

OFFERING MEMORANDUM



High-Quality Turn-Key Oak Lawn Medical Building
4861 W 95TH ST, OAK LAWN, IL 60453

\$1,750,000

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Executive Summary

High quality stand-alone medical facility in Oak Lawn. Formerly occupied by DuPage Medical Group/Duly. Property features wood flooring, stylish design, spacious reception area, high ceilings, nurses stations, 11 exam rooms with sinks, lab, doctors offices, bathrooms, electrical/utility rooms & ample additional flex rooms. Enter on 95th or from city owned parking lot in rear.

Location boasts a walk score of 89 (Very Walkable). 2023 Population within 5-miles is 184,171 with an average household income of \$90,636, and a total annual consumer spending of \$4.991 Billion. Approximately 40,000 - 45,000 vehicles pass per day. Property sits on a double lot with 60 feet of frontage on W 95th.

Leased at \$25psf NNN property would achieve an impressive 9.4% cap rate. Average sale price of comparable medical properties is \$368 psf.

Address	4861 W 95th
City	Oak Lawn
County	Cook
PIN	24-09-206-029-024-000
Built	1946
Lot size	6,534
Sqft	6,600 (Approx)
Zoning	C-1 General Business
Frontage	60 ft W 95th
Floors	1
Ceiling Heights	TBD
Loading Docks	No
Parking	City Lot in back
2022 Tax	\$69,765.99



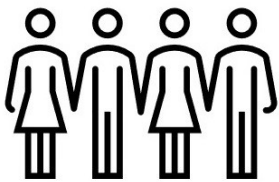
Pictures



Location



Demographics / Market (5 mile radius)



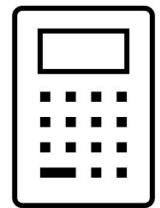
Population
184,171



Avg HH Income
\$90,636



Consumer Spending
\$4.991B



Cap Rate
6.5%



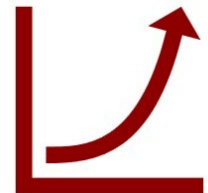
Walk Score
89



Vehicles Per Day
40,948

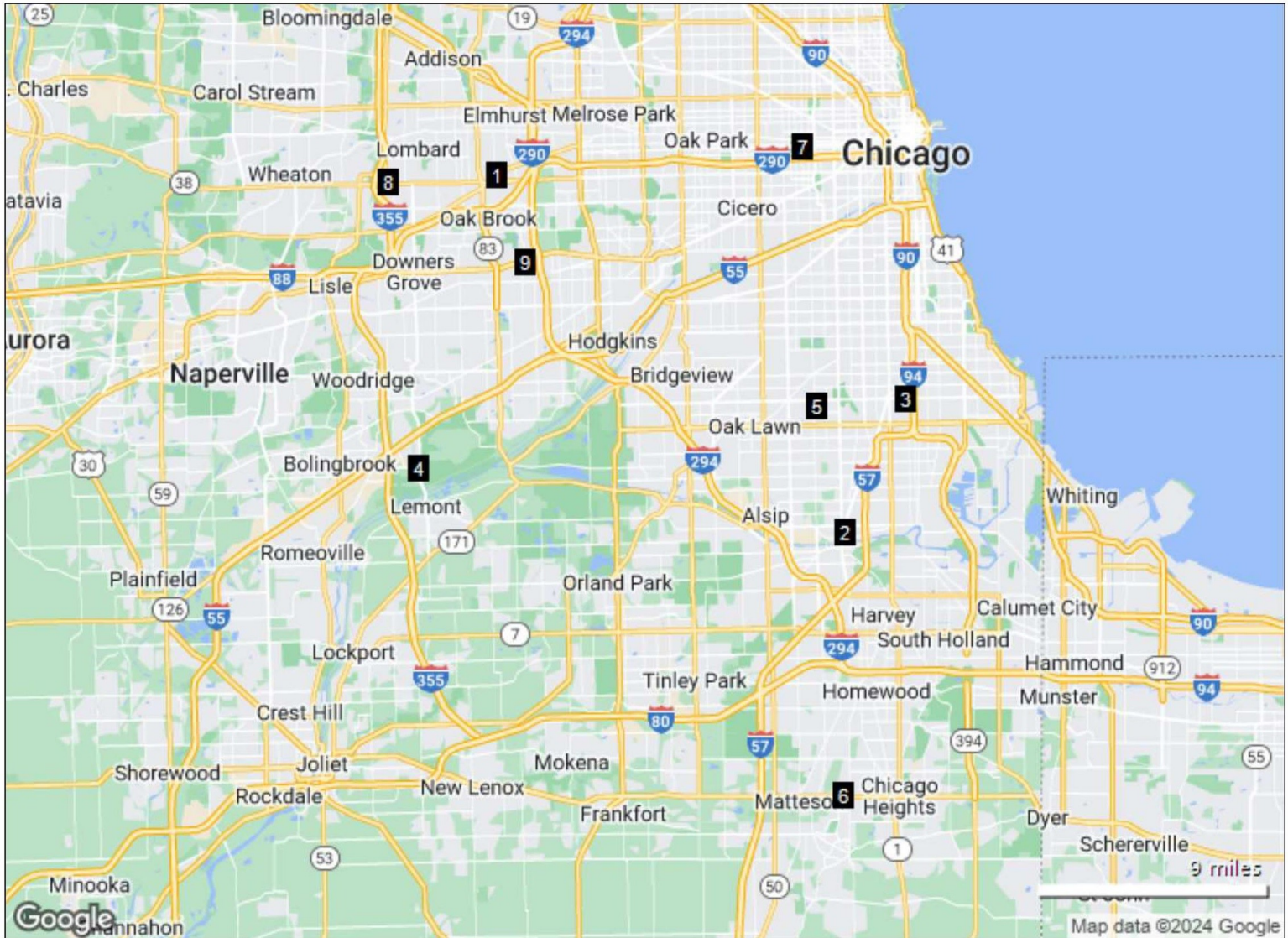


Avg Medical Rent
\$28.41



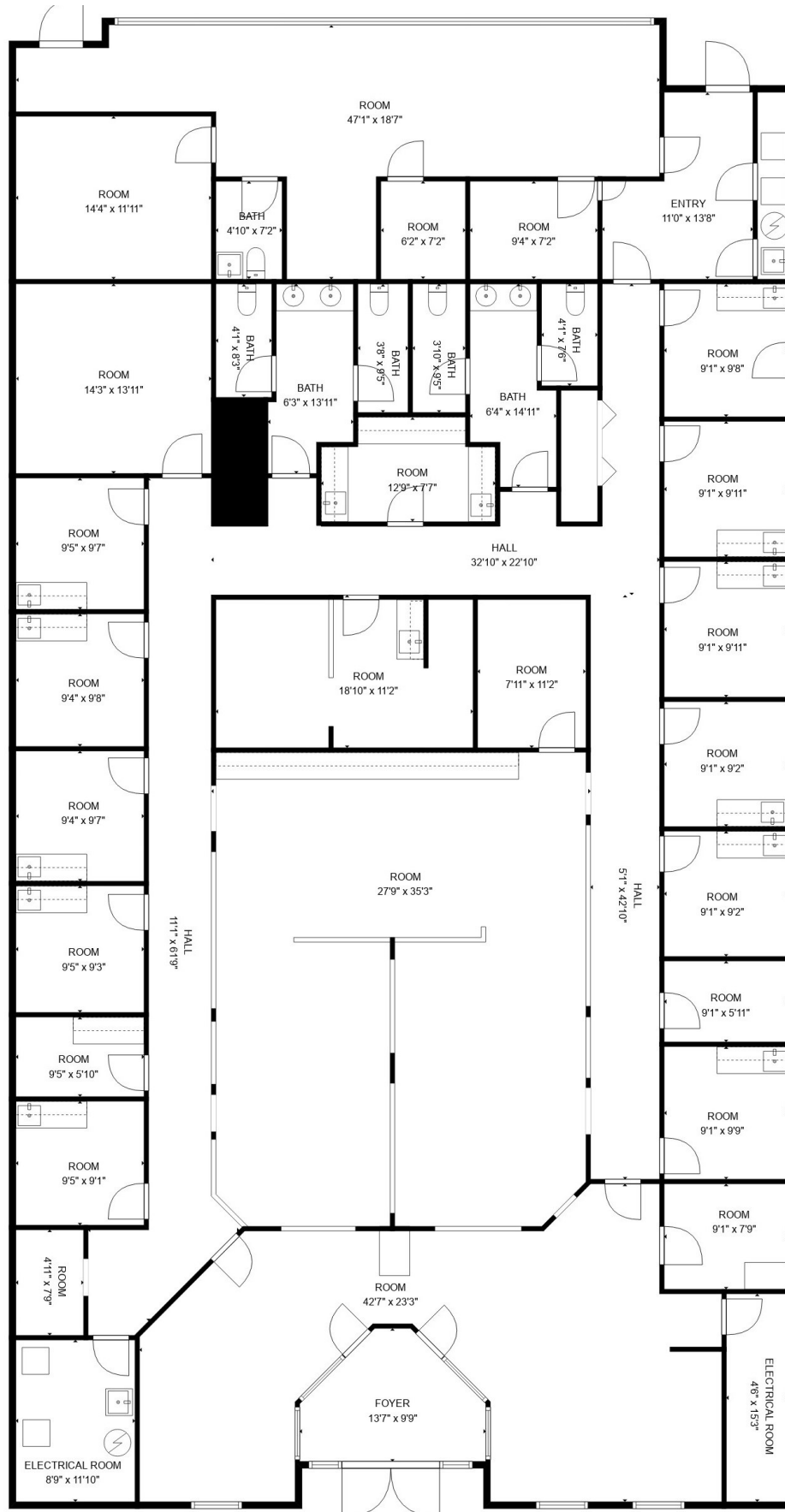
Avg Sales Price PSF
\$368

Sales Comps



	Address	City	Property Info	Sale Info
1	300 Butterfield Rd	Elmhurst	17,541 SF Class B Office/Medical	Sold: \$3,500,000 (\$199.53/SF)
2	2320 High St	Blue Island	17,600 SF Class B Office/Medical	Sold: \$8,134,000 (\$462.16/SF)
3	8710 S Holland Rd	Chicago	7,500 SF Class C Office/Medical	Sold: \$3,176,000 (\$423.47/SF)
4	1051 Internationale Pky	Woodridge	15,000 SF Class B Office/Medical	Sold: \$1,450,000 (\$96.67/SF)
5	8901 S Kedzie Ave	Evergreen Park	17,389 SF Class C Office/Medical	Sold: \$10,766,500 (\$619.16/SF)
6	2609 W Lincoln Hwy	Olympia Fields	11,925 SF Class B Office/Medical	Sold: \$3,750,000 (\$314.47/SF)
7	3433 W Madison St (Part of Portfolio)	Chicago	10,879 SF Class C Office/Medical	Sold: \$6,151,000 (\$565.40/SF)
8	1186 Roosevelt Rd	Glen Ellyn	3,680 SF Class C Office/Medical	Sold: \$1,631,000 (\$443.21/SF)
9	710 N York Rd	Hinsdale	7,179 SF Class C Office/Medical	Sold: \$1,400,000 (\$195.01/SF)

Floor Plans



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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