

14,004 SF COUNTRY AIRE COMMONS

274 S. Weber Rd., Bolingbrook, IL 60493

CRER



Broker Information



Sean Mason
Broker

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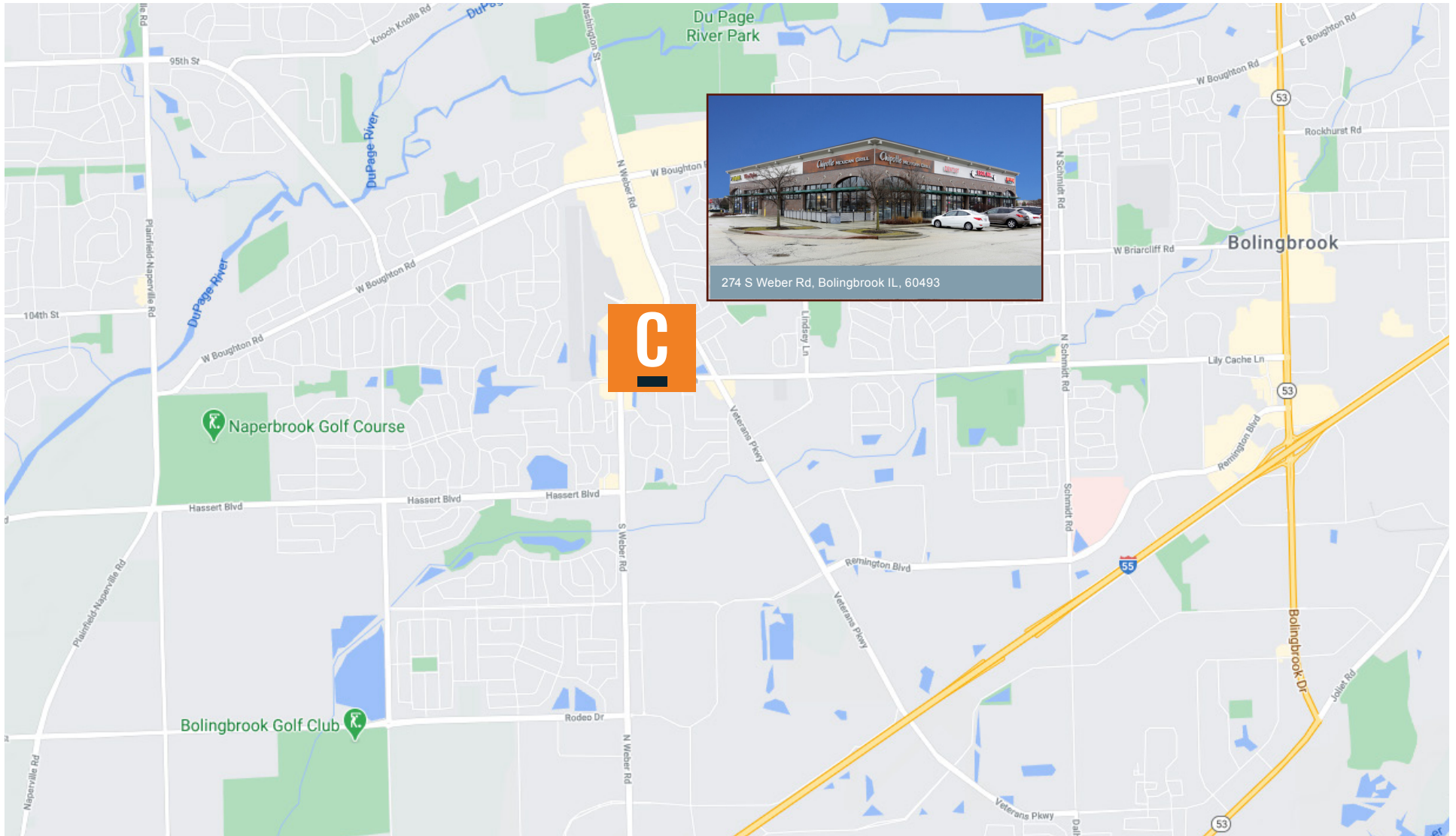
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PROPERTY LOCATION



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PROPERTY HIGHLIGHTS

Asking Price \$5,000,000	NOI \$340,000	Cap 6.8%	Parking 30 free surface spaces	Traffic Count 22,000 VPD	Listing ID 1348	
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PROPERTY DESCRIPTION

CRER is pleased to present a triple net retail investment opportunity with a strong national co-tenancy in the Chicago suburb of Bolingbrook. The 11,400 SF property is anchored by Chipotle and located on heavily trafficked Weber Road.

The property offers great visibility, has been well maintained by current ownership and offers investors the opportunity to acquire a stable income stream. Median household income within two miles is \$112,410.

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 located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a small horizontal white line, all contained within an 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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