

For Sale

# Fully Leased CitiBank Building

18,063 SF | \$8,000,000 - 5.7% Cap Rate



## 9009 Ogden Avenue

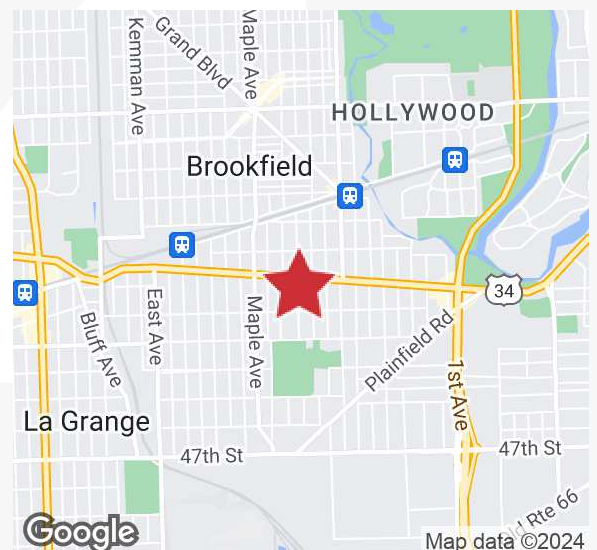
Brookfield, Illinois 60513

### Property Highlights

- Long-term tenant since 1991 - just renewed with an unusually long lease term: 10 years - through 2034!
- 5.7% cap rate - current year; grows to 6.7%
- 2% annual increase on rent plus (2) 5 year renewal options starting in 2035
- Strong guarantee - leased to a national credit tenant - 3rd largest bank holding company in US with \$2+ trillion in assets; Moody's - Aa3 - stable
- Excellent parking; landmark building designed by student of Frank Lloyd Wright
- Double corner location with separate drive-thru parcel (see aerial)
- Within walking distance of Metra Brookfield and Congress Park stations
- Offering Memorandum available - contact broker

### OFFERING SUMMARY

<b>Sale Price</b>	<b>\$8,000,000</b>
<b>Lot Size</b>	<b>1.15 Acres</b>
<b>Building Size</b>	<b>18,063 SF</b>



For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

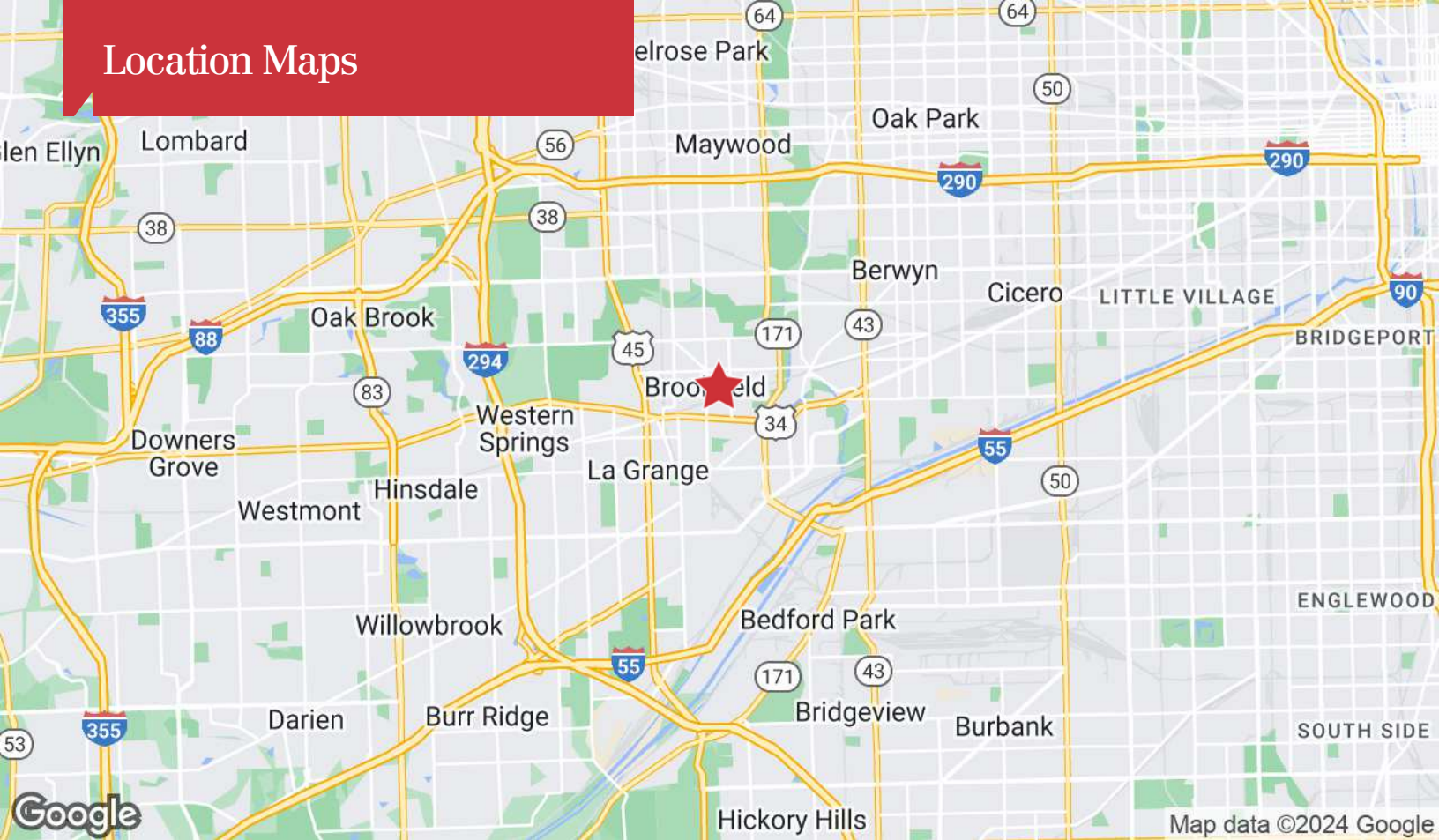
O: 407 949 0758

ppartyka@realvest.com

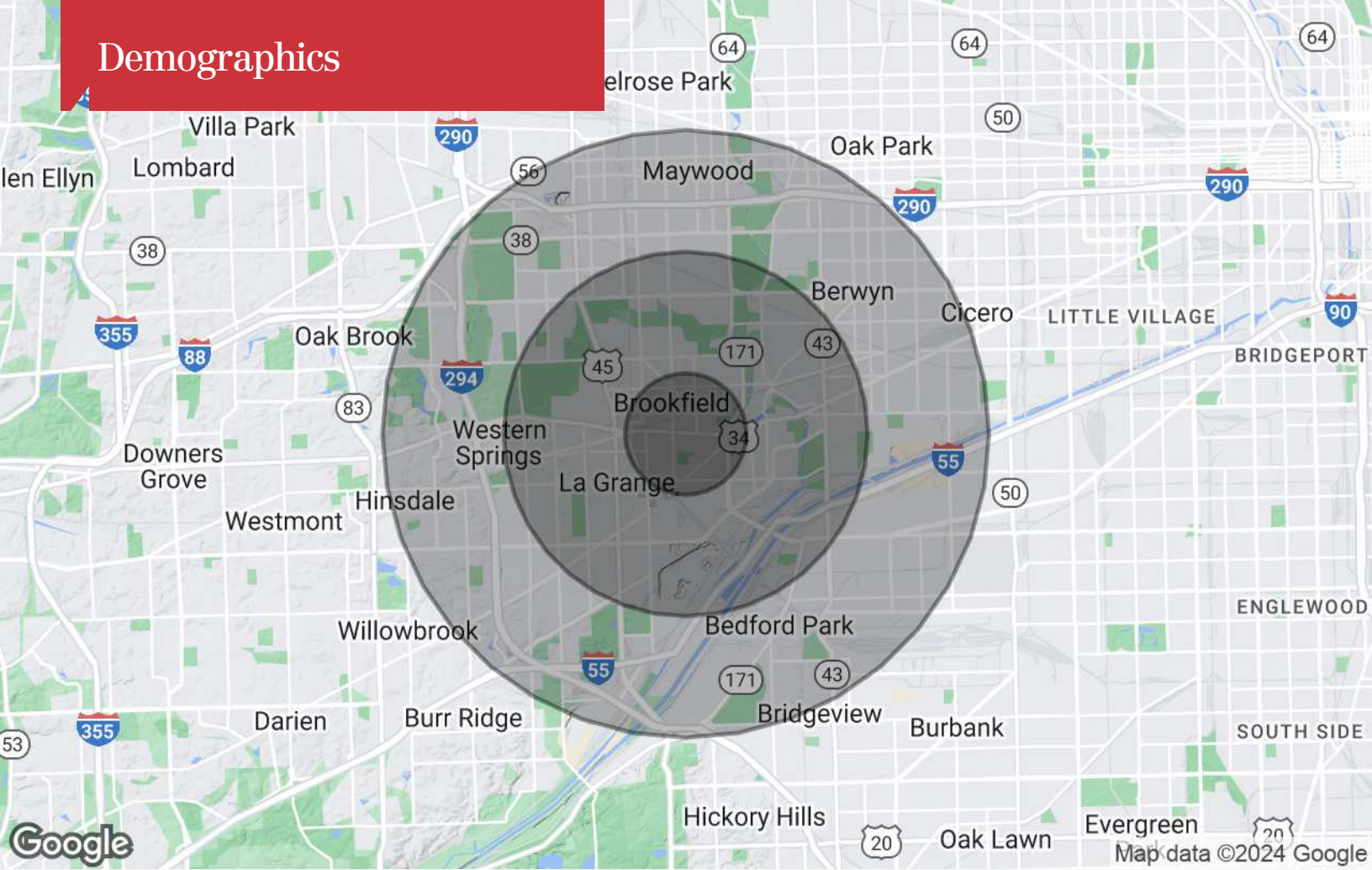
# Property Photos



# Location Maps



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	18,952	110,524	372,270
MEDIAN AGE	40	41	40
MEDIAN AGE (MALE)	39	40	39
MEDIAN AGE (FEMALE)	41	42	41

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,261	41,368	133,906
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$121,005	\$138,177	\$120,836
AVERAGE HOUSE VALUE	\$354,195	\$452,279	\$392,772

\* Demographic data derived from 2020 ACS - US Census