



**KFC CORPORATE GUARANTEED GROUND LEASE
ABSOLUTE NNN PARKING LOT LEASE**

7459 S. STONY ISLAND AVE., CHICAGO, IL 60649

**FOR SALE
\$832,000**

JAMESON.

MARK JONES, CCIM

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PROPERTY HIGHLIGHTS

LAND SF: 13,835 SF

**REAL ESTATE TAXES:
\$25,273.18**

PIN #:20-25-132-005-0000

PIN #:20-25-132-035-0000

ZONING: C2-2

NOI: \$49,908

**ASKING PRICE:
\$832,000**

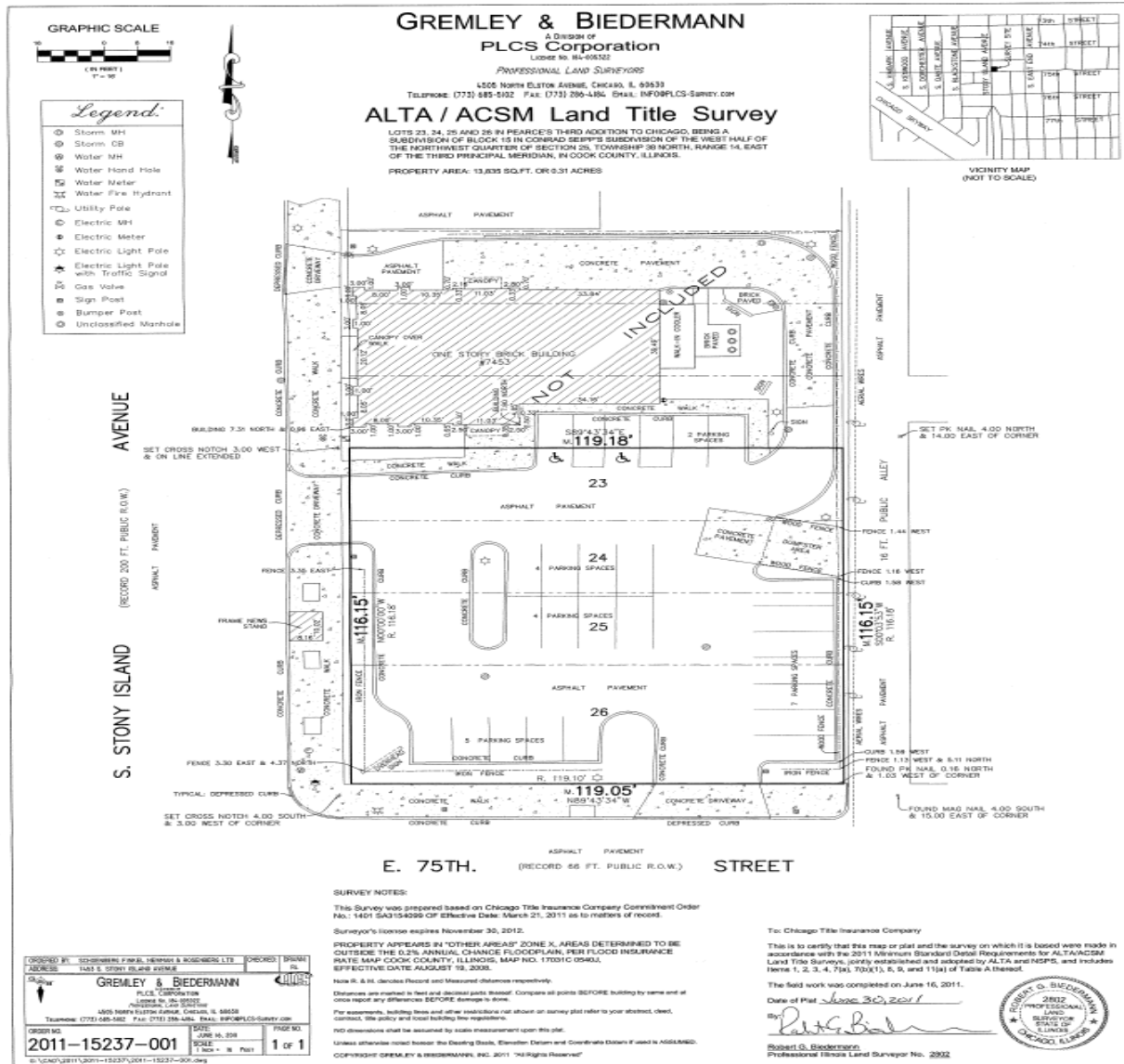
- FEE SIMPLE PURCHASE WITH ABSOLUTE NET GROUND LEASE GUARANTEED BY KFC
- APPROX. 12 YEARS REMAINING ON BASE LEASE WITH 2-5 YR. OPTIONS
- 10% RENT INCREASES EVERY 5 YEARS THROUGH OPTION PERIODS, NEXT INCREASE 7/1/2023
- LONG TERM KFC RESTAURANT SINCE 2003
- MAJOR TRAFFIC ARTERY AT STOP LIGHT CORNER
- LOCATION SOUTH OF PLANNED OBAMA PRESIDENTIAL LIBRARY SITE & UNIVERSITY OF CHICAGO, HYDE PARK CAMPUS
- AT I-90 SKYWAY EXPRESSWAY ENTRANCE/EXIT RAMP

7459 S. STONY ISLAND AVE.

RENT ROLL & FINANCIAL

7459 S. Stony Island Ave							
Chicago, IL							
Tenant	Land Sq. Ft.	Start	Initial Term Expiration	Annual Rent Effective 7/1/2018	Next Increase 7/1/2023	Options	
* South Stony Island LLC, dba as KFC	13,835	7/1/2003	6/30/2033	\$49,908.00	\$54,900.00	2- 5 Yr.	10% Annual Rent Increase through base term and options
Total	13,835			\$49,908.00			
*Absolute Ground Lease guaranteed by KFC/KFC National Management Company, a Delaware corporation							
Net Operating Income					\$49,908		
			<u>Cap Rate</u>				
Asking Price			6.00%		\$832,000		

7459 S. STONY ISLAND AVE. SURVEY



7459 S. STONY ISLAND AVE.

RETAIL MAP



7459 S. STONY ISLAND AVE.

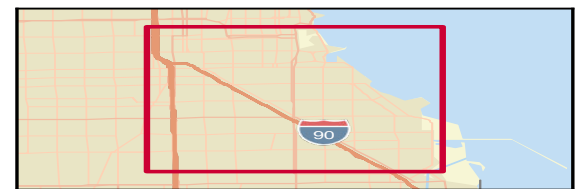
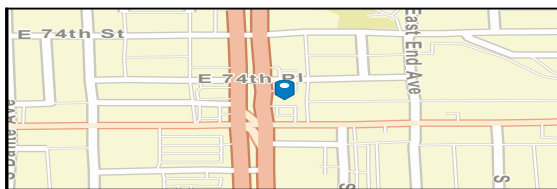
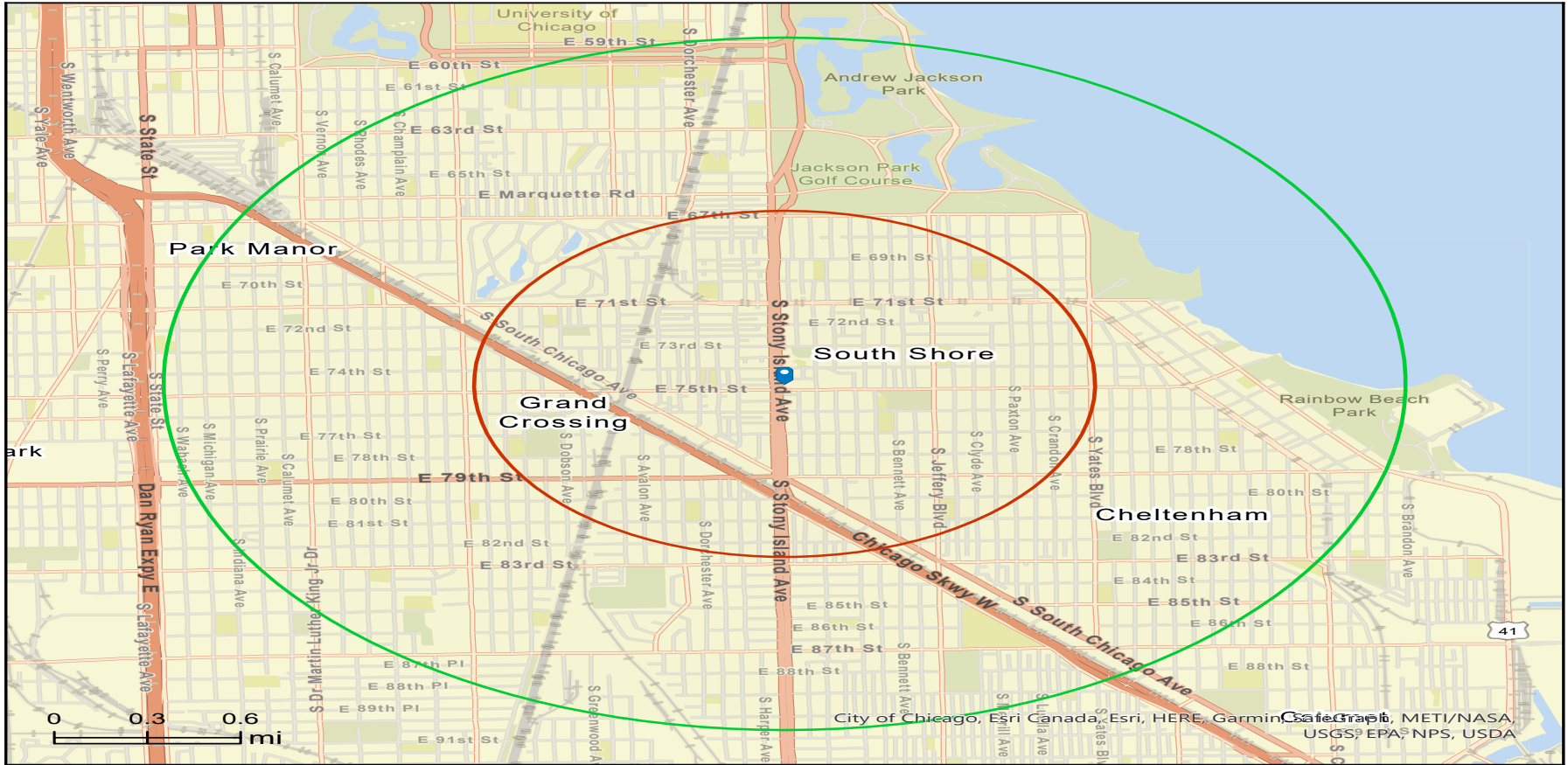
SITE MAP



Site Map

7459 S Stony Island Ave, Chicago, Illinois, 60649 2
7459 S Stony Island Ave, Chicago, Illinois, 60649
Rings: 1, 2 mile radii

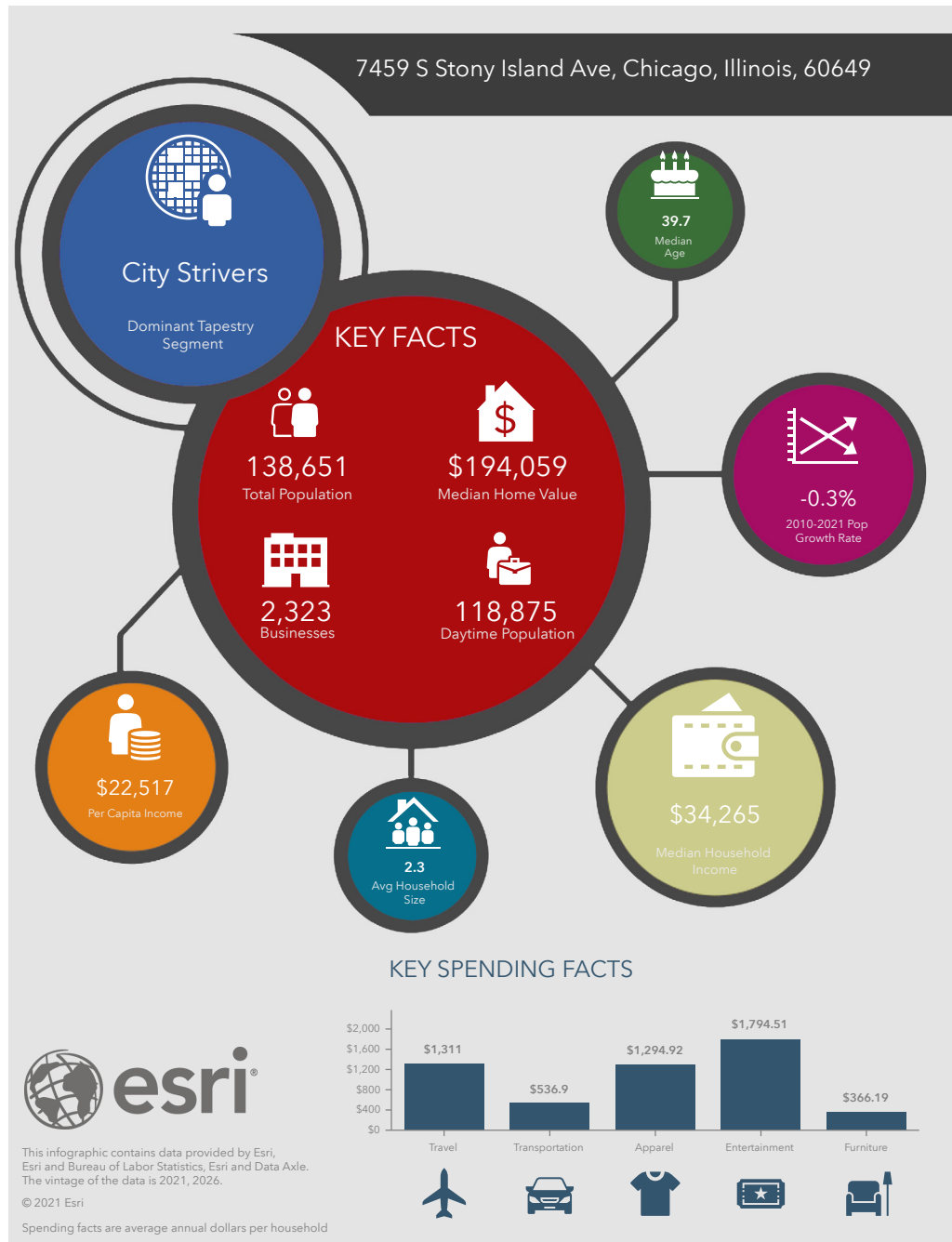
Prepared by Esri
Latitude: 41.75928
Longitude: -87.58544



September 21, 2021

7459 S. STONY ISLAND AVE.

EXECUTIVE SUMMARY CALLOUTS



7459 S. STONY ISLAND AVE.

	1 mile	2 miles
Population		
2000 Population	46,071	167,527
2010 Population	38,768	142,858
2021 Population	37,470	138,651
2026 Population	36,730	136,121
2000-2010 Annual Rate	-1.71%	-1.58%
2010-2021 Annual Rate	-0.30%	-0.27%
2021-2026 Annual Rate	-0.40%	-0.37%
2021 Male Population	43.6%	44.2%
2021 Female Population	56.4%	55.8%
2021 Median Age	38.8	39.7

In the identified area, the current year population is 138,651. In 2010, the Census count in the area was 142,858. The rate of change since 2010 was -0.27% annually. The five-year projection for the population in the area is 136,121 representing a change of -0.37% annually from 2021 to 2026. Currently, the population is 44.2% male and 55.8% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	1.3%	2.8%
2021 Black Alone	95.3%	92.8%
2021 American Indian/Alaska Native Alone	0.2%	0.2%
2021 Asian Alone	0.2%	0.8%
2021 Pacific Islander Alone	0.0%	0.0%
2021 Other Race	0.6%	1.1%
2021 Two or More Races	2.3%	2.3%
2021 Hispanic Origin (Any Race)	2.1%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 18.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	38	38
2000 Households	17,555	66,569
2010 Households	16,006	60,581
2021 Total Households	15,769	59,941
2026 Total Households	15,505	59,015
2000-2010 Annual Rate	-0.92%	-0.94%
2010-2021 Annual Rate	-0.13%	-0.09%
2021-2026 Annual Rate	-0.34%	-0.31%
2021 Average Household Size	2.36	2.27

The household count in this area has changed from 60,581 in 2010 to 59,941 in the current year, a change of -0.09% annually. The five-year projection of households is 59,015, a change of -0.31% annually from the current year total. Average household size is currently 2.27, compared to 2.31 in the year 2010. The number of families in the current year is 32,114 in the specified area.

7459 S. STONY ISLAND AVE.

	1 mile	2 miles
Mortgage Income		
2021 Percent of Income for Mortgage	26.6%	23.8%
Median Household Income		
2021 Median Household Income	\$32,959	\$34,265
2026 Median Household Income	\$36,923	\$37,791
2021-2026 Annual Rate	2.30%	1.98%
Average Household Income		
2021 Average Household Income	\$52,055	\$51,976
2026 Average Household Income	\$59,311	\$58,538
2021-2026 Annual Rate	2.64%	2.41%
Per Capita Income		
2021 Per Capita Income	\$22,111	\$22,517
2026 Per Capita Income	\$25,272	\$25,427
2021-2026 Annual Rate	2.71%	2.46%

Households by Income
Current median household income is \$34,265 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$37,791 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$51,976 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,538 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,517 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,427 in five years, compared to \$39,378 for all U.S. households

Housing		
2021 Housing Affordability Index	74	86
2000 Total Housing Units	19,591	74,207
2000 Owner Occupied Housing Units	6,009	22,724
2000 Renter Occupied Housing Units	11,546	43,845
2000 Vacant Housing Units	2,036	7,638
2010 Total Housing Units	19,454	73,848
2010 Owner Occupied Housing Units	5,471	20,741
2010 Renter Occupied Housing Units	10,535	39,840
2010 Vacant Housing Units	3,448	13,267
2021 Total Housing Units	19,606	74,045
2021 Owner Occupied Housing Units	5,277	20,003
2021 Renter Occupied Housing Units	10,492	39,938
2021 Vacant Housing Units	3,837	14,104
2026 Total Housing Units	19,626	74,054
2026 Owner Occupied Housing Units	5,464	20,545
2026 Renter Occupied Housing Units	10,041	38,470
2026 Vacant Housing Units	4,121	15,039

Currently, 27.0% of the 74,045 housing units in the area are owner occupied; 53.9%, renter occupied; and 19.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 73,848 housing units in the area - 28.1% owner occupied, 53.9% renter occupied, and 18.0% vacant. The annual rate of change in housing units since 2010 is 0.12%. Median home value in the area is \$194,059, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.15% annually to \$237,783.



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