

**Dunbar Property Group**

40 Teubes Road, Kommetjie, Cape Town, South Africa

0027 21 783 5833

[info@dunbar.co.za](mailto:info@dunbar.co.za)

Property title	<b>USA Retail Property for Sale 002</b>
Category	Sold
Agent	Garth Wilson
Status	SOLD
Is Feature	No
Price	<b>\$ 1 678 430</b>

**Other information**

Address	, Chicago Illinois, United States
Region	
<b>Description</b>	<p>Brand New Advance Auto Parts property located in a dense urban-infill location in Chicago, Illinois, approximately 11 miles from the Downtown Chicago Business Loop. Advance Auto Parts is operating under a new NNN lease with a fifteen (15) year base lease term and three (3) five (5) year renewal options with rental increases in each option. The property is currently under construction with an approximate rent commencement date in February 2013.</p> <p><b>INVESTMENT HIGHLIGHTS</b> Brand new 2012 construction, featuring latest Advance Auto prototype design New Fifteen (15) year base lease term, with rent commencement February 2013 Rare, dense Urban Infill Chicago location - 11 Miles from the Downtown Chicago Business Loop Investment Grade Tenant - Advance Auto Parts rated BBB- / Stable by Standard &amp; Poor's High Traffic Counts - 55,000 vehicles per day passing by the site Excellent Demographics - Boasting a population in excess of 278,000 people within 3 miles and in excess of 756,000 within 5 miles. Average household income in excess of \$48,000 within 3 miles and in excess of \$51,000 within 5 miles</p> <p><b>Location Description</b> Chicago is the largest city in the state of Illinois and the third most populous city in the U.S. The city has approximately 2.7 million residents. Its metropolitan area, sometimes called Chicagoland, is the third-largest in the U.S., after New York City and Los Angeles, with an estimated 9.8 million people. Chicago is the county seat of Cook County, though a small portion of the city limits also extend into DuPage County.</p>

**Summary**

Sub-Type


Stand-Alone Auto Retail

GLA	6 895 sqft
Land Size	0.42 Acres
Yield	6.75%
NOI	\$ 113 294

**Property Photos:**



**Agent:**

	
Name	<b>Garth Wilson</b>
Phone	+27 21 783 5833
Mobile	+27 82 576 1995
Skype	garth-wilson