

FOR SALE

669-685 GRACELAND AVE

669-685 Graceland Ave Des Plaines, IL 60016



PROPERTY DESCRIPTION

Fantastic Investment Opportunity in Downtown Des Plaines. Available for sale is a stable 6-unit retail asset, with only one remaining vacancy. Located within the Des Plaines Business District, this center offers a very attractive opportunity to a potential tenants with the recent developments in the area and strong surrounding client base. Perfect passive investment for a variety of investors. Don't miss this!!

PROPERTY HIGHLIGHTS

- Des Plaines Business District
- Only 1 remaining vacancy
- Most current leases have 3+ years remaining
- 0.33± AC Lot in Downtown Des Plaines

OFFERING SUMMARY

Sale Price:	\$1,900,000
Units:	6
Building Size:	10,825± SF
Lot Size:	0.33± Acres
Taxes (2024)	\$68,938.33

Mike Velasco

Sr. Commercial Executive

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EXTERIOR PHOTOS

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AERIAL

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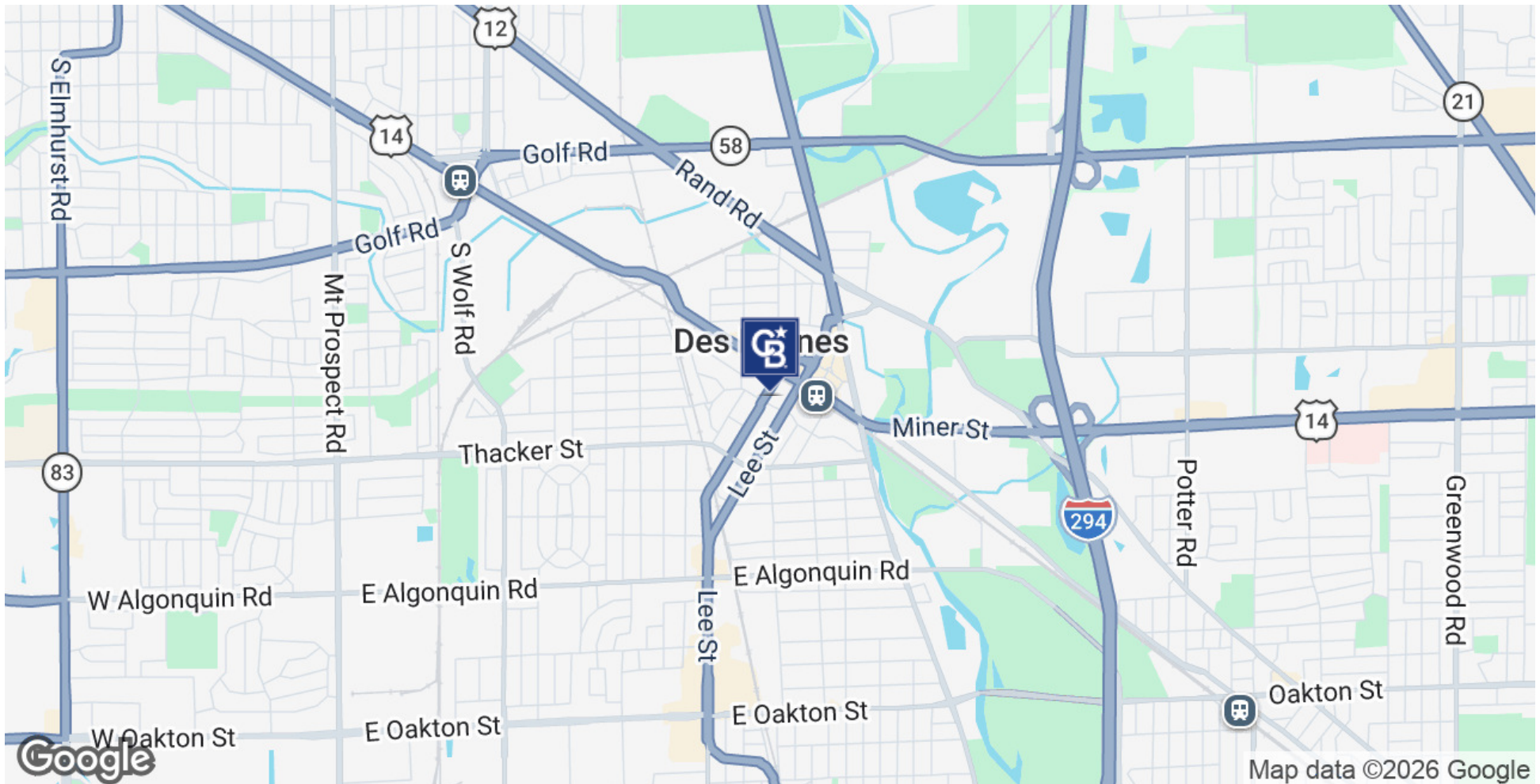


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LOCATION MAP

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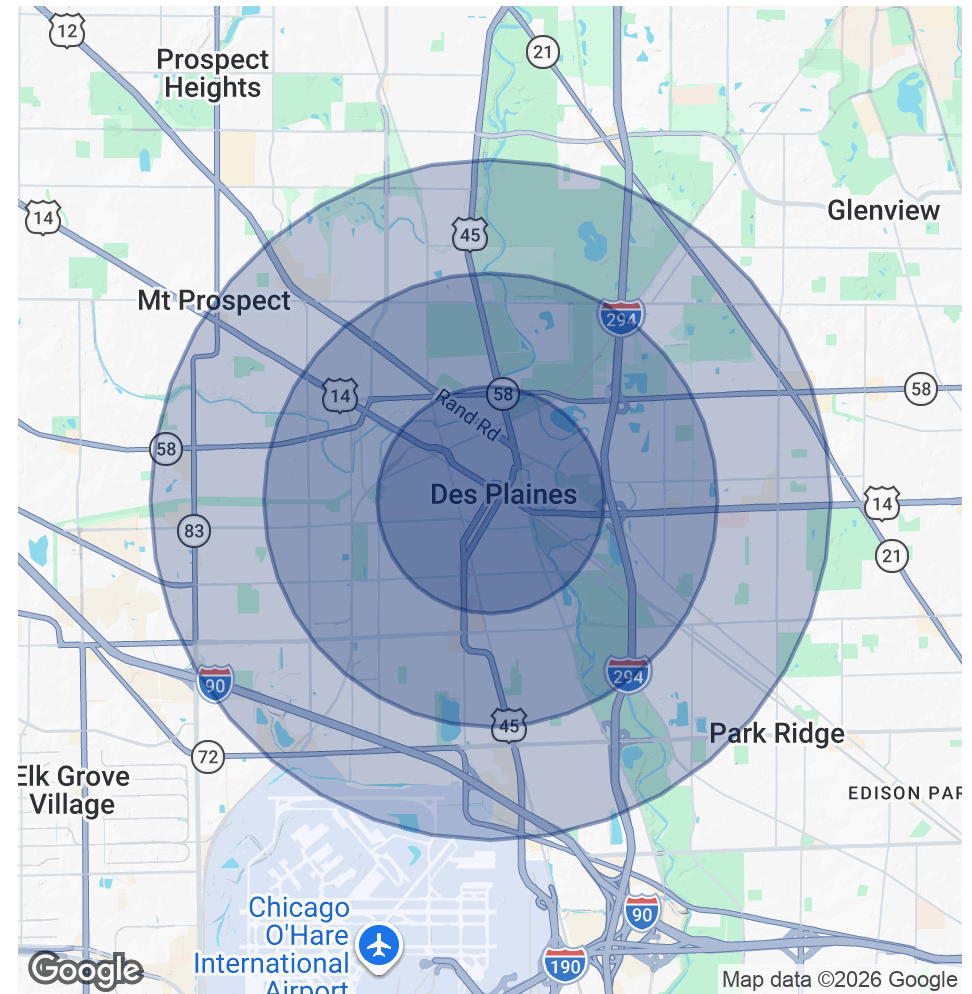
DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,848	57,071	120,192
Average Age	42.1	40.1	40
Average Age (Male)	38.1	37.9	38.1
Average Age (Female)	45.4	41.8	41.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,486	22,549	45,525
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$67,249	\$71,380	\$74,577
Average House Value	\$306,066	\$315,202	\$310,553

2020 American Community Survey (ACS)



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