

89,233 SF COUNTYLINE SQUARE

74 - 326 Burr Ridge Pkwy., Burr Ridge, IL 60527

CRER



Broker Information



Sean Mason
Broker

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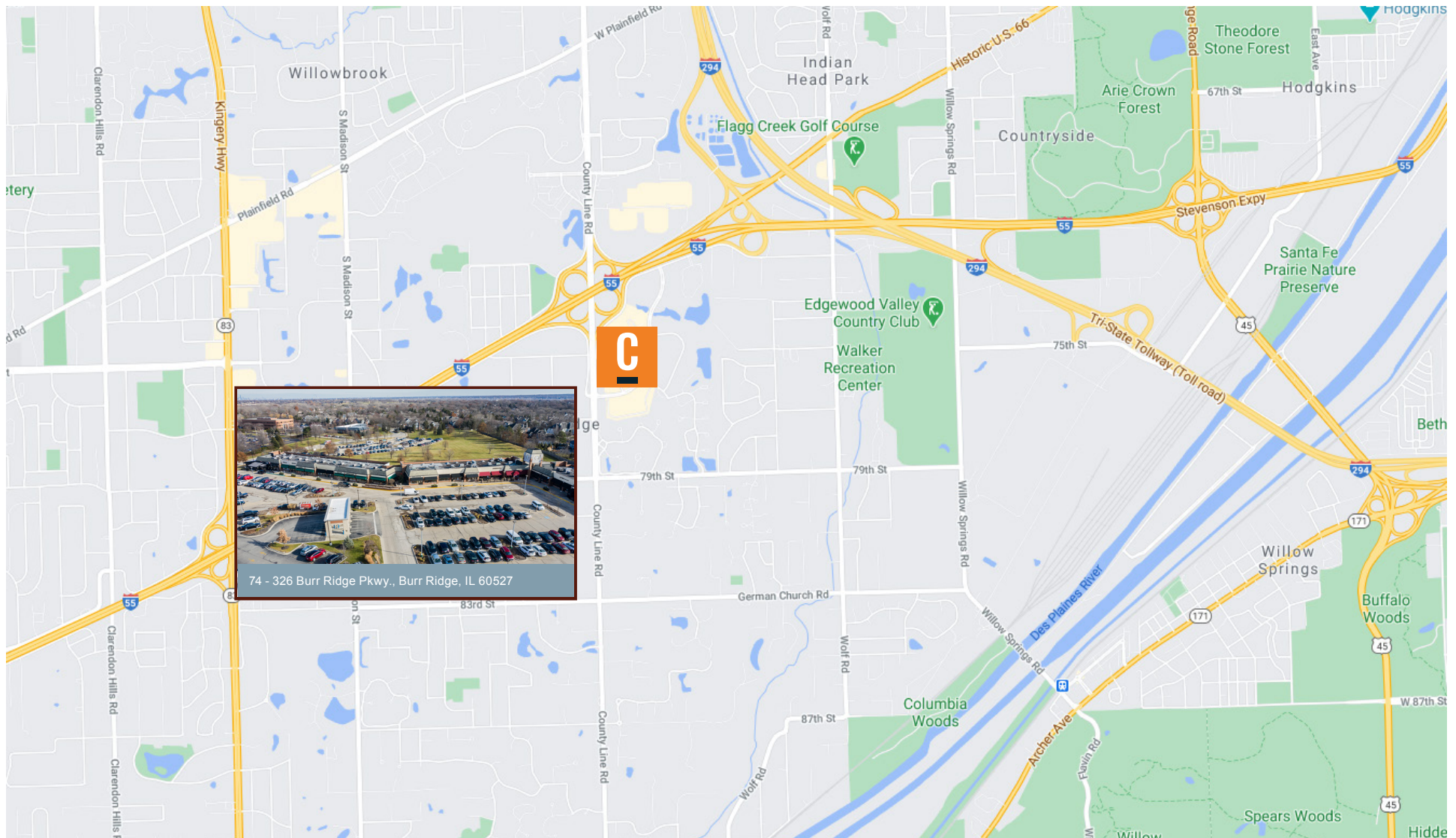


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PROPERTY LOCATION



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PROPERTY HIGHLIGHTS

Asking Price
\$22,000,000

NOI
\$1,446,000

Cap
6.6%

Parking
452 free surface spaces

Traffic Count
22,000 VPD

Listing ID
1497



PROPERTY DESCRIPTION

CRER is pleased to present a triple net retail investment opportunity in the affluent and growing Chicago suburb of Burr Ridge.

County Line Square is a grocery-anchored neighborhood shopping center in a highly visible and irreplaceable location. The 89,233 SF property provides qualified investors with the opportunity to acquire a stable income stream while offering various value enhancement possibilities via professional management, cosmetic updates and re-tenenting.

The masonry constructed building was built in 1996 and features great signage opportunities, heavy foot traffic from local institutions Brookhaven and Capri Ristorante and a great location two minutes from the I-55/I-294 interchange. Median household income within one mile is \$150,825.

Due diligence materials available to registered and qualified buyers.

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PROPERTY PHOTOS



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RETAIL MAP



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The logo for Chicago Real Estate Resources, Inc. (CRER) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, centered within a solid orange square.

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LISTING BROKER INFORMATION



SEAN MASON
COMMERCIAL BROKER

Sean comes to CRER after 15 years working in capital markets, including five as a partner in a global commodities trading firm, where he devised and executed proprietary trading strategies based on global macroeconomic analysis of commodity, debt, and currency markets.

He will use this deep understanding of financial analysis, risk management principles and sales experience to assist clients interested in expanding and diversifying their investment property portfolios.

CONTACT

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