

CERMAK OFFICE CENTER

10540 Cermak , Westchester, IL 60154



OFFERING SUMMARY

| | |
|-------------------------|-----------------|
| SALE PRICE: | \$549,000 |
| NUMBER OF UNITS: | 3 |
| LOT SIZE: | 0.3 Acres |
| BUILDING SIZE: | 5,400 |
| MARKET: | Chicago |
| SUBMARKET: | Western Suburbs |
| PRICE / SF: | \$110.19 |

PROPERTY OVERVIEW

PRICE REDUCED!!! This property is just west of Mannheim Road in Westchester. It is a two story building with 2,700 SF on each floor. Currently there is a dentist, podiatrist and an accountant as tenants. This could be a good play for an owner user or as an investment property.

PROPERTY HIGHLIGHTS

- Great exposure
- Off Street Parking
- Near I-290
- Near the corner of Cermak and Mannheim Road
- High Traffic Count - 28,000 VPD

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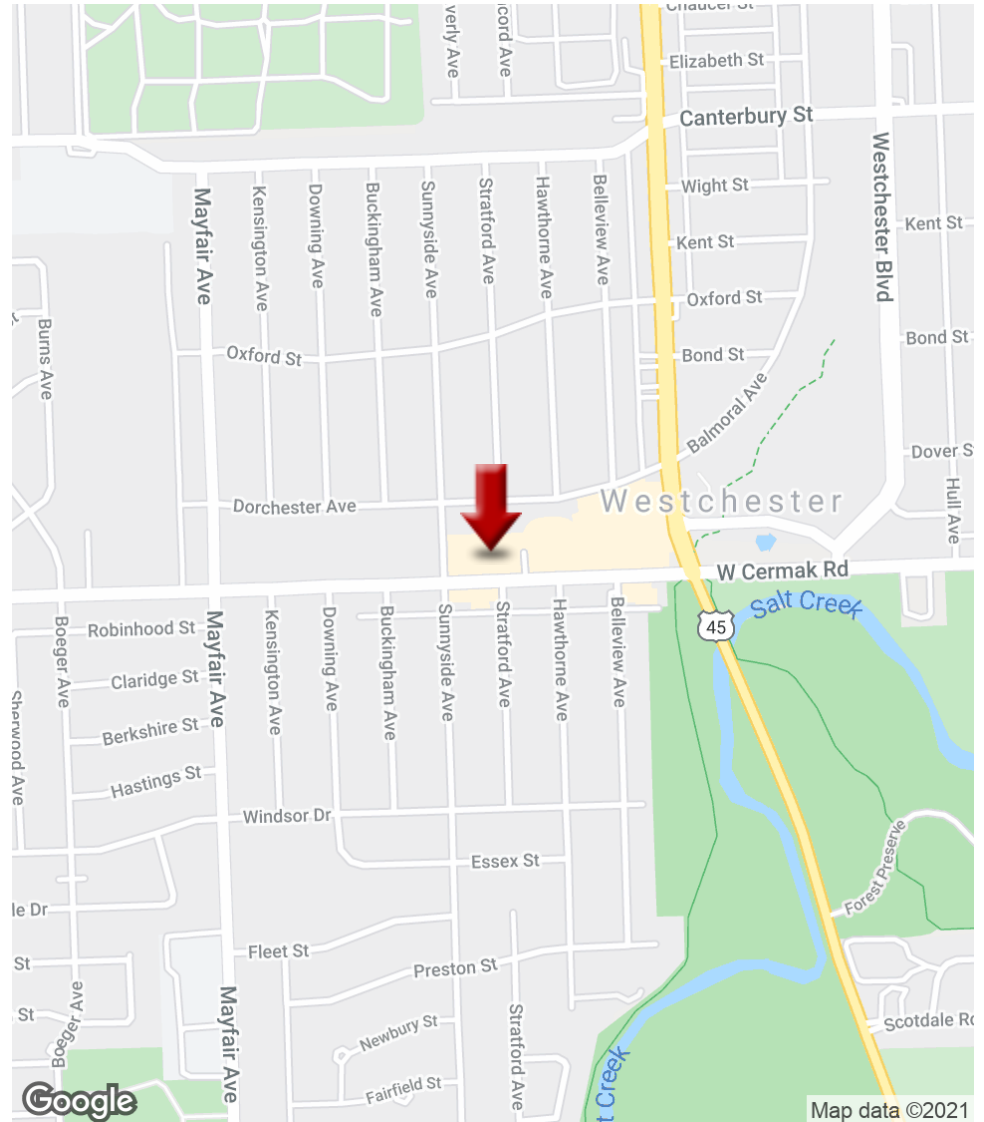
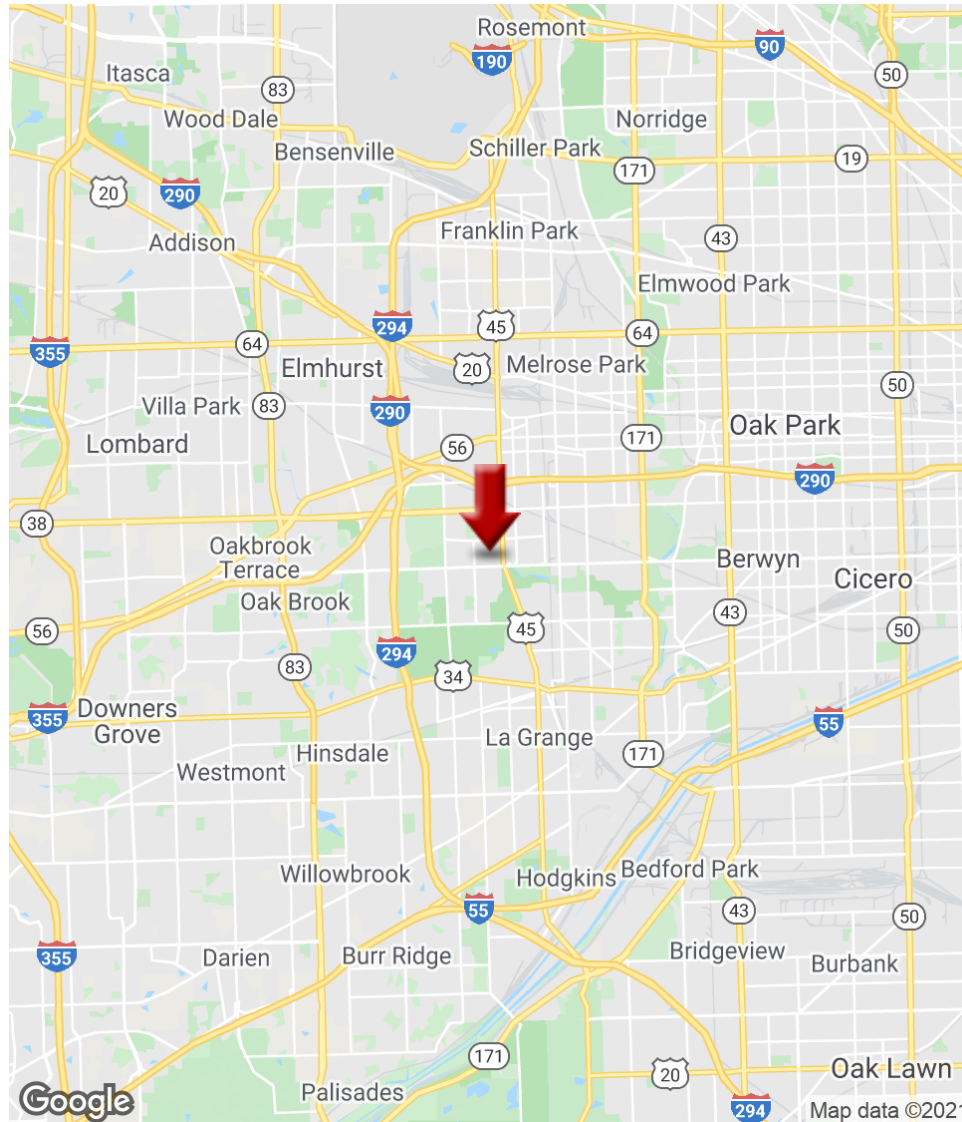
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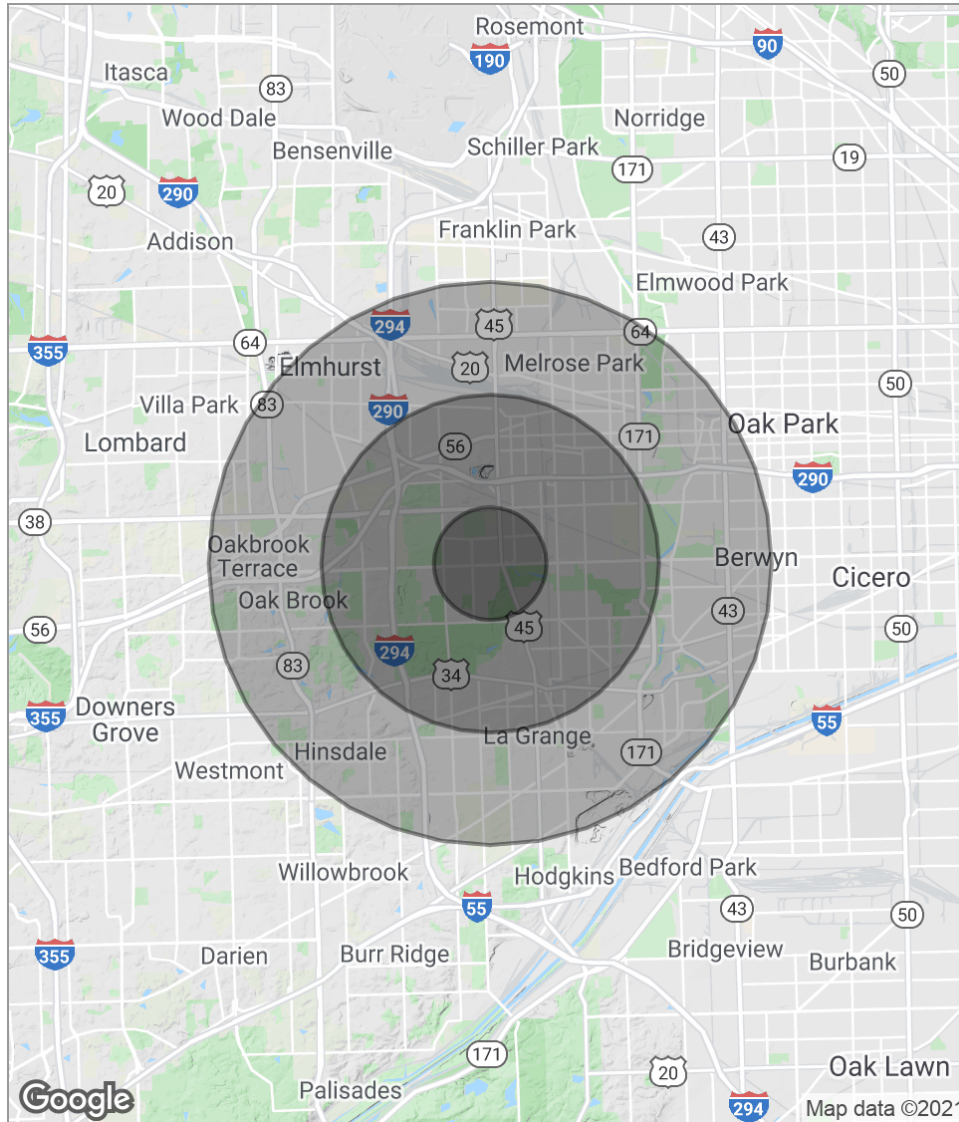
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population | 11,186 | 121,935 | 329,870 |
| Median Age | 46.9 | 40.2 | 38.5 |
| Median Age (Male) | 43.0 | 38.0 | 37.0 |
| Median Age (Female) | 49.3 | 41.4 | 39.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,540 | 44,129 | 116,005 |
| # Of Persons Per HH | 2.5 | 2.8 | 2.8 |
| Average HH Income | \$74,286 | \$85,215 | \$93,425 |
| Average House Value | \$286,359 | \$348,188 | \$395,535 |

* Demographic data derived from 2010 US Census

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