

## NET LEASE INVESTMENT TEAM PRESENTS:

531-547 S. 8th Street

WEST DUNDEE, IL



### Terms of Sale

**OFFERING PRICE:** \$1,627,779

**CAP RATE:** 9.50%

**OCCUPANCY:** 76.79%

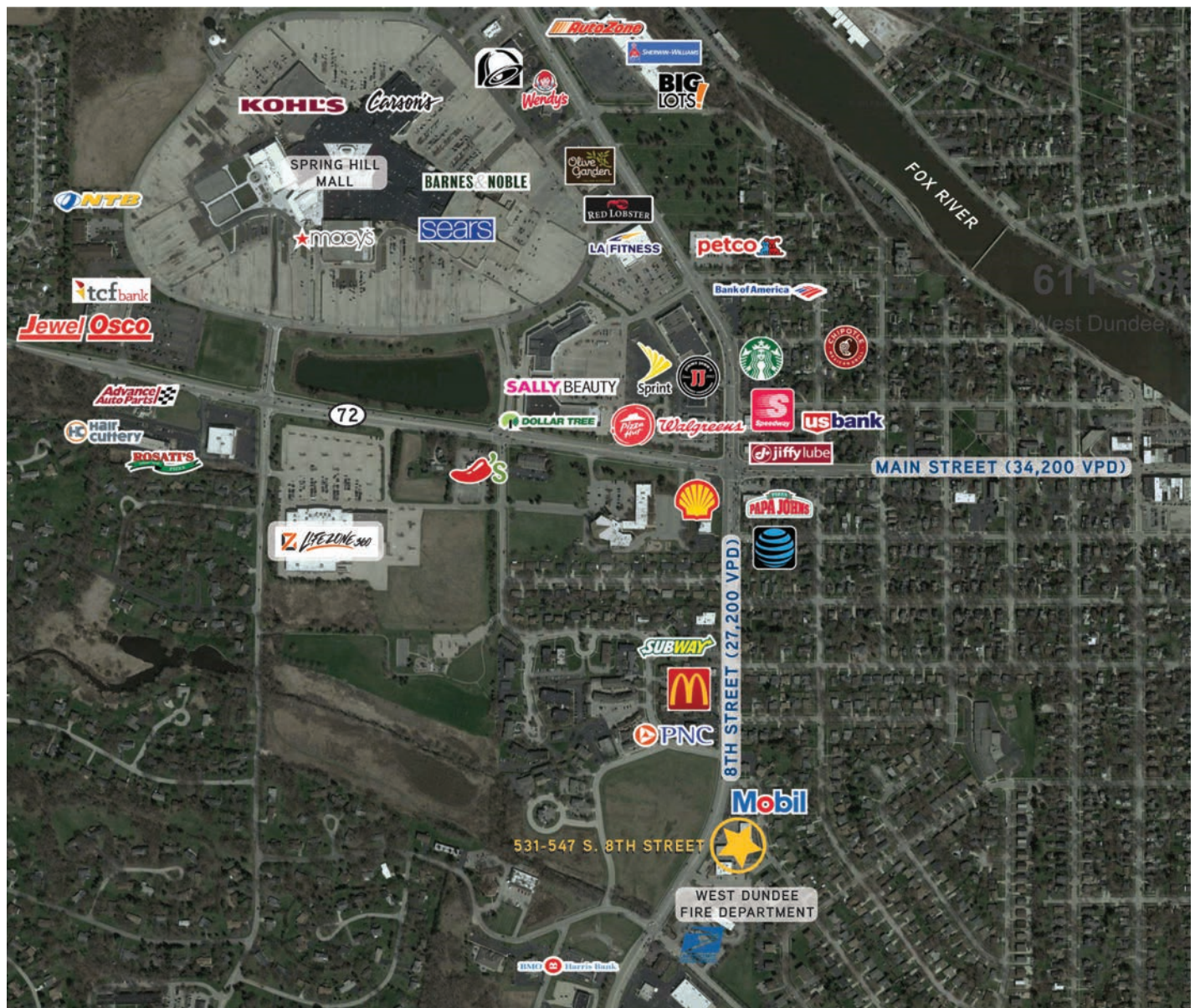
**GLA:** 13,872 SF

- › Ability to add value through leasing up the vacant space
- › Three tenants making up nearly 70% of the center have been at center for 9, 12 & 18 years.
- › Located on 8th Street (27,200 VPD) – Just south of Main Street and the Spring Hill Mall
- › Nearby neighbors include: US Post Office, West Dundee Fire Department, Mobil Gas Station and well-known local favorite, Maxwell's Hot Dogs

### Contact:

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