

EXCLUSIVELY OFFERED
FOR SALE AT \$2,900,000

100-110

S. EMERSON
MT. PROSPECT | IL

MULTI-TENANT FIRST FLOOR
RETAIL OPPORTUNITY



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EXCLUSIVE OFFERING MEMORANDUM

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01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The subject property, located at 100–110 S. Emerson Street in the heart of Downtown Mount Prospect, Illinois, presents an exceptional opportunity to acquire a well-located, income-producing retail investment within one of Chicago's most active suburban downtown districts. Positioned just steps from the Mount Prospect Metra Station and surrounded by an expanding mix of restaurants, retail, residential developments, and community amenities, the property benefits from strong pedestrian activity and excellent regional accessibility. Its premier downtown location provides a durable foundation for long-term tenant demand and investment performance.

Downtown Mount Prospect has experienced significant public and private investment over the past decade, transforming the area into a vibrant mixed-use destination while attracting hundreds of new residential units, enhanced retail offerings, and substantial infrastructure improvements. Village leadership continues to prioritize downtown redevelopment, reinforcing the long-term vitality of the district and creating a favorable environment for existing commercial assets. These ongoing investments strengthen the property's position within a market characterized by limited availability of quality downtown retail opportunities.

This offering presents the opportunity to acquire a stabilized investment property with the potential for future income growth through lease rollover and market rent adjustments. Combining dependable in-place cash flow with an irreplaceable downtown location, 100–110 S. Emerson Street offers investors the opportunity to own a premier retail asset positioned to benefit from the continued evolution and long-term success of Downtown Mount Prospect.



02

INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

STABLE IN-PLACE INCOME

This property offers a diversified tenant base with a strong in-place net income. Stabilized at a below-market vacancy rate, rental income will benefit from annual increases moving forward.

With a flexible property management arrangement, a new owner will have total control and freedom to manage expenses and operations.

Benefit from an ideal Downtown Mt Prospect with ample parking.



100 - 110 S EMERSON | MT PROSPECT IL



**100 - 110 S EMERSON
MT PROSPECT, IL 60056**



14,000 SQUARE FEET OF RETAIL



FIRST FLOOR RETAIL CONDO



DOWNTOWN MT. PROSPECT



\$216,500 IN-PLACE NOI



7.46% CAP RATE

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PROPERTY OVERVIEW



PROPERTY OVERVIEW

HIGHLIGHTS

PROPERTY ADDRESS	100 - 110 S Emerson - Mt. Prospect IL
SQUARE FEET	14,000 square feet
LOT SIZE	First Floor Condo
PARCEL NUMBER	08-12-108-045-0000
ASKING PRICE	\$2,900,000
PRICE PER SQUARE FOOT	\$207.15
CURRENT NOI	\$216,500



100 - 110 S EMERSON | MT PROSPECT IL

TENANT MIX

Current tenant mix is a combination of professional and medical services and hospitality.

Canta Napoli Ristorante
Khepri Kitchen and Coffee
Gem Nails and Spa
VIG Dental
360 Immediate Care
Talha Jewelry and Decor
Bubble Tea

04

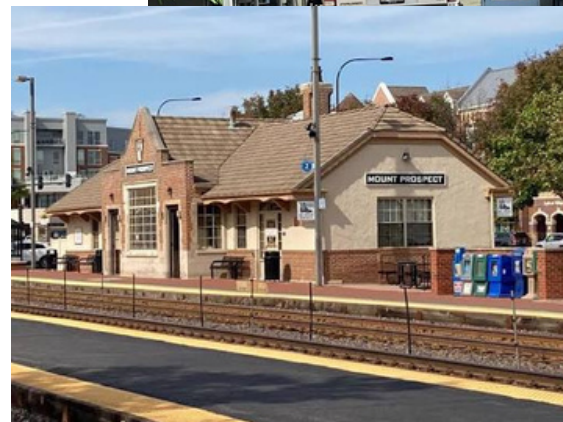
LOCATION OVERVIEW



LOCATION OVERVIEW

MT PROSPECT, ILLINOIS

The property at 100–110 S. Emerson Street is ideally situated in the heart of Downtown Mount Prospect, one of Chicago's premier suburban downtown districts. The location offers exceptional accessibility, just steps from the Mount Prospect Metra Station and with convenient access to Interstate 90, Interstate 294, and Illinois Route 83, providing seamless connectivity throughout the Chicago metropolitan area. Surrounded by an expanding mix of restaurants, boutiques, residential developments, and community amenities, the property benefits from strong pedestrian activity and a vibrant downtown atmosphere. Ongoing public and private investment, combined with Mount Prospect's stable demographics, pro-business environment, and commitment to downtown revitalization, continues to reinforce the area's long-term appeal for retailers, investors, and residents alike.



LOCATION OVERVIEW

NEARBY AMENITIES

- 1 SUBJECT PROPERTY
- 2 Mt. Prospect Library
- 3 Metra Station
- 4 Starbucks
- 5 Chase Bank
- 6 Metra Parking West
- 7 Metra Parking East
- 8 Coco & Maple



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DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,324	134,309	314,089
MEDIAN HH INCOME	\$117,547	\$102,560	\$95,781
MEDIAN PROPERTY VALUE	\$391,779	\$370,840	\$351,312
DAYTIME EMPLOYMENT	5,933	67,359	204,645



\$117,547
MEDIAN HH
INCOME



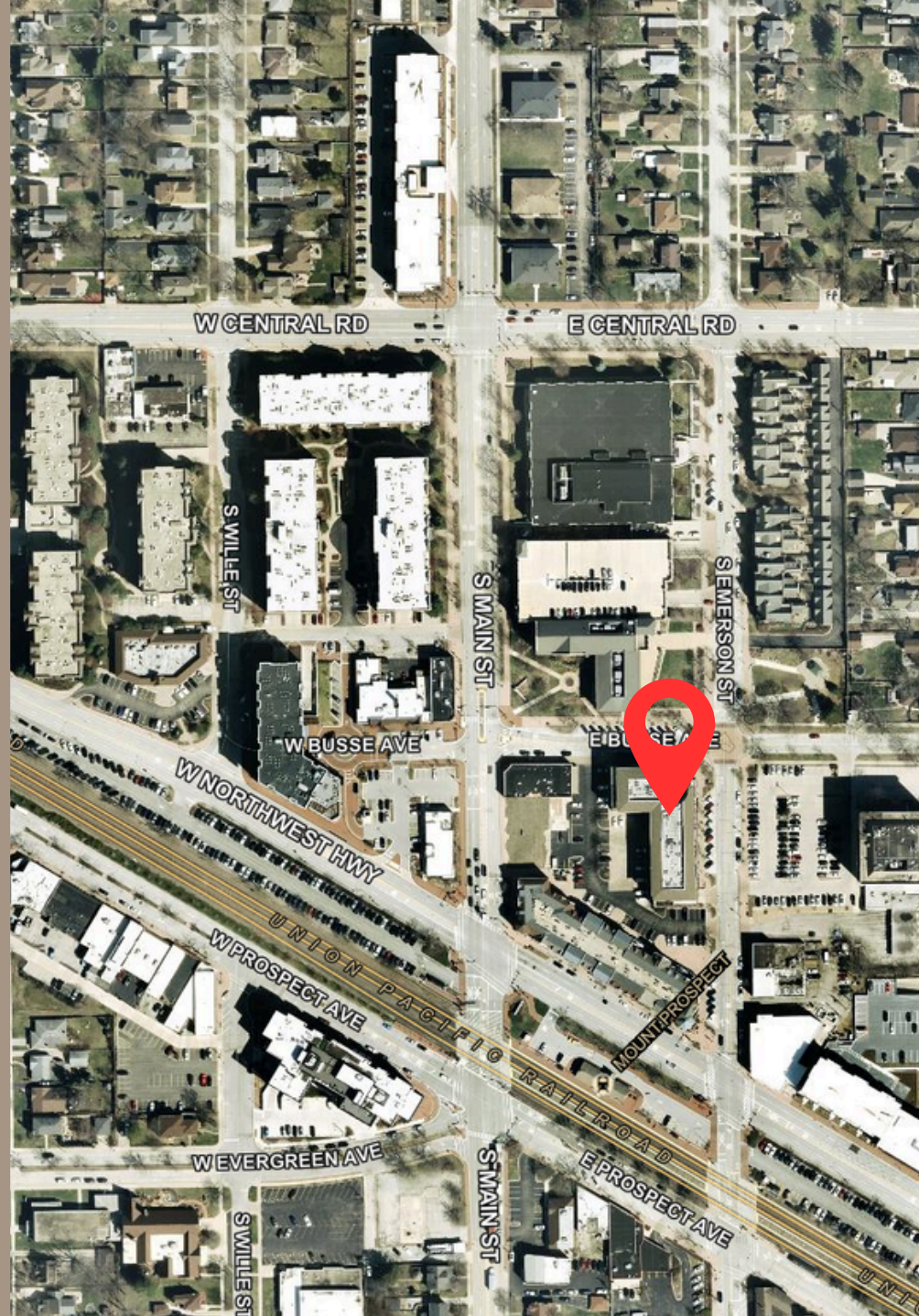
\$391,779
MEDIAN
PROPERTY VALUE



\$14,105
CONSUMER
SPENDING PER
CAPITA



41.1 YEARS
MEDIAN
AGE



06

FINANCIAL OVERVIEW



FINANCIAL OVERVIEW

CURRENT NET INCOME

	CURRENT
Current In-Place Gross Income	\$367,647.00
Current T12 Expenses	\$151,013.90
Current Net Operating Income	\$216,633.10

07

OUR TEAM



OUR TEAM



DONNA BALLENTINE
PRINCIPAL BROKER

Donna has over 20 years of commercial real estate experience, with the last decade of concentration in tenant and landlord representation. She enjoys cultivating relationships with tenants, owners, buyers and is responsible for leasing, listing and selling commercial assets.



JEFF SHILKAITIS
PRINCIPAL BROKER

Jeff has over thirty years of building, development and commercial real estate experience with a diversified project background from tenant representation to industrial ground up entitlement projects. He represents institutional investors financial institutions on corporate real estate matters.



MATTHEW RASCHE
PRINCIPAL BROKER

Matthew utilizes his industry experience and expertise to deliver results to his clients through his strategic approach to complex real estate matters. He has an extensive background in Property Tax and maintains his Certified Illinois Assessing Officer's Designation from the Illinois Property Assessment Institute



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