

19600 Harlem Av

FRANKFORT, IL



A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL
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Ste. 110E
Chicago, IL 60631

PRESENTED BY:

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FRANKFORT, IL

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	7.99 Acres
BUILDING SIZE:	28,800 SF
ZONING:	C-4
MARKET:	Chicago
SUBMARKET:	South Suburban /Will County I-80 Industrial Corridor
TRAFFIC COUNT:	38,000
PRICE / SF:	\$86.81

PROPERTY OVERVIEW

Sales price is \$2,500,000
 The property is currently used as a retail Garden Center/ Greenhouse.
 Property includes: Temperature Control Greenhouses,
 Office space,
 Showroom.
 Restrooms,
 Warehouse with overhead doors,
 Truck Shed & Utility Shed
 7.99 acres
 East side of property include sound reduction fencing
 Highway intersection with private road into the property
 Under ground retaining pond

PROPERTY HIGHLIGHTS

- Will County Zoning C-4 - lower unincorporated sales tax & real estate tax
- Near Interstate I-80 & I-57 and quick connections to 5 other major transportation routes;
- Chicago Industrial Marketplace is the 2nd Largest behind L.A.
- Chicago Land is the heartbeat of the nation's transportation system;
- Geographic and transportation nexus of the nation -trucks trains, airplanes all pass through Chicago;

Property Description



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LOCATION OVERVIEW

Located in the south west Chicago Metropolitan Area, Will County and the Village of Frankfort;

Located on Harlem Av (RT 43 frontage & Vollmer RD)

Near interstate I-80 and I-57;

Chicago is the third largest metropolitan area in the United States with nearly 9.5 million people and 5.2 million people inn Cook County;

Logistic, the city location at the center of the U.S., next to Lake Michigan, several major roadways and airports;

Chicago is an international hub for finance, commerce, industry, technology, telecommunications, and transportation:

O'Hare International Airport is the second-busiest airport in the world in terms of traffic movements;

The Village of Frankfort population was 17,782 at the 2010 census, up from 10,391 in 2000. Recently ranked 36th in the nation's fastest growing suburbs by Forbes Magazine, Frankfort is thriving. Known as the "Jewel of the South Suburbs." Frankfort has been recognized with the Southland Reader's Choice award for "Best Community by experiencing rapid growth, attracting new residents, commercial and industrial businesses, Frankfort is a premier community with award-winning schools and exceptional residential, commercial and industrial development. In 2014, Frankfort was named by Chicago Magazine as one of the top places to live. In 2016 Frankfort was named one of the top ten communities for Illinois families, and voted among the top 12 safest communities in Illinois.

Property Details

SALE PRICE

\$2,500,000

LOCATION INFORMATION

Building Name	19600 Harlem Av
Street Address	19600 S. Harlem Ave.
City, State, Zip	Frankfort, IL 60423
County/Township	Will
Market	Chicago
Submarket	South Suburban /Will County I-80 Industrial Corridor
Cross Streets	Vollmer Road & Harlem

BUILDING INFORMATION

Building Size	28,800 SF
Price / SF	\$86.81
Tenancy	Single
Number Of Floors	1
Load Factor	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C-4
Lot Size	7.99 Acres
APN#	1909124220420000
Submarket	South Suburban /Will County I-80 Industrial Corridor
Lot Frontage	665
Lot Depth	520
Traffic Count	38,000
Traffic Count Street	Harlem Ave & Vollmer Rd.
MLS ID#	10118405

PARKING & TRANSPORTATION

Parking Price Per Month	\$64/month
Parking Type	Surface

Complete Highlights

SALE HIGHLIGHTS

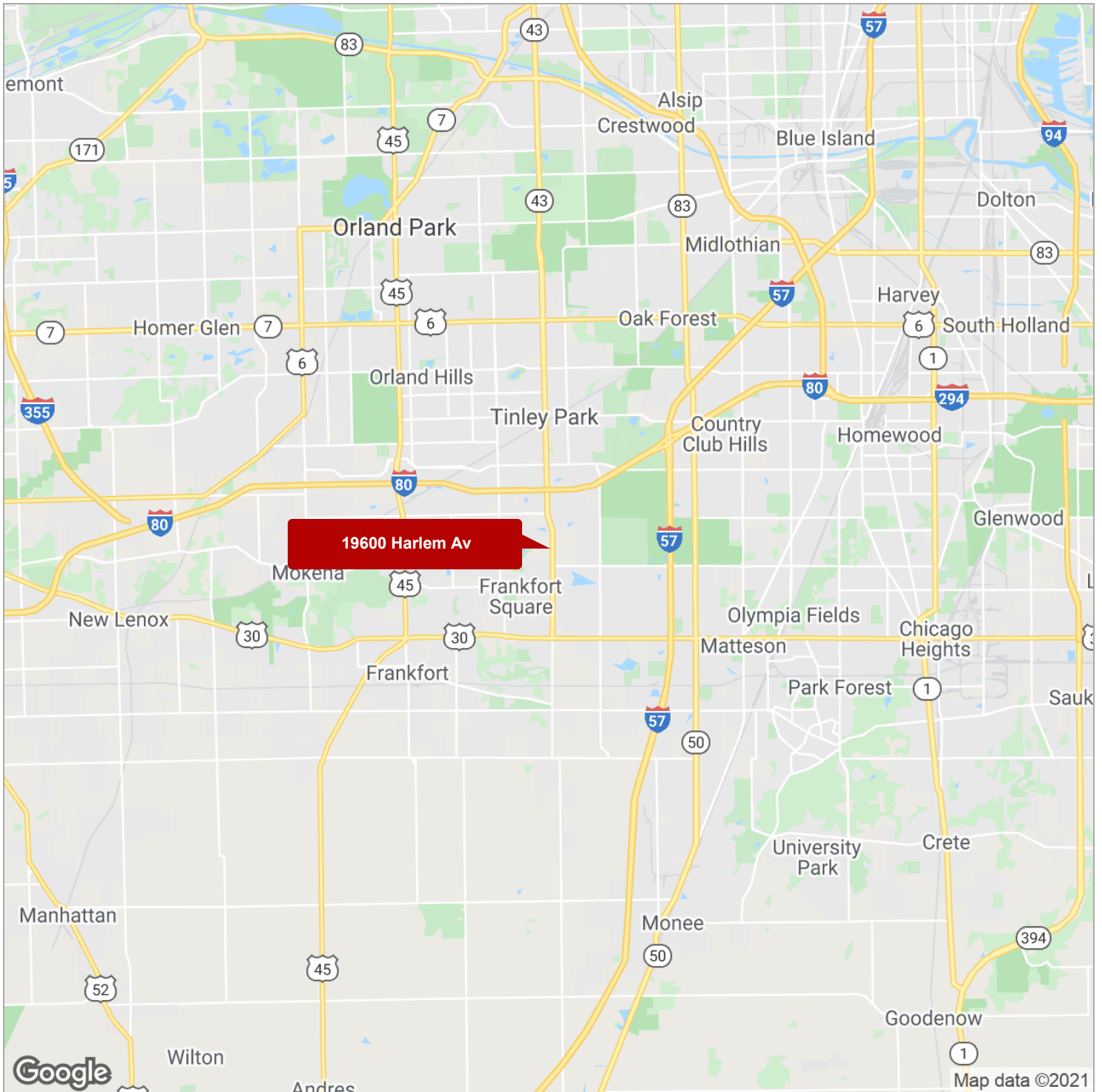
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- Chicago Industrial Marketplace is the 2nd Largest behind L.A.
- Chicago Land is the heartbeat of the nation's transportation system;
- Geographic and transportation nexus of the nation -trucks trains, airplanes all pass through Chicago;
- Hottest corridor for intermodal rail is between California and Chicago;
- 1st largest metro area in rail services;
- 2nd Largest metro area in interstate highways;
- 3rd largest Port behind Hong Kong and Singapore in total container;
- 3rd largest metro in air cargo shipments
- Great access to natural resources, raw materials and large market place;
- Located on a fast growing South Route 45 corridor;
- Village of Frankfort well developed community with good schools.
- Close proximity to an available and skill labor force, technical schools, colleges & universities; nearly 100,000 student within 20 miles



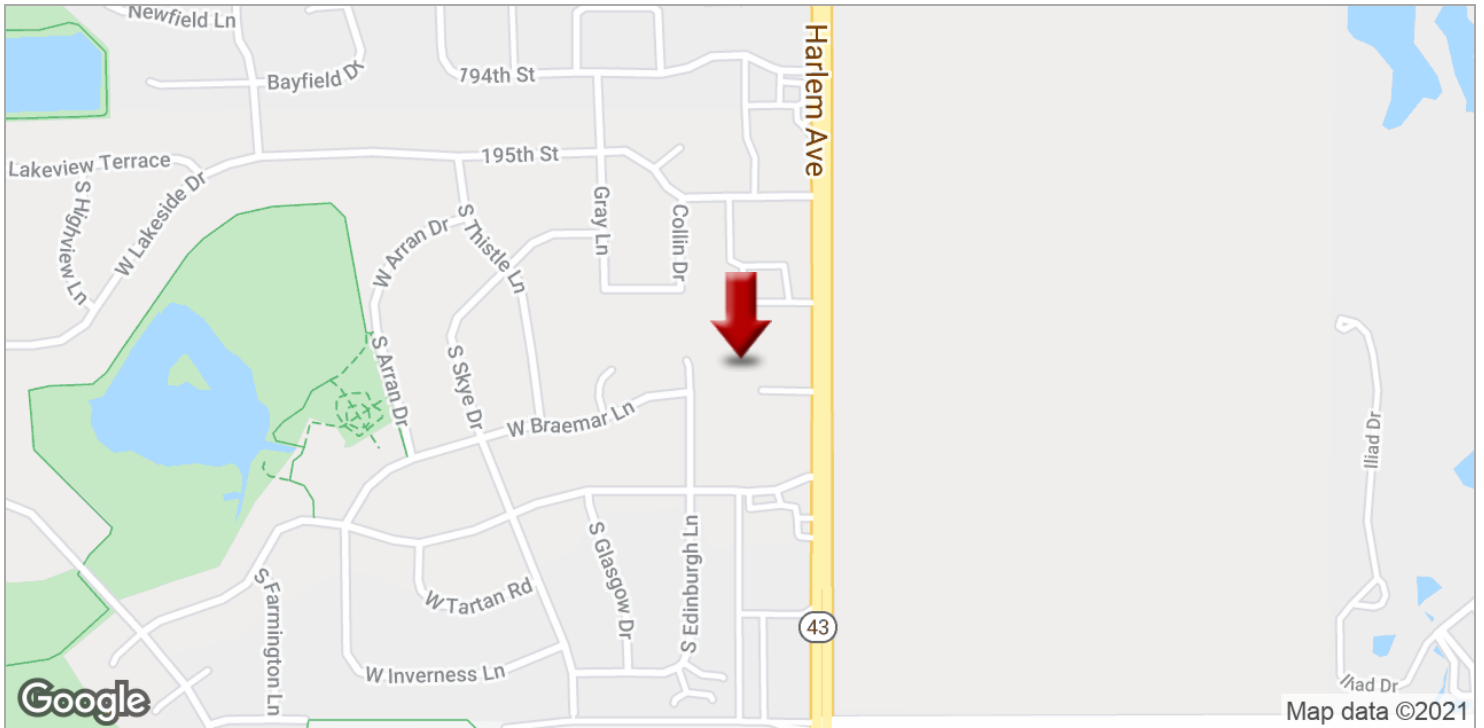
Additional Photos



Regional Map



Location Maps



Aerial Map



19600 HARLEM AV

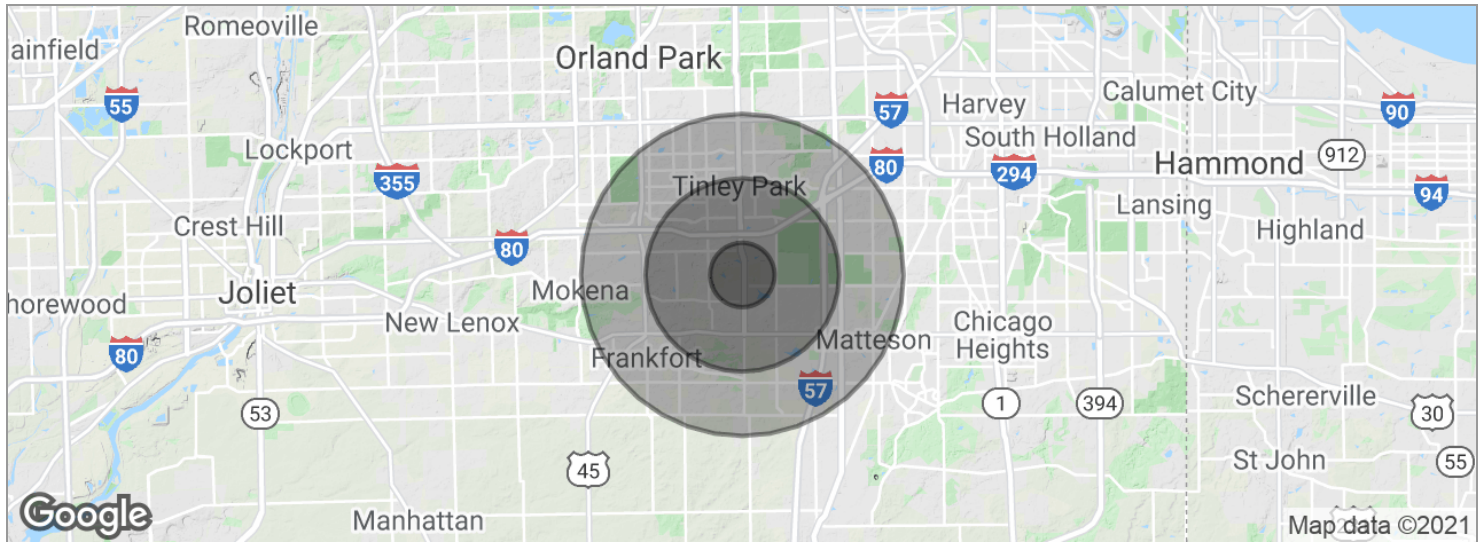
DEMOGRAPHICS

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DEMOGRAPHICS MAP

ADVISOR BIO & CONTACT 1

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,968	53,128	155,077
Median age	37.8	39.9	39.4
Median age (male)	36.0	37.4	37.6
Median age (Female)	39.2	41.6	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,445	19,116	55,750
# of persons per HH	2.8	2.8	2.8
Average HH income	\$82,329	\$83,872	\$86,395
Average house value	\$220,719	\$278,996	\$285,495

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

William has thirty years of real estate experience. He has a CCIM commercial real estate investment designation and a RIS court receivership designation. He originated over one billion dollars in multifamily financing and negotiated multi-family development, acquisitions and dispositions real estate closings. He has prior real estate experiences from Dean Witter, NationsBank, ABN AMRO, U.S. Transportation (FAA), and Illinois Property Tax Appeal Board. He has been a Commercial Real Estate Broker for more than twenty years. He is very skillful in commercial real estate investment theory and strategy. He advised and/or managed projects that involving real estate development, acquisition, disposition and leasing. He specializes in Multi-Family projects, distressed assets, 1031 exchanges and segregation cost tax strategies

EDUCATION

Doctor of Psychology (PsyD) Conflict Resolution and Mediation, University of the Rockies School of Psychology,
Master of Jurisprudence (MJ) Real Estate Law: Loyola University Chicago School of Law, Chicago,
Roosevelt University (Post BA): Legal Studies - Real Estate Law,
University of Illinois (BA): Management/Accounting,
CCIM - Commercial Real Estate Investment Designation: CCIM Institute.,
RIS – Receivership Institute Specialist Designation: Chicago/Cook County,
Multi-Family Property Management;
Acquisition Asset Management;
NationsBank’s Executive Development Program (underwriting, financial and real estate analysis);
Certified Real Estate Appraisal - Illinois Association of Real Estate Appraisal School;
Dean Witter Executive Development Program - Series 7 and 63 (investment and financial analysis);
Harvard Law School Program on Negotiation;
DePaul University College of Law Center for Dispute Resolution – Mediation;
Center for Conflict Resolution – Mediation;
Xerox Corporation: Executive Development Sales Program;

MEMBERSHIPS & AFFILIATIONS

CCIM
North Illinois Commercial Association
Illinois Association of Realtor
National Association of Realtor
The National Association of Real Estate Brokers

