

# MULTI-TENANT RETAIL INVESTMENT

7524-7548 W. 103rd St., Bridgeview, IL 60455



BILL CATON  
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**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

## INVESTMENT SUMMARY

Price:	\$3,225,000
CAP Rate:	8.2%
NOI:	\$264,328.39
Lease Type:	NNN
GLA:	13,326 SF
Site Area:	1.24 Acres
Zoning:	C - Commercial

## INVESTMENT HIGHLIGHTS

- 6-unit retail strip center
- Long term tenants in place
- Well-maintained, cash flowing property
- All NNN leases
- 3% annual escalations
- Located at a signalized intersection with over 25,000 vehicles per day passing the center
- Ample parking



## EXECUTIVE SUMMARY

Caton Commercial is pleased to present the exclusive listing of the Bridgeview Court Plaza, located at 7524-7548 W 103rd St in Bridgeview, IL. The offering consists of six (6) fully occupied units, all NNN leases with an average lease term of 5 years.

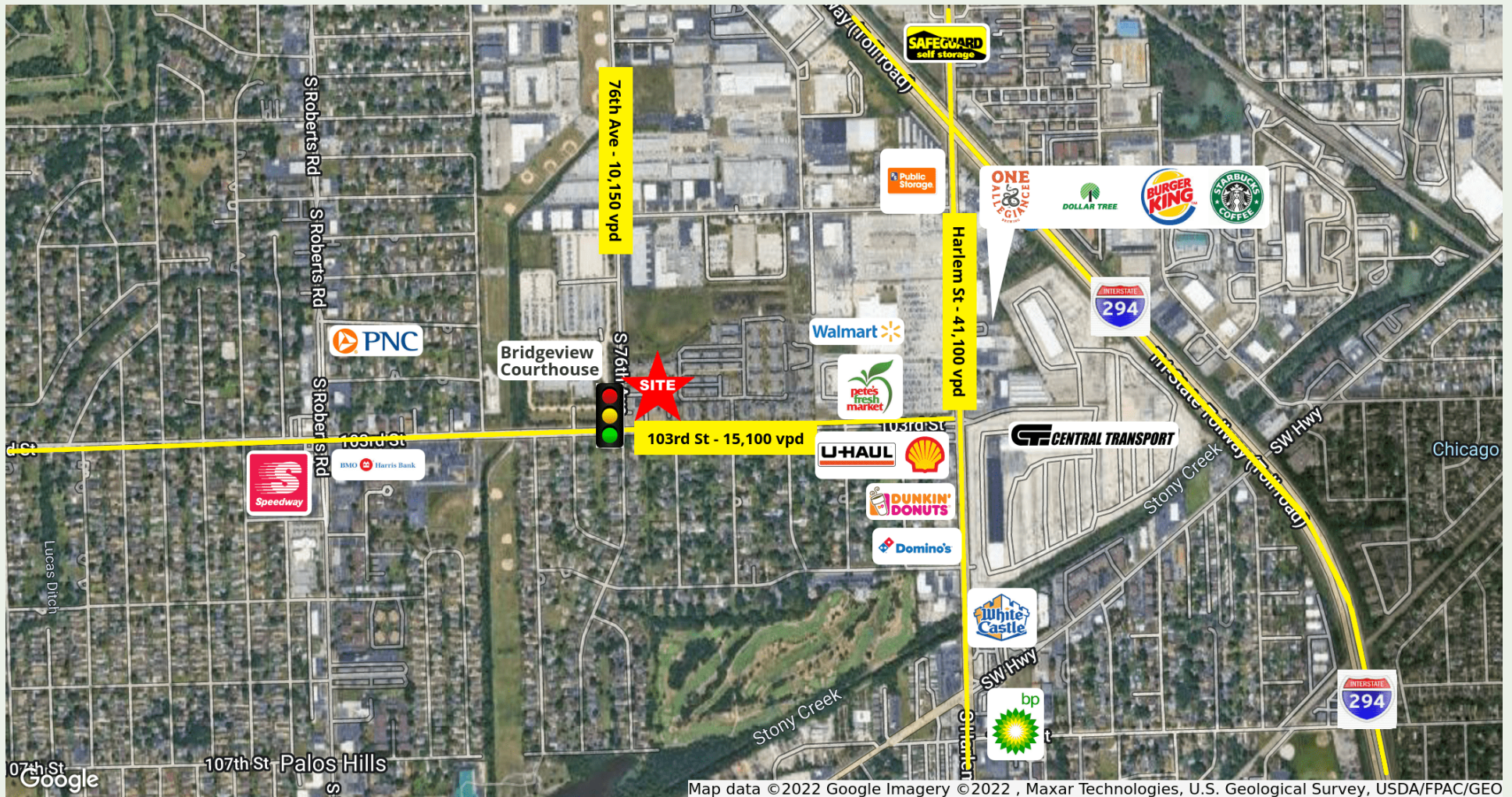
Bridgeview Court Plaza is located at the signalized intersection of 103rd Street and S 76th Ave, a half mile from Harlem Ave. The center is positioned just west of the 294 Tollway with residential neighborhoods to the South and industrial properties to the North.

The Bridgeview Court Plaza retail center offers potential buyers the opportunity to purchase a cash flowing asset with minimal landlord responsibility. Currently, this fully occupied center has rents averaging \$18.22/ft NNN with 3% annual escalations, which provides a significant inflation hedge for an investor.

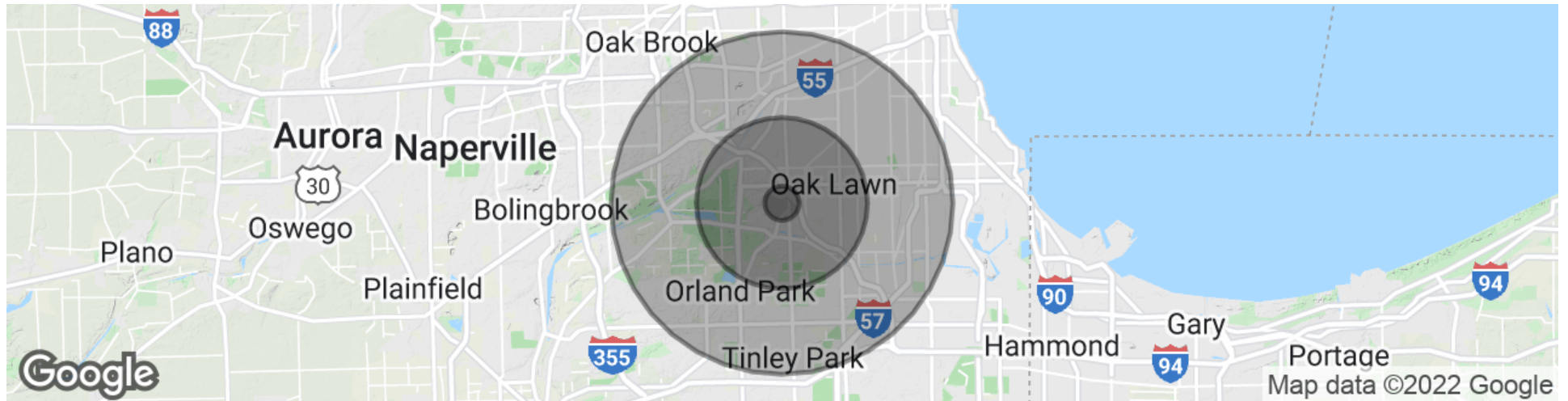
The subject property is highly desirable in the marketplace due to residential, industrial and other commercial developments nearby. The shopping center is anchored by Little Bird Daycare, which has been in operation at this location since 2014. Additional tenants include: Hard Rocks Gaming Café, Gamify Gaming Lounge, Zacarelli's Pizza, Youboo Foods and Skinner Law Firm.



**AERIAL**



## DEMOGRAPHICS



		1 MILE	5 MILES	10 MILES
<b>POPULATION</b>	Total Population	11,956	256,629	1,243,925
	Average Age	39.6	40.0	36.9
	Average Age (Male)	40.0	36.6	35.3
	Average Age (Female)	39.7	41.6	38.5
<b>HOUSEHOLDS</b>	Total Households	4,920	96,480	432,050
	# of Persons per HH	2.4	2.7	2.9
	Average HH Income	\$59,592	\$72,276	\$75,590
	Average HH Value	\$176,581	\$270,000	\$301,302

## CONTACTS



**Bill Caton, CIPS**

815-370-1236

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Founder, CEO, and Managing Broker of Caton Commercial Estate Group, Bill Caton, is an industry veteran. Bill specializes in commercial development, farmland sales, 1031 exchanges, and commercial and industrial leasing and sales. He lists and sells hotels, commercial land, farms, retail centers, and commercial lots. Bill has also in the area of multi-family master leasing and sales. He has developed a platform for innovative international concepts wishing to expand their operations into the United States.

Bill is actively involved in many commercial real estate associations, including the Northern Illinois Commercial Association of Realtors (NICAR), The Commercial Global Business Council, National Association of Realtors and more. He also regularly attends trade shows and industry events as part of his commitment to being a life long learner and providing exceptional client service through his depth and breath of knowledge and experience.

