



Retail/Stores

Status: **ACTV** MLS #: **09337187** List Price:
 Area: **99** List Date: **09/08/2016** Orig List Price:
 List Dt Rec: **09/08/2016** Sold Price:
 Address: **4527 Il 173 Hwy , Zion, Illinois 60099**
 Directions: **The SEC of IL 173 & IL 131 (Green Bay Road)**
 Sold by: List. Mkt Time: **70** Rented Price:
 Closed Date: Contract: Lease Price SF/Y: **\$14**
 Off Mkt Date: Points: Mthly. Rnt. Price:
 Township: **Zion** Unincorporated: CTGF:
 Coordinates: Subdivision: County: **Lake**
 Year Built: **2007** PIN #: **(Map)**
 Zoning Type: **Commercial** Multiple PINs:
 Actual Zoning: **HB** Min Rentbl. SF: **1021**
 Subtype: **Shopping Center** Max Rentbl. SF: **3000**
 Lot Dimensions:
 Apx. Tot. Bldg SF: # Stories: **1**
 Land Sq Ft: Gross Rentbl. Area: # Units:
 Net Rentable Area: # Tenants: Lease Type: **Net**
 Estimated Cam/Sf: **\$0** Est Tax per SF/Y: **\$0**

Remarks: **Opportunity Knocks! Zion Crossings Retail Center offers one the ability to locate their business to a high-profile stoplight intersection with easy ingress and egress, abundant convenient parking and more at pioneer pricing! Within a 15 minute drive time there is a population nearing 165,000 with an average household income of approximately \$85,000. Combining these factors with terrific traffic counts of 25,000 vehicles per day means \$ucce\$\$!**

Approximate Age: 7-15 Years	Construction:	Air Conditioning: Central Individual
Type Ownership:	Exterior:	Electricity: 101-200 Amps
Frontage Acc:	Foundation:	Heat/Ventilation: Forced Air, Gas
Current Use:	Roof Structure:	Fire Protection: Hydrants On Site
Potential Use:	Roof Coverings:	Water Drainage:
Known Encumbrances:	Docks:	Utilities To Site:
Client Needs:	Misc. Outside:	Tenant Pays: Varies by Tenant
Client Will:	# Parking Spaces:	HERS Index Score:
Location: Corner	Indoor Parking:	Green Disc:
Geographic Locale: North Suburban	Outdoor Parking: 51-100 Spaces	Green Rating Source:
# Drive in Doors: 0	Extra Storage Space Available:	Green Feats:
# Trailer Docks: 0	Misc. Inside:	Backup Info: Aerial Map, Demographics, Tax Bill, Traffic Counts
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession:

Financial Information

Gross Rental Income/Month: \$0	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual: \$0
Real Estate Taxes: \$35,618	Net Operating Income Year:	Cap Rate:
Tax Year: 2015	Total Annual Expenses: \$0	Expense Year:
	Expense Source:	Loss Factor:

Agent Remarks:

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 3% OF INITIAL TERM (on Gross SP)	Other Compensation:	Call for Rent Roll Info:
Information: Listing Agent Must Accompany	Cont. to Show?:	Expiration Date:
Broker: Callahan Blandings & Schap (2138)	Ph #: (847) 249-0660	Team:
List Agent: Nicholas Nicketakis, CCIM (10623)	Ph #: (847) 249-0660	
Email: nnicketakis@ccim.net	Agent Alt Ph #: (847) 374-3676	Agent Addn'l Info:
Co-lister: John Pantelopoulos (16265)	Ph #: (224) 730-1953	

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MLS #: 09337187

Prepared By: John Pantelopoulos | Callahan Blandings & Schap | 11/16/2016 02:41 PM