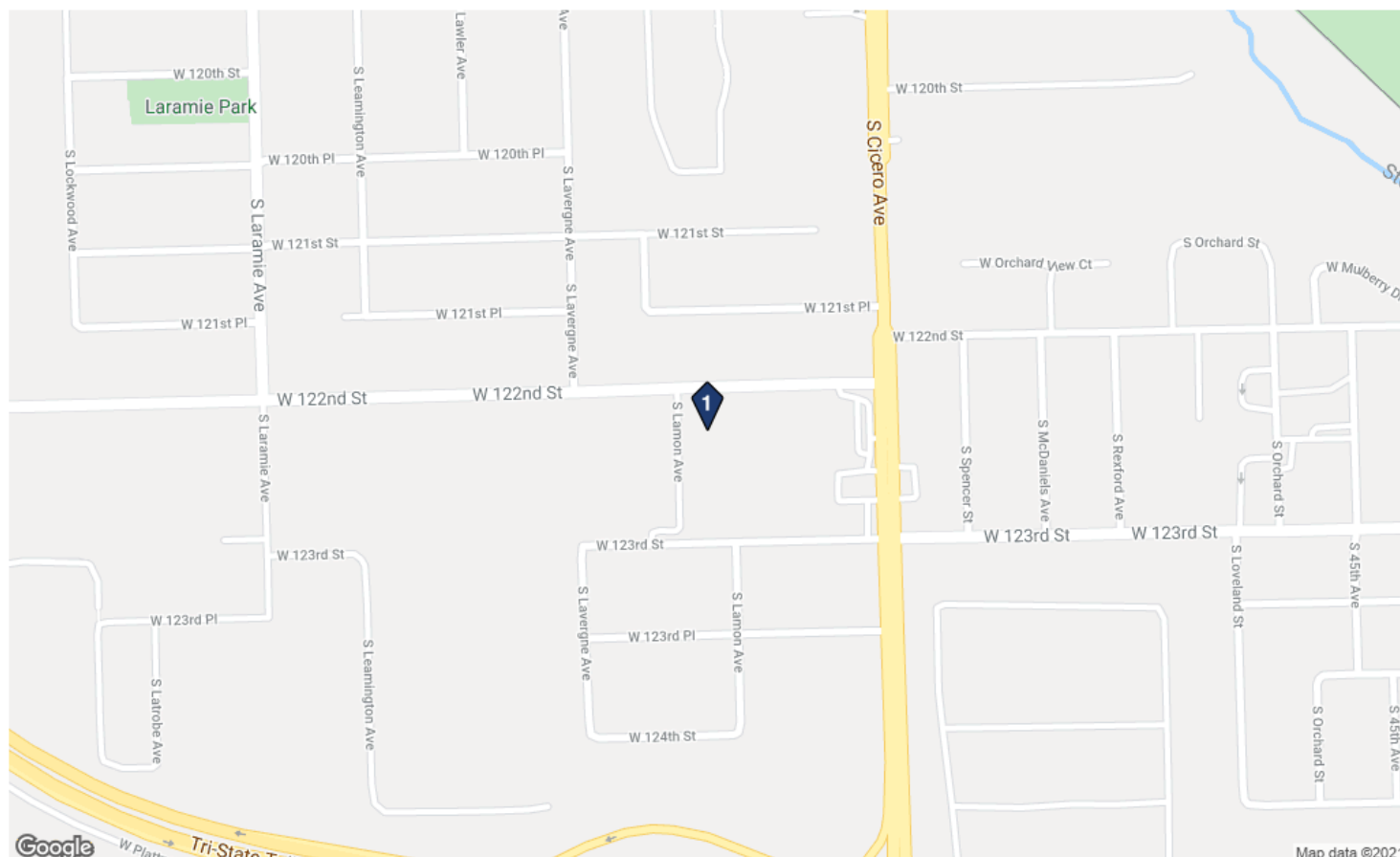
Prime redevelopment opportunity in Alsip.

## For Sale Summary Report

**For Sale: 12230-12250 S Cicero Ave - Lot C**



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	10 min drive to Worth Station Commuter Rail (SouthWest Service)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (49)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero Ave - Lot C



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
11120 S Ridgeland	SWC Ridgeland and 111th, Worth	★★★★★			May 2019	\$1,100,000	\$733,333
3242 W 87th St	Corner Outlot - 87th and Kedzie Ave - Chicago	★★★★★			Sep 2020	\$950,000	\$1,130,965
6880 River Rd		★★★★★			Oct 2020	\$1,200,000	\$674,156
6232 S Woodlawn Ave		★★★★★			Dec 2019	\$1,653,750	\$1,873,923
7017 Jeffery Ave	70th St & Jeffery Blvd. Chicago, IL	★★★★★			Aug 2019	\$450,000	\$381,354
120 Harvester Dr	120 Harvester	★★★★★			Jul 2019	\$1,950,000	\$984,846
Cicero Ave	Lot 4	★★★★★			Sep 2019	\$1,250,000	\$946,973
Cicero Ave	Lot 2	★★★★★			Mar 2020	\$2,195,000	\$1,524,315
Cicero Ave	Lot 2	★★★★★			Aug 2019	\$1,600,000	\$1,111,118
79th & Route 83		★★★★★			May 2019	\$1,450,000	\$423,977
4644-4658 S Drexel Blvd	47th & Drexel Condominium	★★★★★			Jul 2019	\$1,810,000	\$1,516,194
SWC-39th & State St		★★★★★			Sep 2019	\$1,400,000	\$466,667

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero Ave - Lot D



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	Not Disclosed
On Market	582 Days
Last Updated	Dec 15, 2020
Status	Active
Sale Type	Investment

### LAND

Land Acres	1.00 AC
Land SF	43,560 SF

### SALE HIGHLIGHTS

- Easy access to W 122nd and Cicero Ave

### SALE NOTES

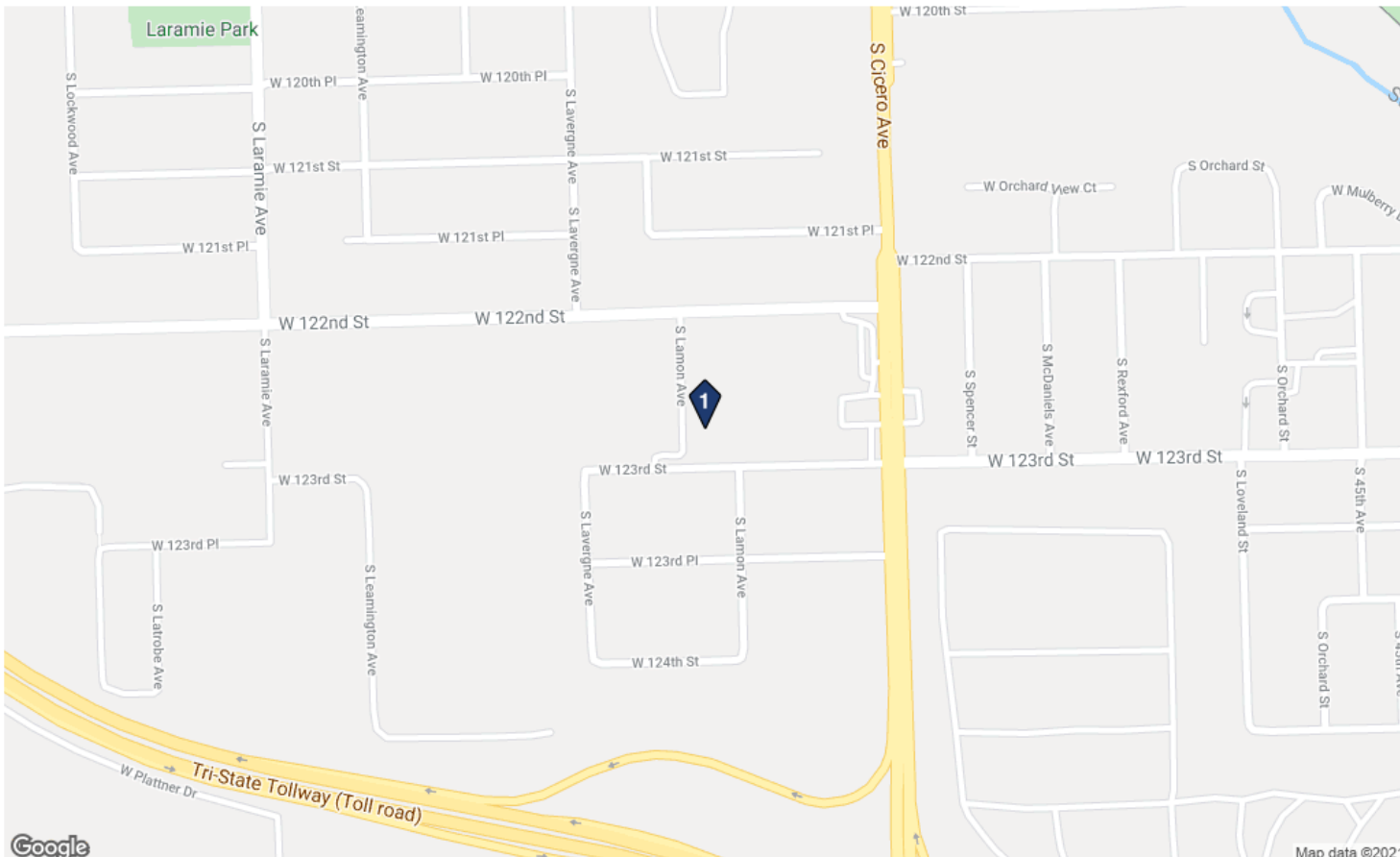
Prime redevelopment opportunity in Alsip.

# For Sale Summary Report

## For Sale: 12230-12250 S Cicero Ave - Lot D



## Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	10 min drive to Robbins Station Commuter Rail (Rock Island District)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (49)
Transit Score®	Minimal Transit (23)



# For Sale Summary Report

## For Sale: 12230-12250 S Cicero Ave - Lot D



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

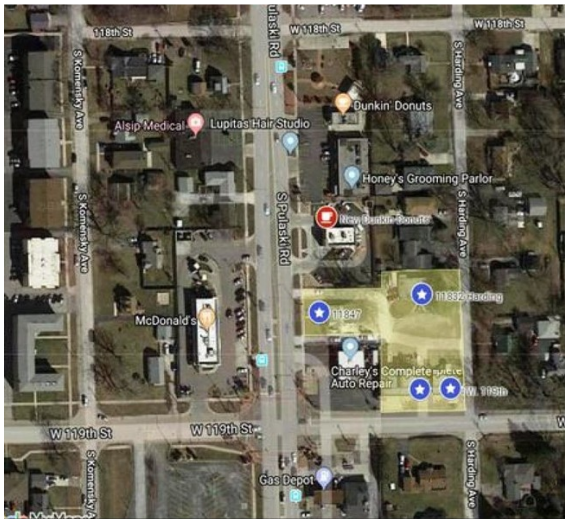
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
11120 S Ridgeland	SWC Ridgeland and 111th, Worth	★★★★★			May 2019	\$1,100,000	\$733,333
SEC 127th & Harlem Ave		★★★★★			Aug 2020	\$757,500	\$1,037,665
8000 W 111th St	Retail Lot at Signalized Intersection	★★★★★			May 2019	\$780,000	\$1,171,695
3242 W 87th St	Corner Outlot - 87th and Kedzie Ave - Chicago	★★★★★			Sep 2020	\$950,000	\$1,130,965
S Western Ave		★★★★★			May 2019	\$450,000	\$529,140
6880 River Rd		★★★★★			Oct 2020	\$1,200,000	\$674,156
6232 S Woodlawn Ave		★★★★★			Dec 2019	\$1,653,750	\$1,873,923
4619 S Halsted St	HALSTED ST COMMERCIAL DEVELOPMENT OP-	★★★★★			May 2019	\$425,000	\$791,154
120 Harvester Dr	120 Harvester	★★★★★			Jul 2019	\$1,950,000	\$984,846
Cicero Ave	Lot 2	★★★★★			Mar 2020	\$2,195,000	\$1,524,315
Cicero Ave	Lot 2	★★★★★			Aug 2019	\$1,600,000	\$1,111,118
4644-4658 S Drexel Blvd	47th & Drexel Condominium	★★★★★			Jul 2019	\$1,810,000	\$1,516,194

# For Sale Summary Report

## For Sale: 11847 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$400,000
Price/SF	\$10.55
Price/AC	\$459,770
On Market	680 Days
Last Updated	Dec 2, 2020
Status	Active
Sale Type	Investment
Conditions	Redevelopment Project

### LAND

Land Acres	0.87 AC
Land SF	37,897 SF

### SALE NOTES

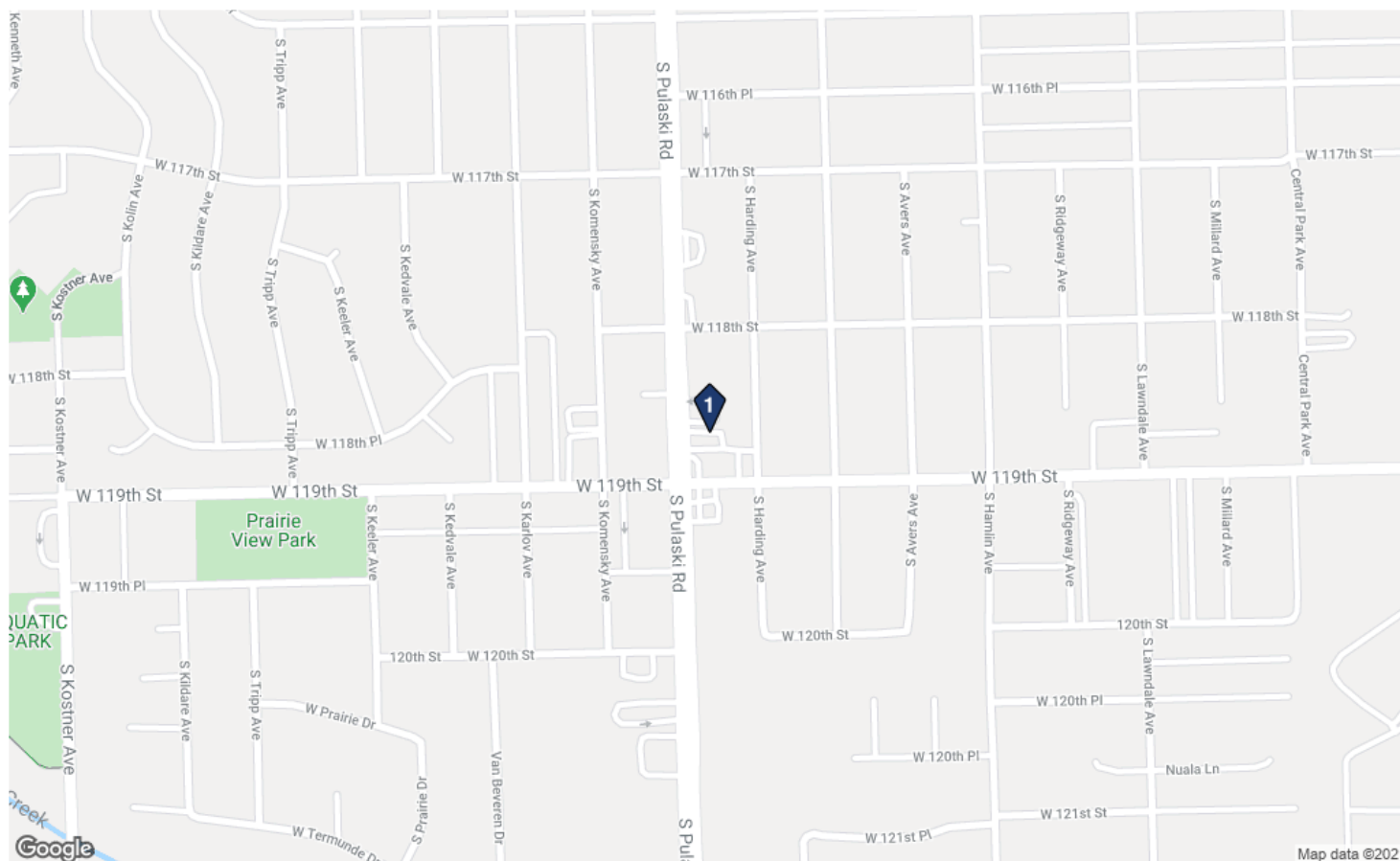
THIS IS AN ASSEMBLAGE F 4 PARCELS FOR REDEVELOPMENT 11947 S PULASKI RD IS AN OLD HOUSE ON A 100X125 LOT THAT BACKS UP TO 11832 HARDING 78X125 THAT SIDES 2 LOTS FACING 119 ST 62.5X125 EACH SO A TOTAL OF 37,978 OT .87 ACRES (7/8 ACRE) THERE ARE 3 BUILDINGS TOTAL ON THE 4 PARCELS THE 3 ADDITIONAL PIN NUMBERS ARE 24233240110000, 24233240120000 & 24233240130000. THIS IS IN A TIF DISTRICT. PROPERTY IS DIVISIBLE.

## For Sale Summary Report

## For Sale: 11847 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	7 min drive to 119th Street Station Commuter Rail (Rock Island District)
Airport	18 min drive to Chicago Midway International Airport
Walk Score®	Very Walkable (81)
Transit Score®	Some Transit (40)

# For Sale Summary Report

## For Sale: 11847 S Pulaski Rd



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

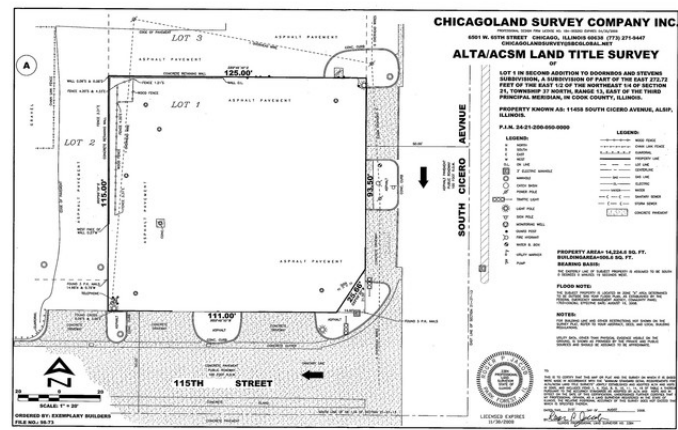
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
2747 W 95th St	2747 W. 95th St.	★★★★★			Sep 2019	\$840,000	\$1,759,154
SEC 127th & Harlem Ave		★★★★★			Aug 2020	\$757,500	\$1,037,665
3242 W 87th St	Corner Outlot - 87th and Kedzie Ave - Chicago	★★★★★			Sep 2020	\$950,000	\$1,130,965
8000 W 111th St	Retail Lot at Signalized Intersection	★★★★★			May 2019	\$780,000	\$1,171,695
6232 S Woodlawn Ave		★★★★★			Dec 2019	\$1,653,750	\$1,873,923
Cicero Ave	Lot 2	★★★★★			Mar 2020	\$2,195,000	\$1,524,315
Cicero Ave	Lot 2	★★★★★			Aug 2019	\$1,600,000	\$1,111,118
4644-4658 S Drexel Blvd	47th & Drexel Condominium	★★★★★			Jul 2019	\$1,810,000	\$1,516,194
4137 S COTTAGE GROVE Ave		★★★★★			May 2020	\$1,100,000	\$2,037,072
2500 S Wabash Ave	Redevelopment Land in TIF & Opportunity Zone	★★★★★			Mar 2020	\$2,580,000	\$2,317,547
58 E Cermak Rd		★★★★★			Aug 2019	\$4,500,000	\$10,051,277

# For Sale Summary Report

For Sale: 11458 S Cicero Ave



Alsip, IL 60803 - Near South Cook Submarket



## FOR SALE DETAILS

Price	\$425,000
Price/SF	\$29.88
Price/AC	\$1,301,685
On Market	969 Days
Last Updated	Apr 7, 2020
Status	Active
Sale Type	Owner User
Conditions	Redevelopment Project

## LAND

Land Acres	0.33 AC
Zoning	B-1
Parcel	24-21-200-050-0000
Topography	Level
Proposed Use	Commercial
Off Sites	Cable, Curb/Gutter/Sidewalk, Elec- tricity, Gas, Irrigation, Sewer, Streets,
On Sites	Asphalt paved lot
Land SF	14,222 SF

## SALE HIGHLIGHTS

- NWC of 115th & Cicero
- High Traffic Counts (over 55,000 cars per day)
- Major Shopping District and Industrial Park in the Immediate Area
- 4-Way Signalized Intersection
- Densely Populated Area
- For Sale, Groundlease or Build to Suit

## SALE NOTES

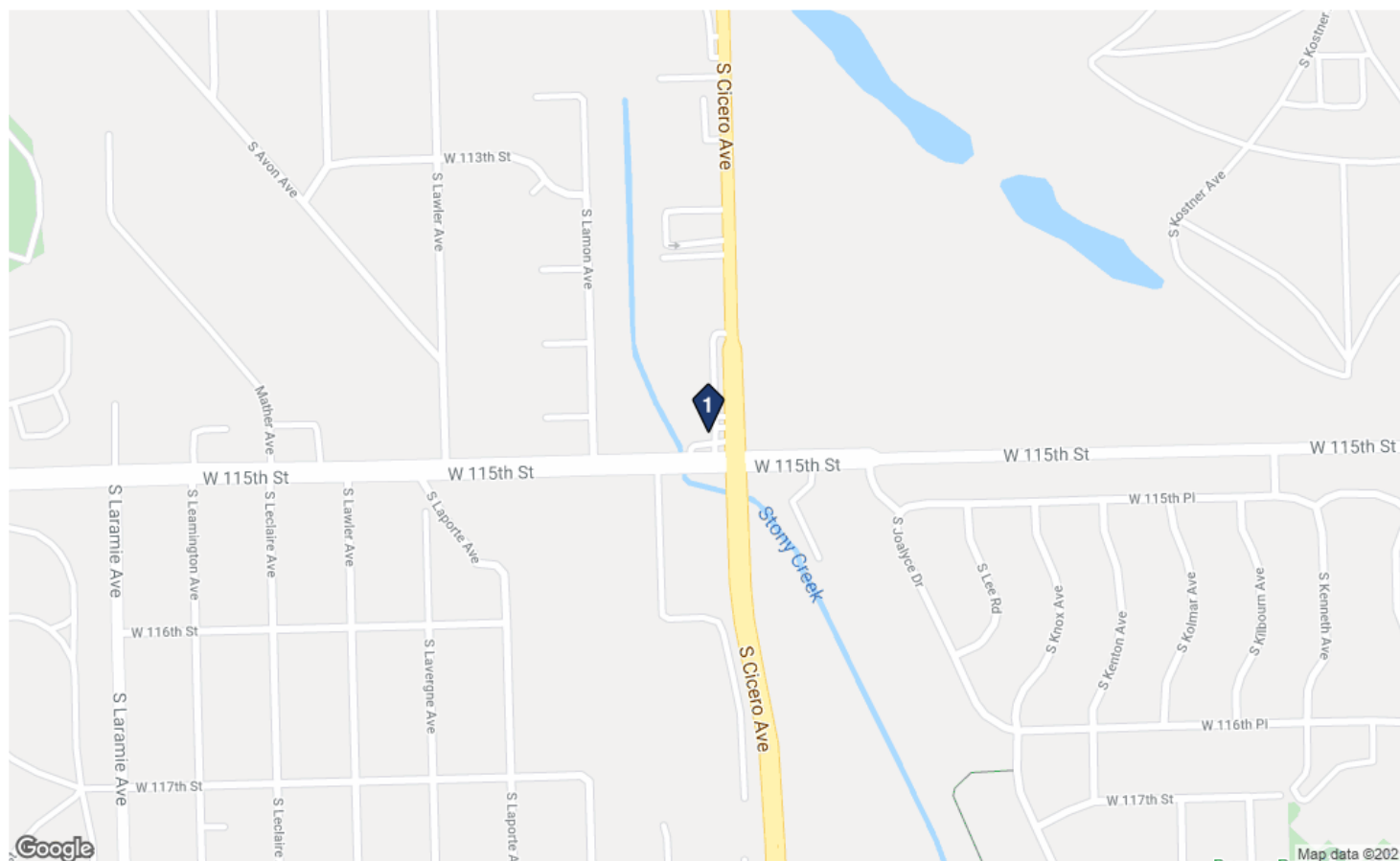
14,224sf vacant land site located on the northwest corner of 115th St & Cicero (a four way signalized intersection). Available For Sale, Ground lease or Build to Suit.

## For Sale Summary Report

## For Sale: 11458 S Cicero Ave



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	6 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	15 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (58)
Transit Score®	Some Transit (25)

# For Sale Summary Report

## For Sale: 11458 S Cicero Ave



Alsip, IL 60803 - Near South Cook Submarket

### NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
2747 W 95th St	2747 W. 95th St.	★★★★★			Sep 2019	\$840,000	\$1,759,154
4639 S Pulaski Rd		★★★★★			Jan 2020	\$349,000	\$1,856,446
4137 S COTTAGE GROVE Ave		★★★★★			May 2020	\$1,100,000	\$2,037,072
2414 W 14th St		★★★★★			Nov 2019	\$350,000	\$1,612,139
2401-2413 S State St	Vacant Land	★★★★★			Jun 2019	\$1,300,000	\$3,357,922
2400 S Indiana Ave		★★★★★			May 2019	\$1,700,000	\$8,438,974
1319 S Ashland Ave		★★★★★			Nov 2019	\$886,265	\$4,340,158
58 E Cermak Rd		★★★★★			Aug 2019	\$4,500,000	\$10,051,277
1354-1408 S Wabash Ave		★★★★★			Mar 2020	\$5,850,000	\$9,984,562
2334 W Adams St	Multi Family - Units(condo) Site	★★★★★			Jan 2020	\$800,000	\$2,857,096

# For Sale Summary Report

For Sale: 11600 S Lamon Ave - 11600-40 S. Lamon Ave., Alsip IL 60803



Alsip, IL 60803 - Near South Cook Submarket



## FOR SALE DETAILS

Price	\$140,000
Price/SF	\$10.23
Price/AC	\$445,434
On Market	845 Days
Last Updated	Dec 14, 2020
Status	Active
Sale Type	Investment or Owner User

## LAND

Land Acres	0.31 AC
Parcel	24-21-413-004-0000
Land SF	13,691 SF

## SALE HIGHLIGHTS

- 7 potential residential lots

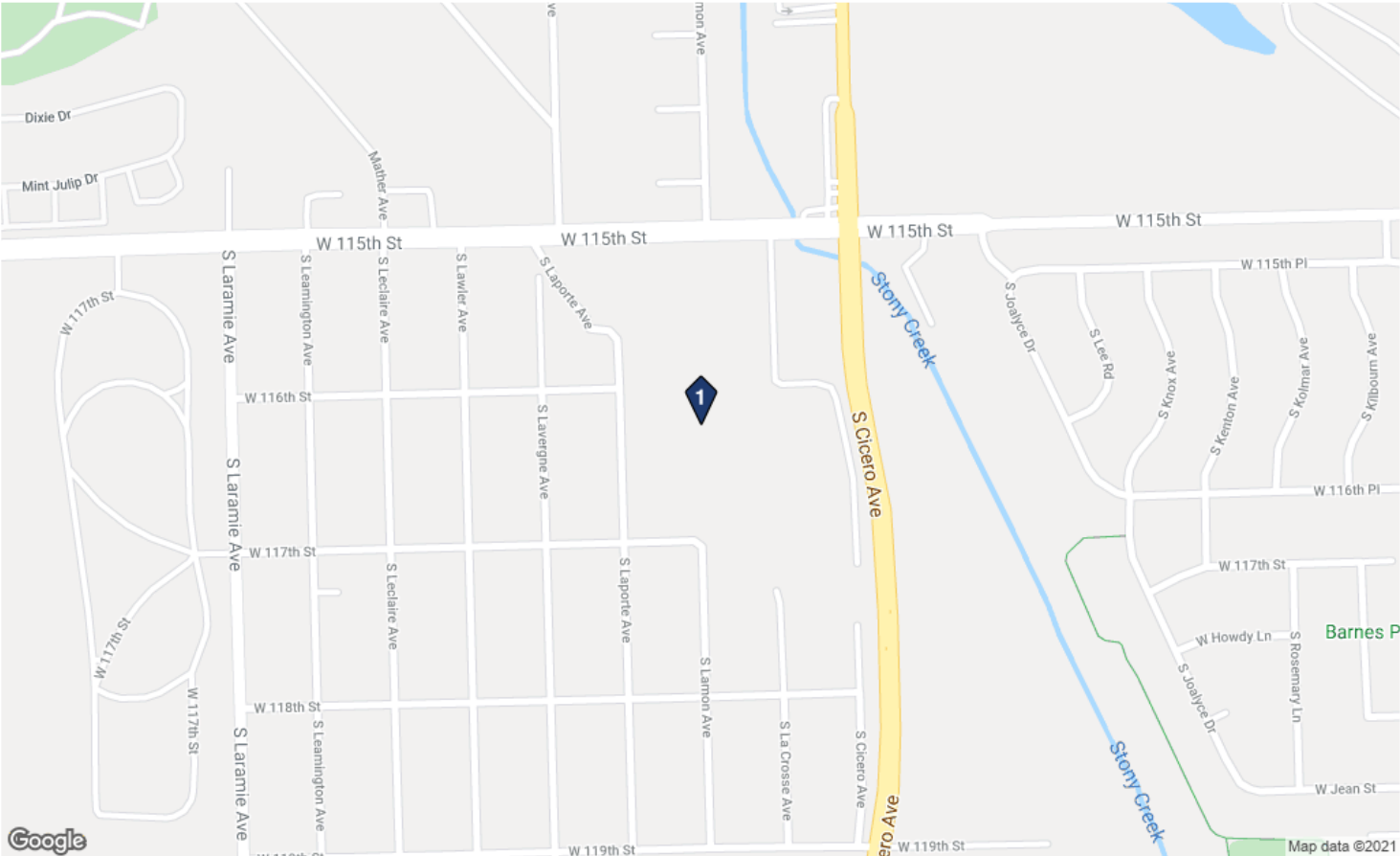


# For Sale Summary Report

For Sale: 11600 S Lamon Ave - 11600-40 S. Lamon Ave., Alsip IL 60803



Alsip, IL 60803 - Near South Cook Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

### TRANSPORTATION

Commuter Rail	7 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	16 min drive to Chicago Midway International Airport
Walk Score®	Car-Dependent (44)
Transit Score®	Some Transit (25)

# For Sale Summary Report

**For Sale: 11600 S Lamon Ave - 11600-40 S. Lamon Ave., Alsip IL 60803**



Alsip, IL 60803 - Near South Cook Submarket

## NEARBY SALE COMPARABLES

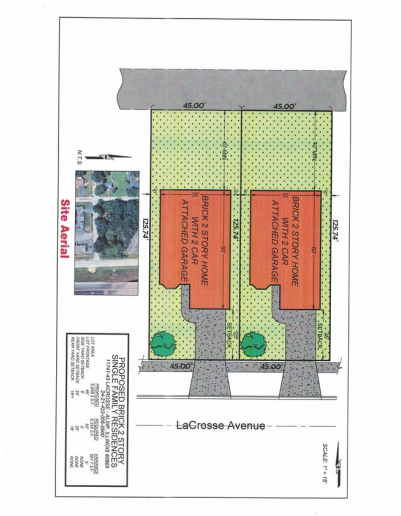
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
2747 W 95th St	2747 W. 95th St.	★★★★★			Sep 2019	\$840,000	\$1,759,154
4639 S Pulaski Rd		★★★★★			Jan 2020	\$349,000	\$1,856,446
4137 S COTTAGE GROVE Ave		★★★★★			May 2020	\$1,100,000	\$2,037,072
2414 W 14th St		★★★★★			Nov 2019	\$350,000	\$1,612,139
2401-2413 S State St	Vacant Land	★★★★★			Jun 2019	\$1,300,000	\$3,357,922
2400 S Indiana Ave		★★★★★			May 2019	\$1,700,000	\$8,438,974
1319 S Ashland Ave		★★★★★			Nov 2019	\$886,265	\$4,340,158
58 E Cermak Rd		★★★★★			Aug 2019	\$4,500,000	\$10,051,277
1354-1408 S Wabash Ave		★★★★★			Mar 2020	\$5,850,000	\$9,984,562
2334 W Adams St	Multi Family - Units(condo) Site	★★★★★			Jan 2020	\$800,000	\$2,857,096

# For Sale Summary Report

For Sale: 11741-43 S Lacrosse Ave - 11741-43 Lacrosse Ave., Alsip, IL 60803



Alsip, IL 60803 - Near South Cook Submarket



## FOR SALE DETAILS

Price	\$89,900
Price/SF	\$8.07
Price/AC	\$351,721
On Market	663 Days
Last Updated	Dec 14, 2020
Status	Active
Sale Type	Investment or Owner User

## LAND

Land Acres	0.26 AC
Parcel	24-21-423-006-0000
Land SF	11,134 SF

## SALE HIGHLIGHTS

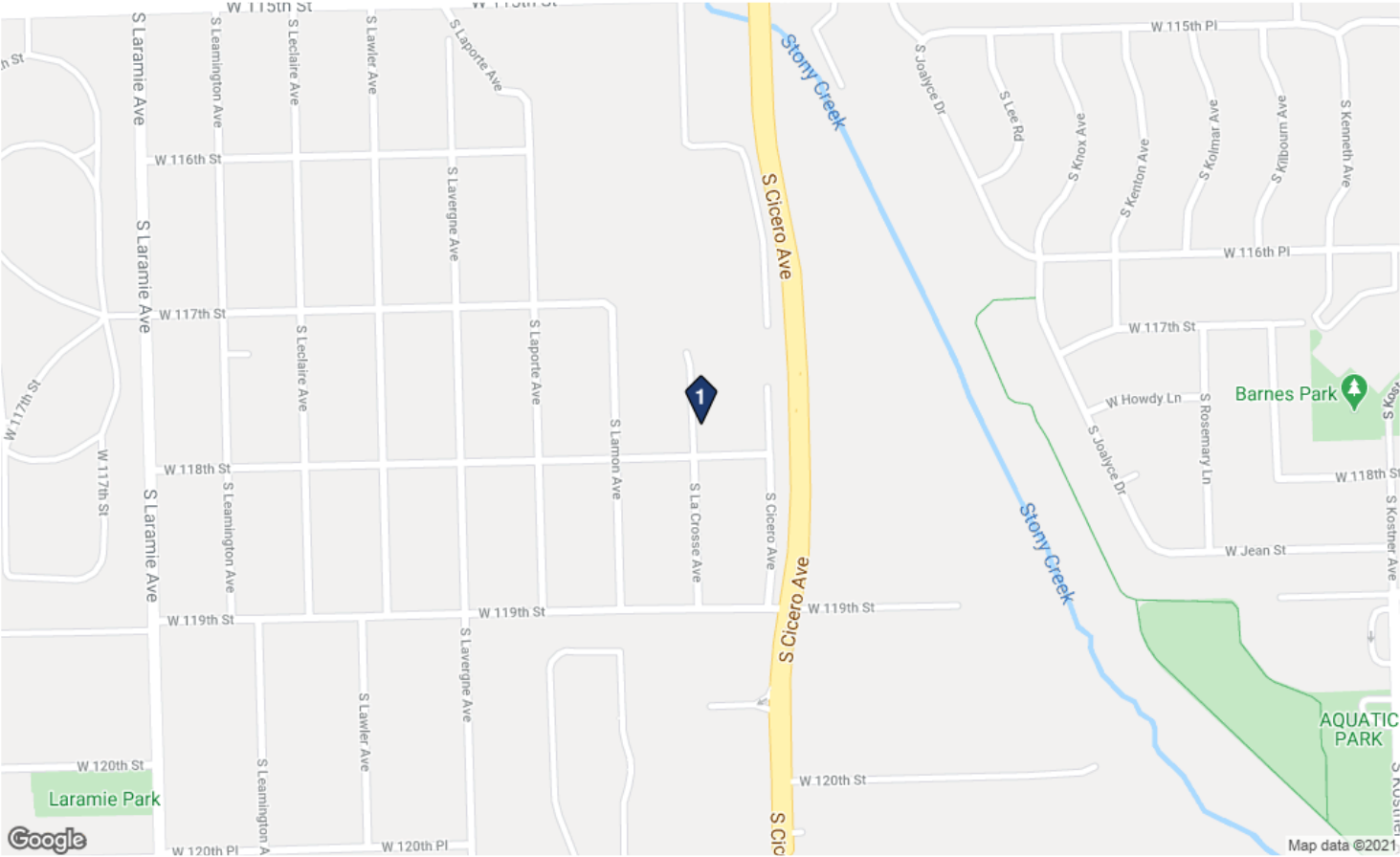
- Water and sewer at the site
- Street already in

# For Sale Summary Report

**For Sale: 11741-43 S Lacrosse Ave - 11741-43 Lacrosse Ave., Alsip, IL 60803**



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	8 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (52)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

**For Sale: 11741-43 S Lacrosse Ave - 11741-43 Lacrosse Ave., Alsip, IL 60803**



Alsip, IL 60803 - Near South Cook Submarket

## NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
2747 W 95th St	2747 W. 95th St.	★★★★★			Sep 2019	\$840,000	\$1,759,154
4639 S Pulaski Rd		★★★★★			Jan 2020	\$349,000	\$1,856,446
2414 W 14th St		★★★★★			Nov 2019	\$350,000	\$1,612,139
2401-2413 S State St	Vacant Land	★★★★★			Jun 2019	\$1,300,000	\$3,357,922
2400 S Indiana Ave		★★★★★			May 2019	\$1,700,000	\$8,438,974
1319 S Ashland Ave		★★★★★			Nov 2019	\$886,265	\$4,340,158
58 E Cermak Rd		★★★★★			Aug 2019	\$4,500,000	\$10,051,277
2334 W Adams St	Multi Family - Units(condo) Site	★★★★★			Jan 2020	\$800,000	\$2,857,096
3121 W Carroll Ave		★★★★★			Apr 2019	\$500,000	\$1,218,053
2154 W Lake St		★★★★★			Aug 2019	\$1,300,000	\$3,274,620

# For Sale Summary Report

For Sale: 11741 S La Crosse Ave - 11741 S. Lacrosse Ave., Alsip IL



Alsip, IL 60803 - Near South Cook Submarket



### FOR SALE DETAILS

Price	\$49,900
Price/SF	\$8.82
Price/AC	\$384,142
On Market	845 Days
Last Updated	Dec 14, 2020
Status	Active
Sale Type	Investment or Owner User

### LAND

Land Acres	0.13 AC
Zoning	Residential
Parcel	24-21-423-006-0000
Land SF	5,658 SF

### SALE HIGHLIGHTS

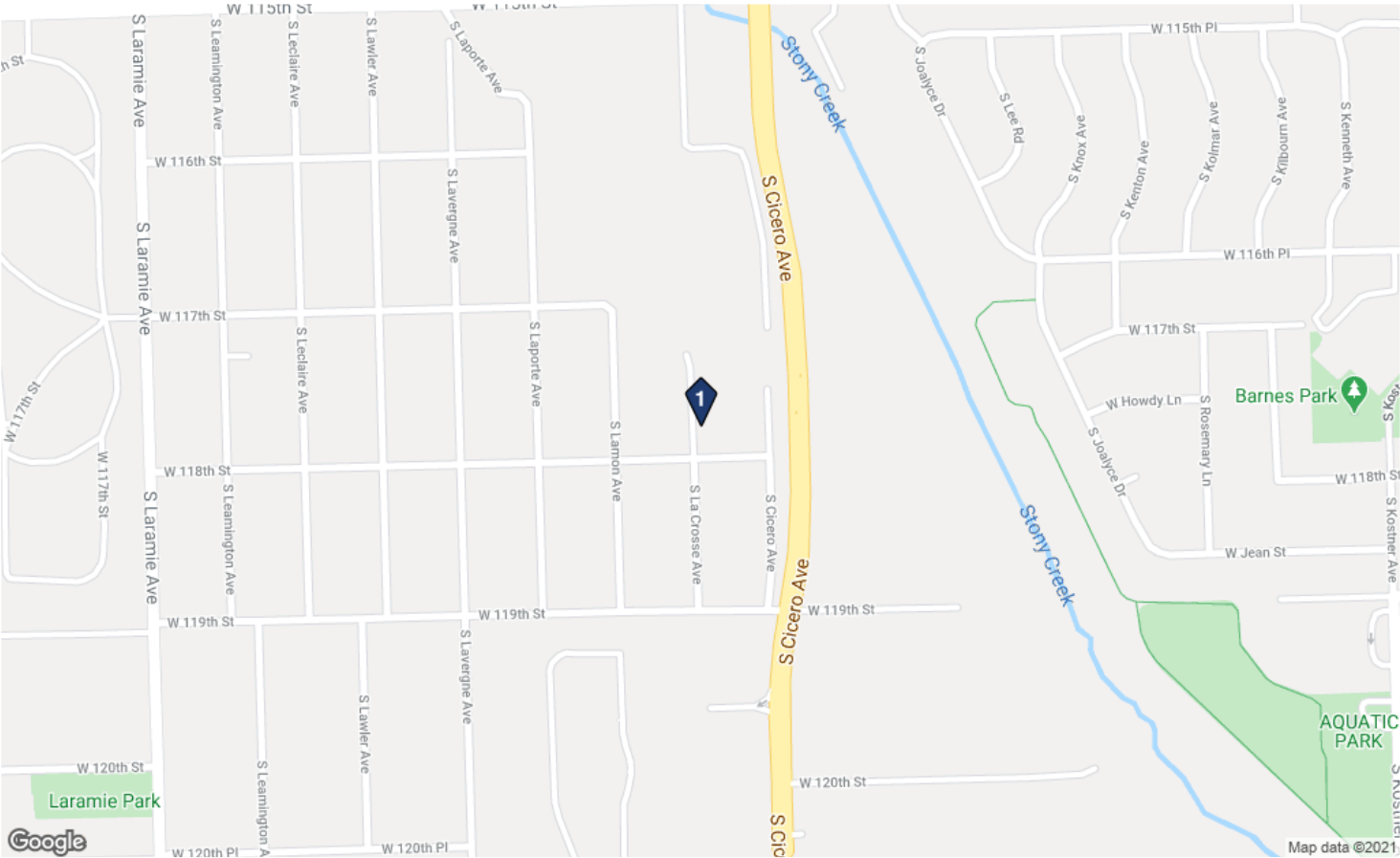
- Water and sewer at the site
- Street already in

# For Sale Summary Report

For Sale: 11741 S La Crosse Ave - 11741 S. Lacrosse Ave., Alsip IL



Alsip, IL 60803 - Near South Cook Submarket



### LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

### TRANSPORTATION

Commuter Rail	8 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (52)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

**For Sale: 11741 S La Crosse Ave - 11741 S. Lacrosse Ave., Alsip IL**



Alsip, IL 60803 - Near South Cook Submarket

## NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
3744 S Parnell Ave		★★★★★			May 2019	\$2,118,750	\$30,753,999
3100 S Halsted St		★★★★★			Jan 2020	\$625,000	\$8,195,364
2400 S Indiana Ave		★★★★★			May 2019	\$1,700,000	\$8,438,974
1319 S Ashland Ave		★★★★★			Nov 2019	\$886,265	\$4,340,158
125 S Peoria St		★★★★★			Mar 2019	\$3,765,000	\$26,894,621
11 N Elizabeth St	Two West Loop Lots	★★★★★			Nov 2019	\$1,850,000	\$16,214,487
221-225 N Ada St		★★★★★			Jan 2020	\$2,600,000	\$13,576,600
1801-1809 W Grand Ave		★★★★★			Mar 2020	\$1,590,000	\$7,600,176
1621-1623 W Superior St		★★★★★			May 2019	\$885,000	\$7,835,488
1328-1334 N Western Ave	1328 - 1334 N Western Ave	★★★★★			Aug 2019	\$825,000	\$6,600,000

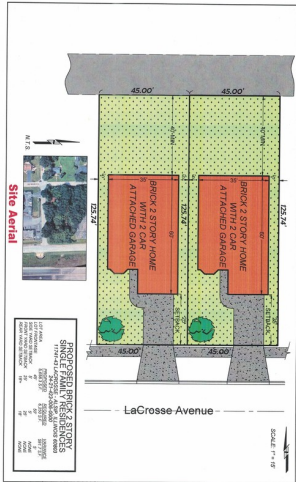


# For Sale Summary Report

**For Sale: 11743 S La Crosse Ave - 11743 S. LaCrosse Ave., Alsip IL 60803**



Alsip, IL 60803 - Near South Cook Submarket



## FOR SALE DETAILS

Price	\$44,900
Price/SF	\$7.94
Price/AC	\$345,651
On Market	733 Days
Last Updated	Jan 4, 2021
Status	Active
Sale Type	Investment or Owner User

## LAND

Land Acres	0.13 AC
Zoning	Residential
Parcel	24-21-423-007-0000
Proposed Use	Single Family Development
Off Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation,
Land SF	5,658 SF

## SALE HIGHLIGHTS

- Water and sewer to site
- Street already in

## SALE NOTES

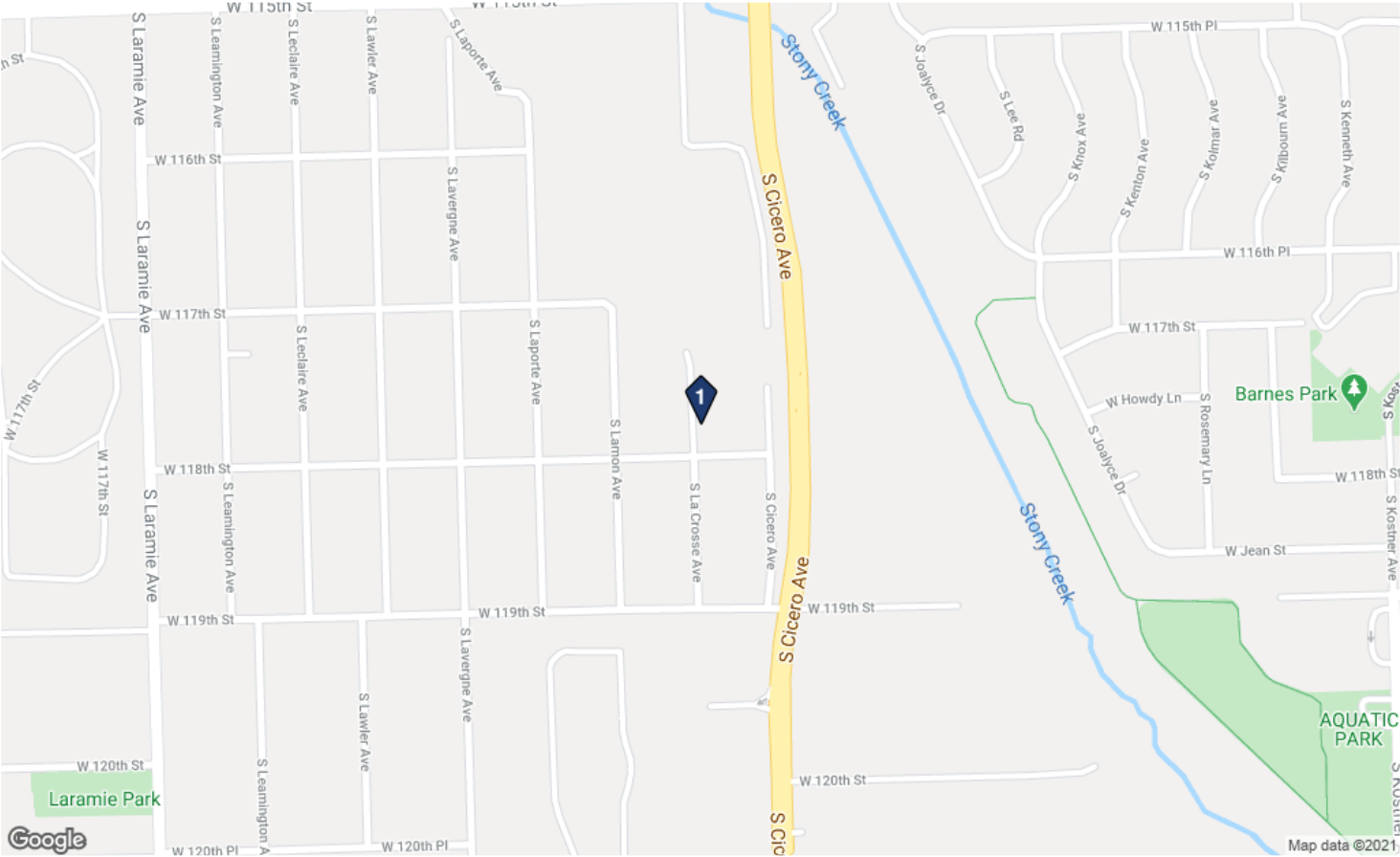
What a value! This 45X125 single-family lot lot will be re-zoned by the seller. Street is already in, and water and sewer are already at the site. Affordable lot for builders, and can be purchased along with the lot next door (11741 LaCrosse). Call for more details.

# For Sale Summary Report

For Sale: 11743 S La Crosse Ave - 11743 S. LaCrosse Ave., Alsip IL 60803



Alsip, IL 60803 - Near South Cook Submarket



## LOCATION

Zip	60803
Submarket	Near South Cook
Submarket Cluster	South Suburban
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

## TRANSPORTATION

Commuter Rail	8 min drive to Oak Lawn Station Commuter Rail (SouthWest Service)
Airport	17 min drive to Chicago Midway International Airport
Walk Score®	Somewhat Walkable (52)
Transit Score®	Minimal Transit (23)

# For Sale Summary Report

**For Sale: 11743 S La Crosse Ave - 11743 S. LaCrosse Ave., Alsip IL 60803**



Alsip, IL 60803 - Near South Cook Submarket

## NEARBY SALE COMPARABLES

Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
3744 S Parnell Ave		★★★★★			May 2019	\$2,118,750	\$30,753,999
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11 N Elizabeth St	Two West Loop Lots	★★★★★			Nov 2019	\$1,850,000	\$16,214,487
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1621-1623 W Superior St		★★★★★			May 2019	\$885,000	\$7,835,488
1328-1334 N Western Ave	1328 - 1334 N Western Ave	★★★★★			Aug 2019	\$825,000	\$6,600,000