



## PROPERTY SPECIFICATIONS

<b>PROPERTY TYPE:</b>	Community Center	<b>OCCUPANCY:</b>	56.81%
<b>BUILDING SIZE:</b>	30,050 SF	<b>LAND SIZE:</b>	3.93 Acres + 1.83 Acres Detention Area
<b>PRICE:</b>	\$4,649,000	<b>NOI:</b>	\$260,230
<b>PRICE PER SF:</b>	\$155	<b>CAP RATE:</b>	5.6
<b>REAL ESTATE TAXES:</b>	\$106,060 (2018)	<b>TOTAL TENANTS:</b>	8
<b>PIN:</b>	19-101-013-0000	<b>YEAR BUILT:</b>	2004

Lockport Center is located at W 159th st and Farrell Rds., at a growing retail thoroughfare, just over half mile from the Interstate 355 interchange (76,450 VPD). Tenants include Hair Cuttery, Farrell Dental, the UPS Store and Aurelio Pizza. Area retailers include Panera, Walmart, Walgreens, McDonalds, Arbys and Marcus Theaters. Traffic counts are 18,817 VPD. 3-mile population is 33,226 and average household income is \$100,274.

*Please fill out the attached confidentiality agreement for more information.*

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer or sub-agency is being made.*

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Suite 201  
Algonquin, IL 60102





# Lockport Shopping Center AERIAL MAP

RealtyMetrix  
Commercial



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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: \_\_\_\_\_