



CRE ADVISING
ANY PROPERTY ON EARTH



5555 W 79TH BURBANK, ILLINOIS

FOR SALE

PRIME INVESTMENT PROPERTY IN SOUTHWEST SUBURBS

BUILDING DETAILS

SIZE

- ▶ Building: Approximately 14,833 square feet
- ▶ Lot: Approximately 54,886 square feet

PRICE

- ▶ \$7,680,123.00

HIGHLIGHTS

- ▶ Rare opportunity to own a highly desirable Walgreens investment property located in the southwest Chicago suburb of Burbank
- ▶ The tenant pays percentage rent with consistently high grossing sales
- ▶ This is an absolute net lease with approximately 12 years remaining on the initial term
- ▶ New building with modern design and a drive-thru pharmacy
- ▶ Located on an incredible corner with amazing visibility and traffic, counting 50,000 + vehicles passing daily
- ▶ The surrounding area is densely populated and approximately two miles from Chicago's Midway International Airport
- ▶ Zoning: Commercial
- ▶ Cap Rate: Subject to Offer

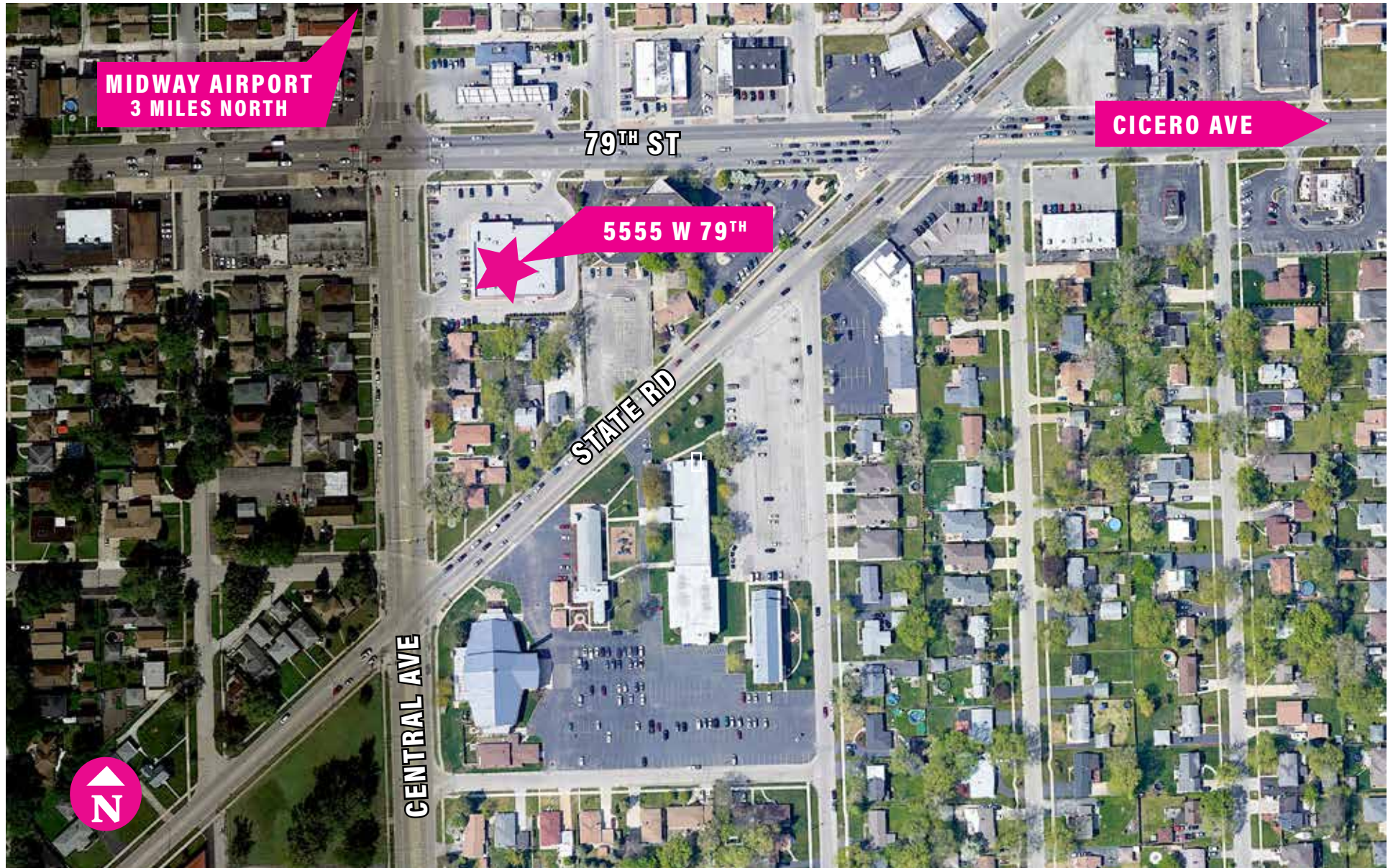
DEMOGRAPHICS

	1 MI	3 MI
POPULATION	17,853	175,889
HOUSEHOLDS	5,547	57,800
MEDIAN HH INCOME	\$91,311	\$78,407
DAYTIME EMPLOYEES	5,537	69,533

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.



AERIAL MAP





5555 WEST
79TH STREET
BURBANK, IL 60459

EXCLUSIVE AGENTS

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