

CONFIDENTIAL OFFERING MEMORANDUM

SELLER WANTS QUICK CLOSE - MAKE OFFER!



PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Neighborhood Retail Center		
BUILDING SIZE:	16,800 SF	LAND SIZE:	2.55 Acres
PRICE:	\$2,684,000	OCCUPANCY:	100%
CAP RATE:	9.5%	NOI:	\$254,980

Spring Hill Meadows is a well-located retail center on Rt. 72 across the street from Jewel, Cinemark Theatre and Spring Hill Mall, which just completed a \$37 million renovation. Other area retailers include Walgreens, Dunkin' Donuts, Advanced Auto, Lifezone 360 Sports Complex and Elite Sports.

Please fill out enclosed confidentiality agreement to receive full offering package.

Presented By:

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2390 Esplanade Drive
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OFFERING SUMMARY



The subject property consists of a 16,800 SF multi-tenant retail center located at 1023-1049 W. Main St. (Route 72) in Sleepy Hollow, IL. The center is 100% leased by tenants including Salsa Street Restaurant, Rosati's Pizza, Hair Cuttery, Sunshine Nails, Kyuki Do Martial Arts, Elsie's Gaming, Advanced Auto Parts, Total Fitness and Dunkin' Donuts. The center is strategically located on Route 72, just east of Randall Rd. Route 72 is an important east-west retail & transportation corridor. Area retailers include Jewel/Osco, Walgreen's, Dunkin Donuts, and Advanced Auto.

The site benefits from excellent visibility along Route 72., which sees over 30,400 vehicles per day. In addition, 3 access points, and the center's position between 2 traffic-signalized intersections provides traffic gaps for very easy ingress and egress. The subject property benefits from a day time population of 74,244 people and an average household income of \$89,898 within a 3 mile radius.

HIGHLIGHTS

- 100% leased
- Just west of Route 31 retail corridor and across from Spring Hill Mall
- Zoned B2-Business
- Day time population in 3 mile radius is 74,244
- Average household income in 1 mile radius is \$89,898
- PIN #s 03-21-452-061, 060

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ADDITIONAL PHOTOS

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PROPERTY OVERVIEW

RealtyMetrix
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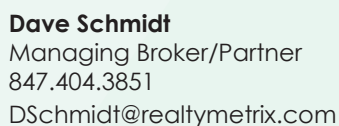
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Commercial



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CONFIDENTIALITY AGREEMENT AND DISCLAIMER

Acceptance hereof is acknowledgment that this is a Confidential Offering Presentation prepared solely for the use of prospective investors in determining their intention with respect to the acquisition of the above referenced property.

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Realty Metrix Commercial reserves the right to request the return of the Presentation and Offering Material at any time. Realty Metrix Commercial has been retained by Owner as the Exclusive Sales Agent and will, as such, act in a fiduciary manner on behalf of the Owner.

AGREED TO AND ACCEPTED

This ___th day of _____, 20__.

Signature: _____

Name (please print): _____

Company: _____

Title: _____

Return signed document to: Dave Schmidt at Realty Metrix Commercial
Address: 2390 Esplanade Dr. Algonquin, IL 60102