

11,659 SF THE PLAZA AT CHICAGO RIDGE

9915 Ridgeland Ave., Chicago Ridge, IL 60453

CRER



Broker Information



Sean Mason
Broker

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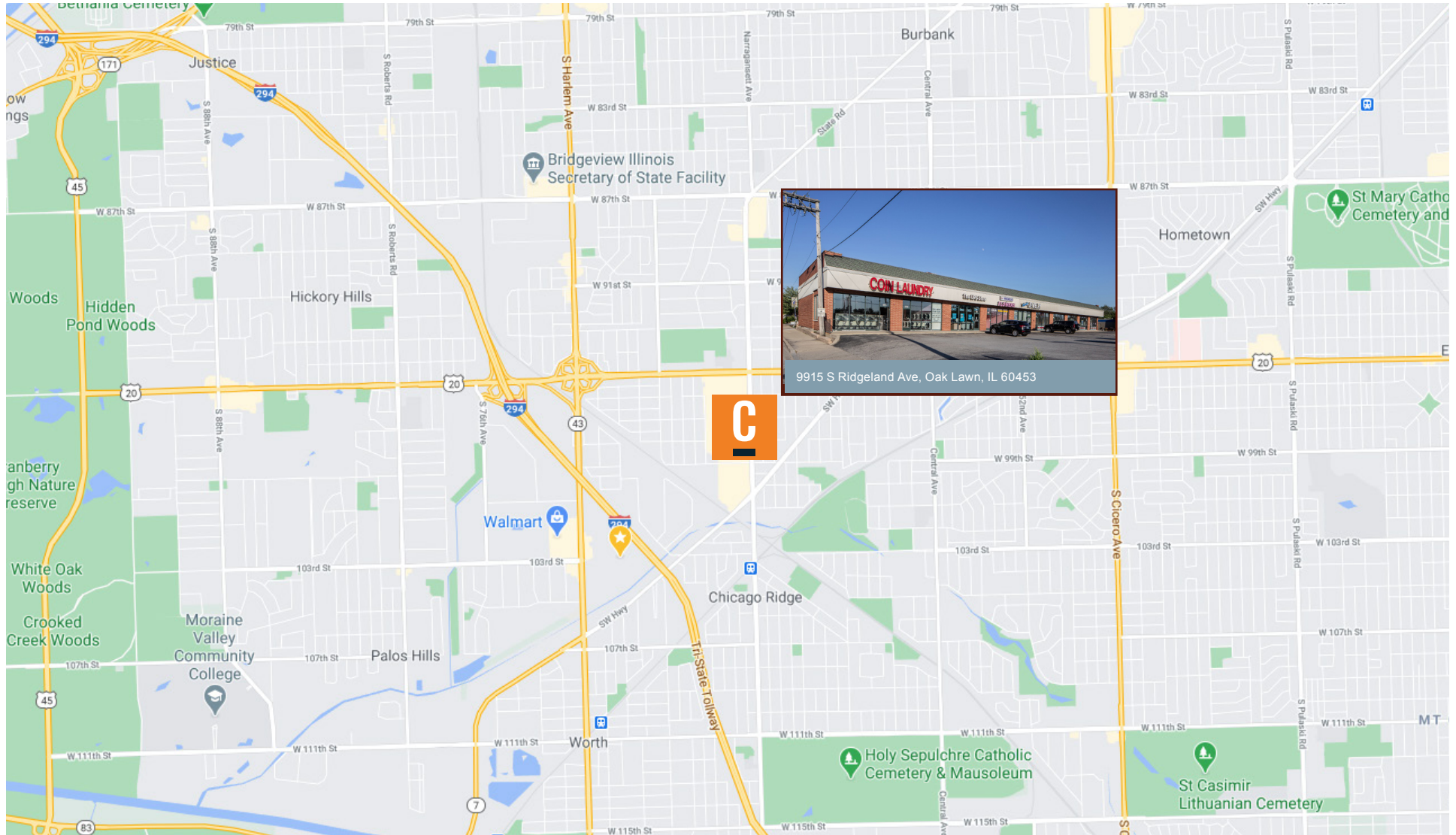
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PROPERTY LOCATION



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PROPERTY HIGHLIGHTS

Asking Price
\$3,400,000

NOI
\$272,000

Cap
8.0%

Parking
108 free surface spaces

Traffic Count
38,000 VPD

Listing ID
1347



PROPERTY DESCRIPTION

CRER is pleased to present a triple net retail investment opportunity.

The 11,659 SF property is fully leased and presents investors with the opportunity to acquire a stable income stream. Included in this offering are two adjacent parcels –a freestanding restaurant at 9940 Southwest Highway and a freestanding auto service center at 6339 99th Place.

The plaza is well located on the east side of Ridgeland Ave across from The Commons of Chicago Ridge and Chicago Ridge Mall, allowing it to benefit from the strong regional draw of numerous anchor tenants. Median household income within two miles is \$59,522.

Due diligence materials available upon request.

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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 an orange square with the letters "CRER" in white, bold, sans-serif font.

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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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