

FOR SALE

GROSS POINT CROSSINGS

5220-5240 Dempster Street | Skokie, Illinois 60077



EDGEMARK



PRICE

\$4,287,034

TOTAL GLA

±10,037 SF (includes mechanical room)

NOI

\$310,810

CAP RATE

7.25%

PROPERTY HIGHLIGHTS

- Gross Point Crossings is a multi-tenant 10,037 SF shopping center that is currently 100% leased.
- The center is located at 5220-5240 Dempster Street in Skokie, Illinois.
- Prominently located at the lighted intersection of Dempster Street & Gross Point Road.
- The center is anchored by Panda Express and Fedex. Co-tenants include Subway, Halal Pizza, Tollywood Hair & Spa and Mobile Generation.
- Strategic location with affluent north shore demographics.
- Property has great visibility on a heavily traveled street.
- The center is currently 100% leased. The new Tenant, Mobile Generation, starts paying full rent and pass thrus on 8/1/2024. The owner will credit the buyer any rent or recoveries if a closing happens before Tenant starts paying full charges.

CONTACT INFORMATION

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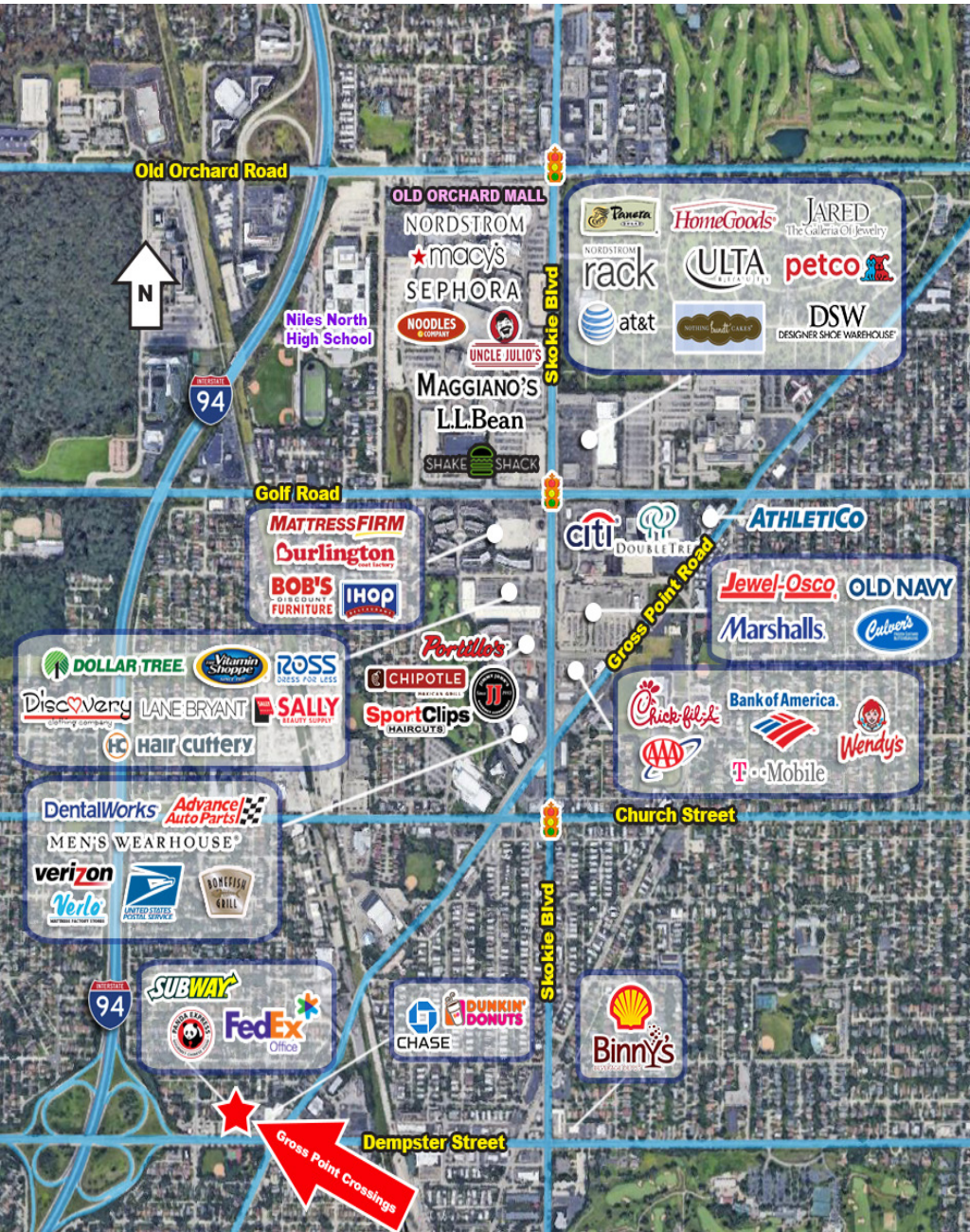
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GROSS POINT CROSSINGS

AERIAL



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