



PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Ground Lease, NNN	YEAR BUILT:	1996
BUILDING SIZE:	Two story 4,514 SF, 4 bay	CAP RATE:	7.27 %
PRICE:	\$330,000	NOI:	\$24,000
PARCEL SIZE:	23,958 SF	REAL ESTATE TAXES:	\$22,141.40 (2016)
ZONED:	B2 - Local Business	PIN:	01-24-202-074
PARKING STALLS:	9 Plus 4 on adjacent parcel		

Jiffy Lube is located off busy Army Trail Road, just west of County Farm Road in Hanover Park, DuPage County, IL. The building was constructed in 1996. Subsequently, the original lease was assigned in October 1996 to the current operator, Driven Service Professionals, Inc. - a seven store Jiffy Lube operator. Adjacent tenants include Walgreen's, Taco Bell, Firestone, Neehee's Restaurant and Express Medical Clinic.

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

Presented By:

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Realty Metrix Commercial

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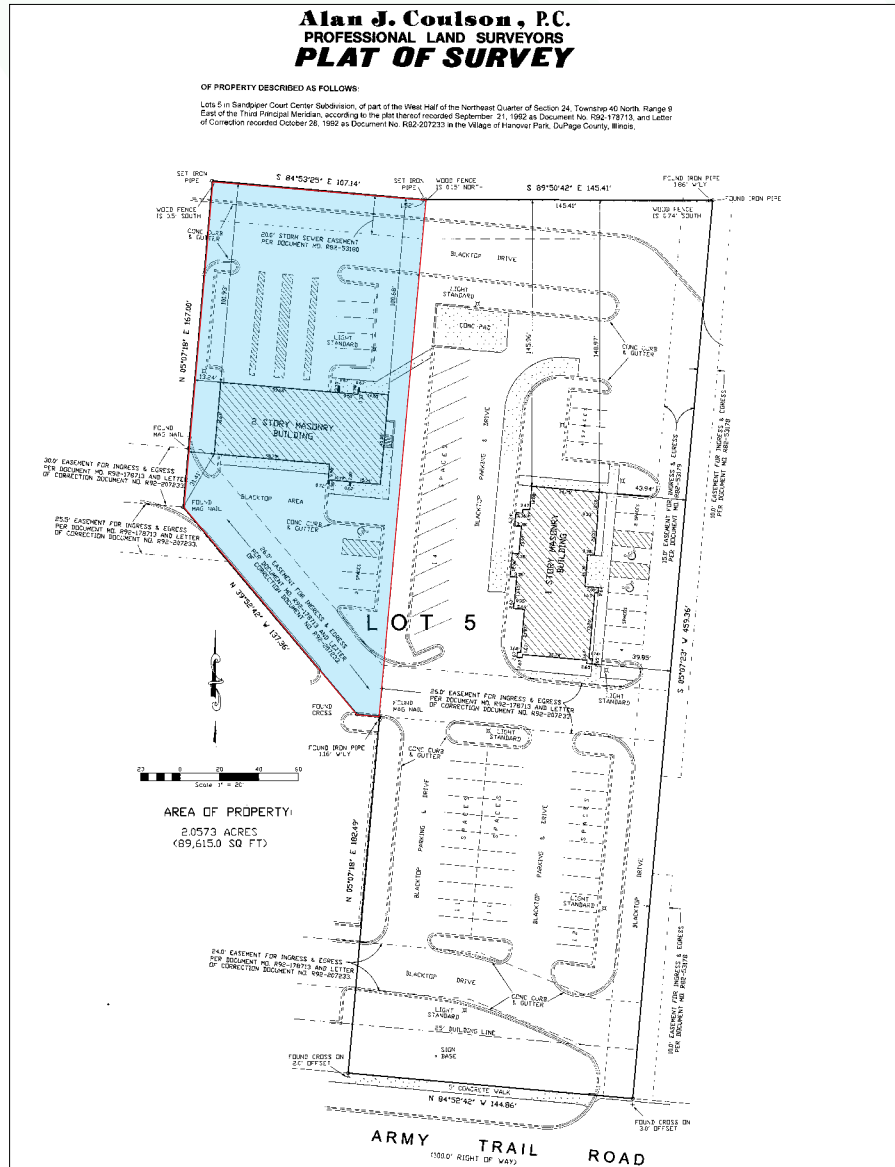
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Investment Offering

Jiffy Lube Ground Lease

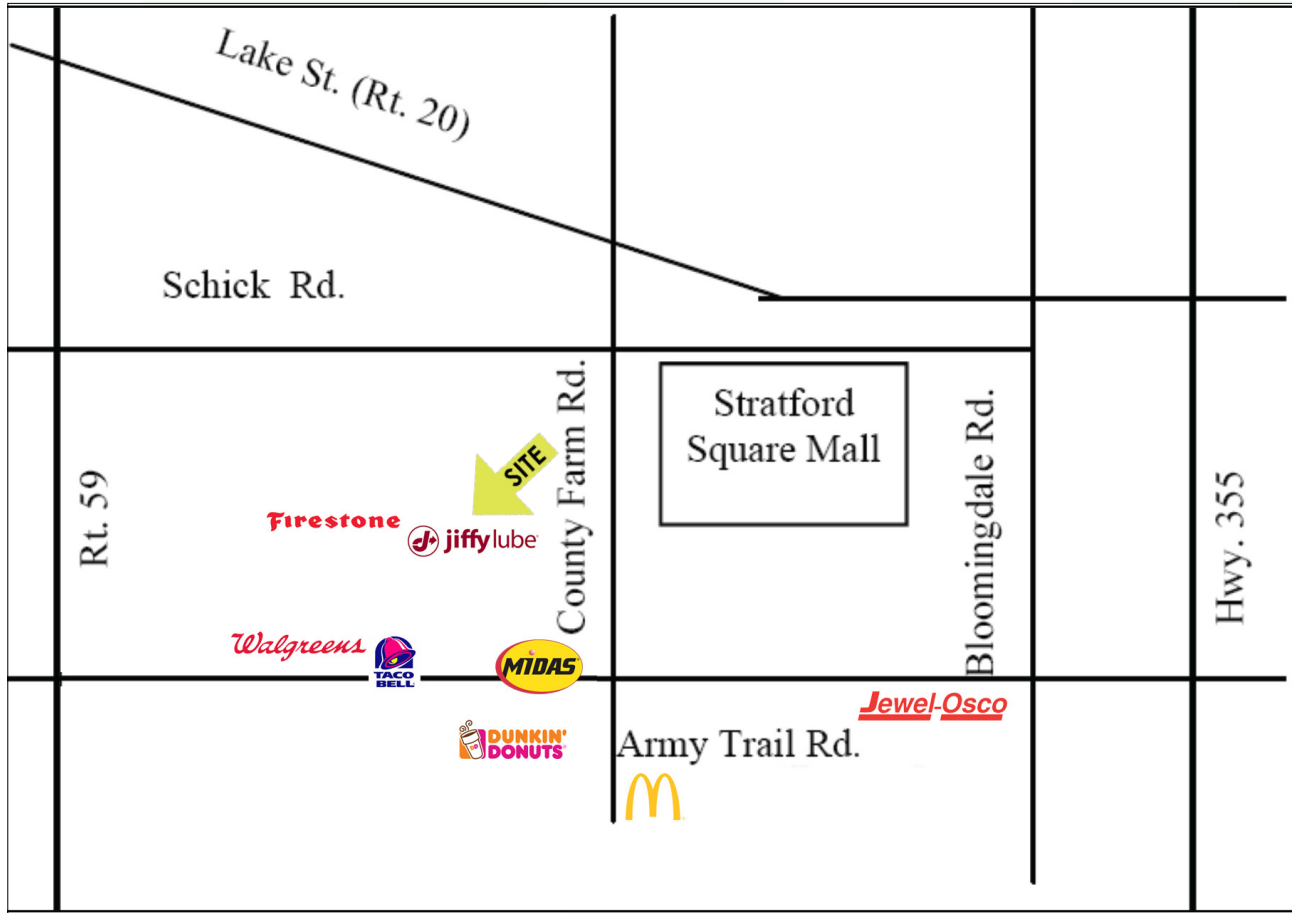
1860 Army Trail Rd. • Hanover Park, IL 60133



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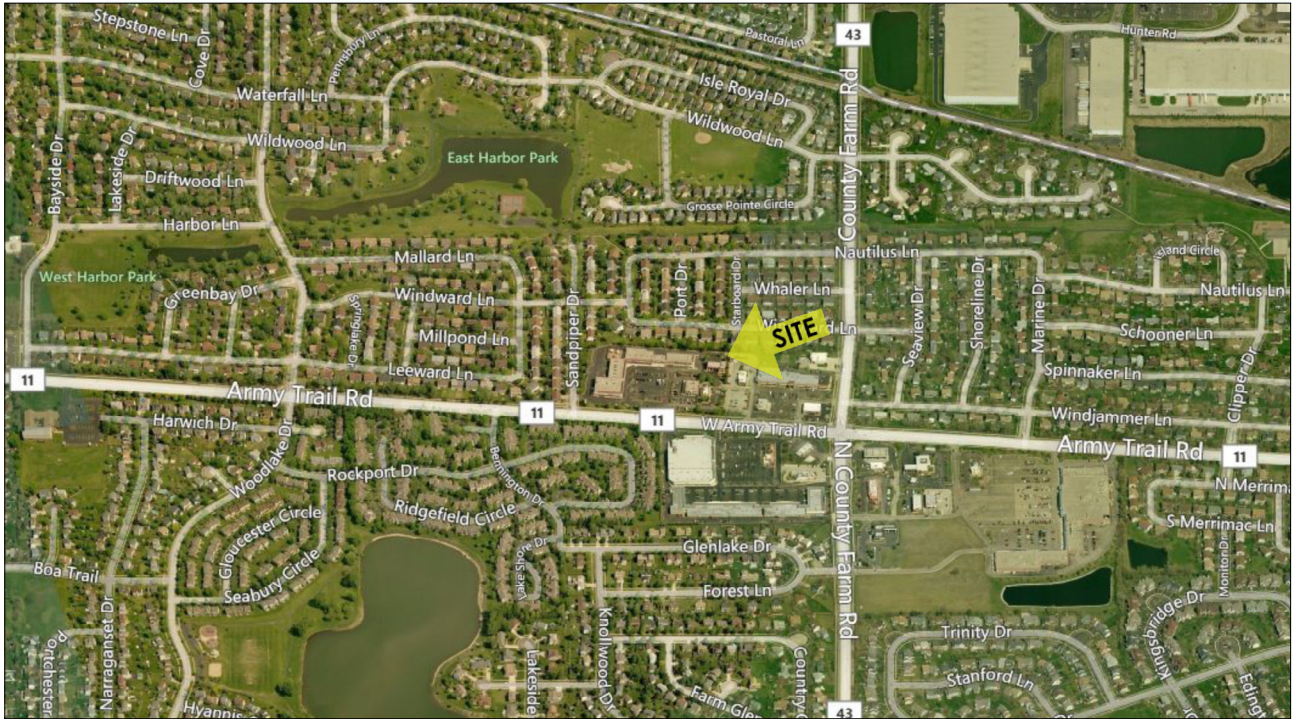


DEMOGRAPHICS	1 mile	3 miles	5 miles
Avg. Household Income	\$100,135	\$99,153	\$93,297
Population	16,940	80,042	232,368
TRAFFIC COUNTS: 27,600 cars per day			

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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

Phone: 847-404-3851 **Fax:** 815-572-8759 **Email:** dschmidt@realtymetrix.com