

# GROCERY ANCHORED INVESTMENT

3400-3498 W. Vollmer Rd, Olympia Fields, IL 60461



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## INVESTMENT SUMMARY

Price:	\$6,125,000
CAP Rate:	6.78%
NOI:	\$415,512.84
Price Per SF:	\$111.67
Lease Type:	NNN
GLA:	54,848 SF
Site Area:	5.62 Acres



## INVESTMENT HIGHLIGHTS

- 100% occupied grocery anchored shopping center with +/- 12,000 SF vacant outlot building for value-add upside
- Strong historical occupancy with 80% of the current tenant GLA in place since 2012 or earlier. Longest tenant dates back to 1991.
- Average household income within a 1 mile radius in excess of \$104,000



## EXECUTIVE SUMMARY

Caton Commercial Real Estate has been retained to exclusively offer for sale Olympia Square Shopping Center at 3400-3498 W Vollmer Rd in Olympia Fields, IL. The 54,848 SF grocery anchored shopping center is situated on 5.62 acres. The center has excellent access and visibility at the signaled intersection of Vollmer Rd and Governors Hwy with over 30,000 vehicles per day. Two curb cuts, one each from Governors Hwy and Vollmer Rd. 430 ft. of frontage on Vollmer Rd and 657 ft. on Governors Hwy.

The property is less a mile from Franciscan St. James Hospital and the Olympia Fields Country Club and Metra Train Station are approximately a half mile east. Conveniently located just two miles from I-57 interchange on Vollmer Rd and minutes from the prestigious Olympia Fields Golf & Country Club. The average household income within 1 mile is \$104,255.

- Bizios Fresh Market recently signed a 5-year lease extension
- Three tenants renewed/extended their lease terms in the past 12 months
- Entire parking lot stripped and resurfaced in 2016; a capital improvement of approximately \$210,000





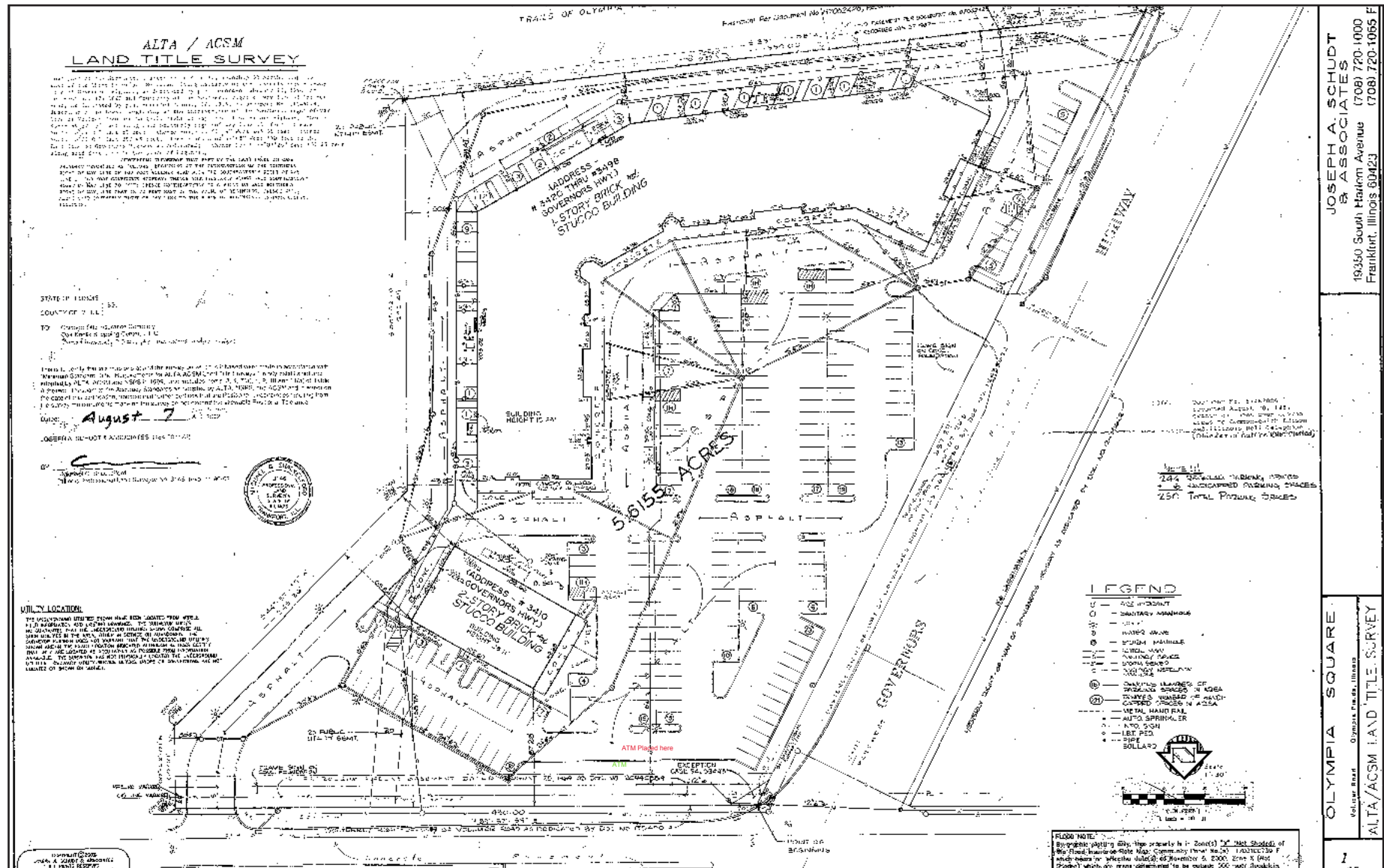
## PROPERTY INFORMATION



GLA:	54,848 SF
Site Area:	5.62 Acres
Ownership:	Fee Simple
County:	Cook
Tax Parcel ID:	31-14-201-005
Zoning:	PUD
Year Built:	1986
Taxes (2020):	\$430,679.58
Occupancy:	Multi Tenant
Exterior:	Brick
Signage:	Monument & Facade

# SITE PLAN

3400-3498 W. Vollmer Rd, Olympia Fields, IL 60461  
**OLYMPIA SQUARE SHOPPING CENTER**





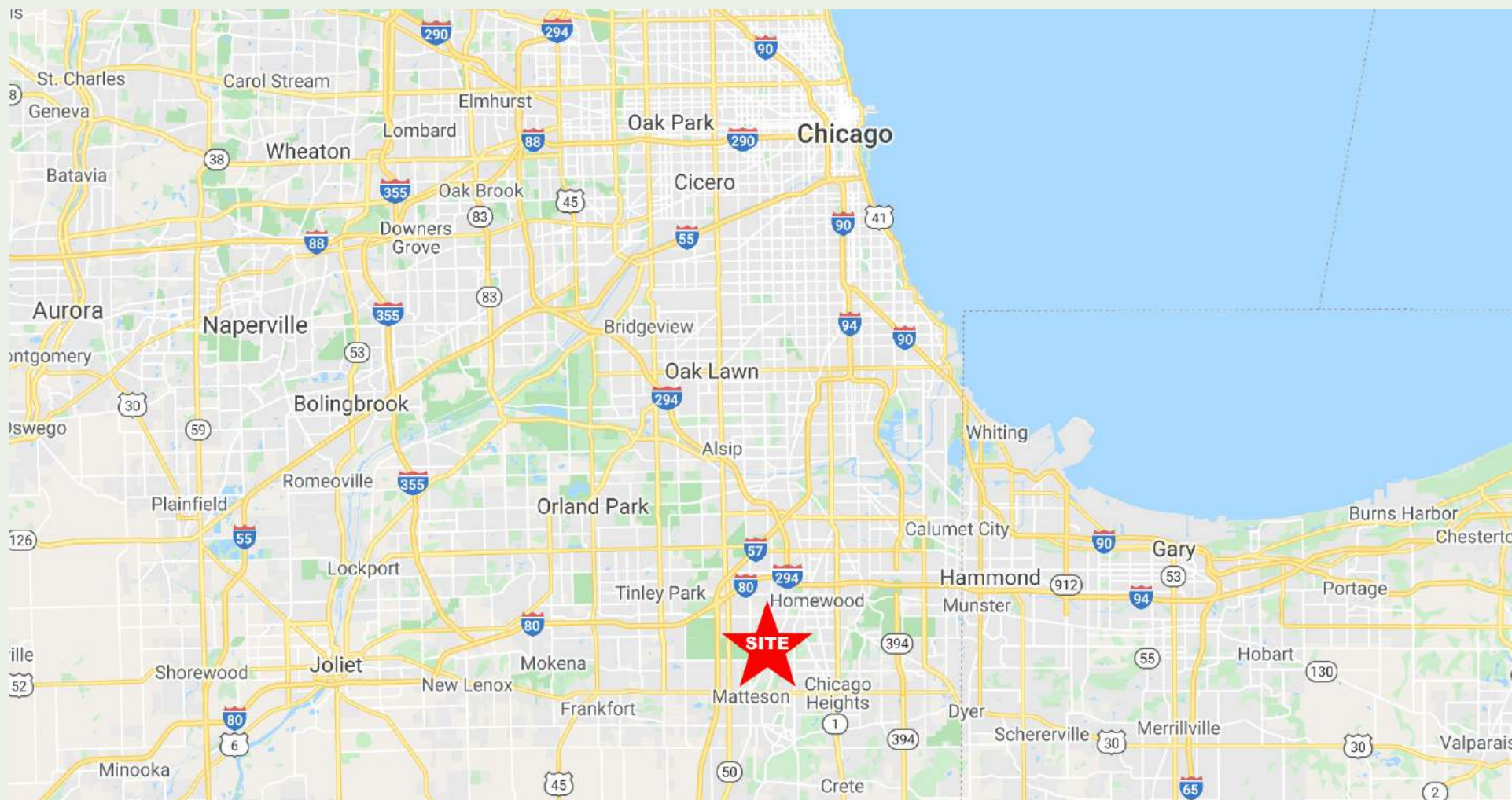




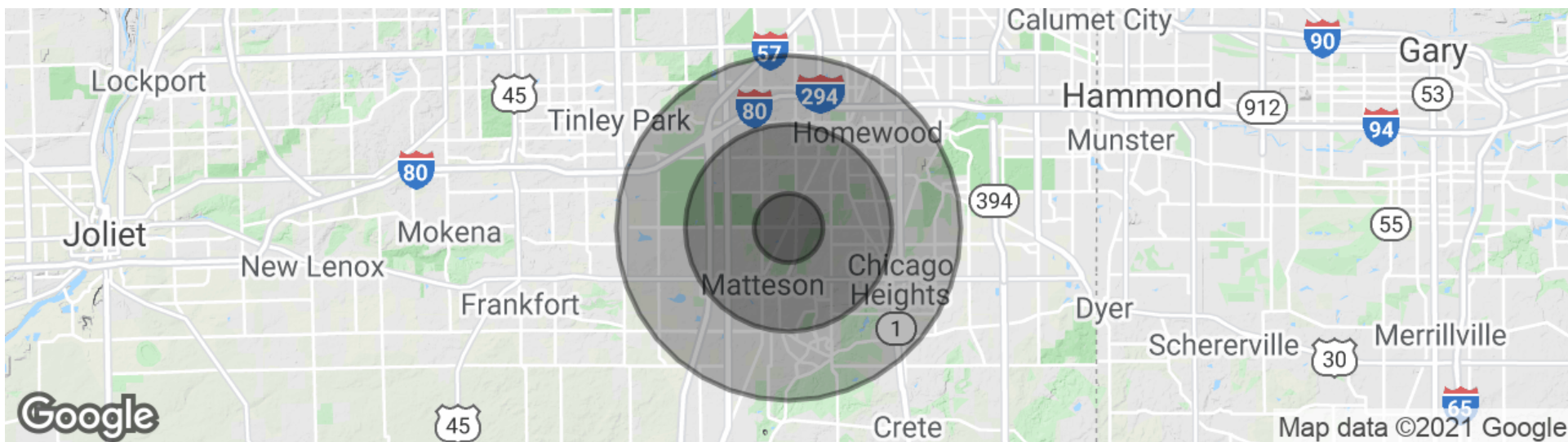


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**OLYMPIA SQUARE SHOPPING CENTER**

## LOCATION MAP



## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
POPULATION	Total Population	5,161	70,778	200,149
	Average Age	46.1	39.7	38.0
	Average Age (Male)	45.7	37.5	35.7
	Average Age (Female)	47.7	41.5	39.8
HOUSEHOLDS	Total Households	2,030	25,691	73,398
	# of Persons per HH	2.5	2.8	2.7
	Average HH Income	\$104,255	\$82,896	\$69,884
	Average HH Value	\$283,577	\$233,374	\$206,908



## OLYMPIA FIELDS, IL



Olympia Fields is a south suburb of Chicago with easy access to I-57. The Village is known for its famous Country Club and regional access. There are two Metra Train stations providing easy access to Chicago.

Franciscan Health Olympia Fields is The Village's largest employer and strong anchor to a growing medical district. The elite Olympia Fields Country Club put the Village on-the-map playing host to numerous professional and amateur tournaments including the US Open.

The top two segments that make up the consumer trade area with-in a 3 mile radius of the property are:

- Golden Years - residents are independent, active seniors nearing the end of their careers or already in retirement. These consumers are actively pursuing a variety of leisure interests - travel, sports, dining out and concerts. They are focused on physical fitness and enjoying their lives
- Exurbanites - approaching retirement but showing few signs of slowing down. Active in their community. They take advantage of their close proximity to large metropolitan centers. They have cultivated a lifestyle that is both affluent and urbane.