



WHITE CASTLE NEW 10 YEAR ABSOLUTE NNN LEASE

6646 S HALSTED ST, CHICAGO, IL 60621

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TABLE OF CONTENTS

PROPERTY INFORMATION

3

Property Summary
Property Description
Aerial Map

DEMOGRAPHICS

7

Demographics Map & Report



PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY

6646 S HALSTED ST
CHICAGO, IL 60621



PROPERTY HIGHLIGHTS

- New 10 Year Absolute NNN Lease with Zero Landlord Obligations
- Corporate Guarantee - White Castle Inc
- Excellent Regional Accessibility with 31,800 VPD on Halsted Street and 36,000 VPD on I-90
- I-90 Provides Direct Access to Downtown Chicago Approximately 10 Miles Away
- Nearby Retailers and Services Including Walgreens, McDonald's, Family Dollar, Advance Auto Parts, AutoZone, Jewel Osco, JPMorgan Chase Health Center
- Located in INVEST South/West Revitalization Zone
- Strong Residential Presence with Auburn Gresham Apartments and Historic Bungalow District
- Near Schools Including Hansberry College Prep (584 Students) and Gresham Elementary School (500 Students)
- Dense Three-Mile Demographics with 114,890 Residents

OFFERING SUMMARY

Sale Price:	\$1,527,756
Lot Size:	0.042 AC
Building Size:	1,176 SF
NOI:	\$87,846.00
Cap Rate:	5.75%
Lease End:	May 1, 2035
Options:	Five, 5-Year
Increases:	10% Every 5 Years

RENT ROLL

2025 - 2028	\$87,846.00
2028 - 2035	\$96,630.60
Option 1	\$106,293.66
Option 2	\$116,923.03
Option 3	\$128,615.33
Option 4	\$141,476.86
Option 5	\$155,624.55

PROPERTY DESCRIPTION

This is an opportunity to acquire a White Castle located in Chicago's Auburn Gresham neighborhood. The site is secured by a new 10-year corporate-guaranteed Absolute NNN lease with zero landlord responsibilities, expiring May 31, 2035. The lease includes 10% rental increases every five (5) years and five (5) additional five-year renewal options

Strategically positioned on Halsted Street, a major South Side arterial with over 31,800 VPD, the property also benefits from nearby I-90 (Chicago Skyway), which carries approximately 36,000 vehicles daily and leads directly into Downtown Chicago, just 10 miles away.

The surrounding trade area is anchored by national retailers and services including Walgreens, McDonald's, Family Dollar, Advance Auto Parts, AutoZone, Jewel Osco, and a JPMorgan Chase affiliated health center. This corridor is also included in the City's INVEST South/West program, which is driving public infrastructure improvements and new investments in the Auburn Gresham neighborhood.

Residential growth in the area includes the recently completed Auburn Gresham Apartments and the historic bungalow district. Nearby schools include Hansberry College Prep with approximately 584 students and Gresham Elementary School with around 500 students, supporting steady pedestrian and vehicular traffic throughout the day. The three-mile trade area includes over 114,890 residents, reflecting strong local density.

LOCATION DESCRIPTION

Chicago is the third-largest city in the United States and the cultural and economic center of the Midwest. With a population of nearly 2.7 million, it is known for its vibrant neighborhoods, iconic skyline, and deep-rooted history. The city boasts a diverse economy anchored by industries such as finance, technology, healthcare, manufacturing, and transportation.

Chicago is a major transportation hub, featuring O'Hare and Midway International Airports, extensive interstate highway connections, and one of the nation's busiest rail networks. It is also home to renowned universities like the University of Chicago and Northwestern University, as well as a thriving arts, music, and culinary scene.

The city offers over 600 parks and 26 miles of lakefront, supporting a high quality of life. With a strong workforce, robust infrastructure, and ongoing urban revitalization efforts, Chicago remains a dynamic and resilient American metropolis.



AUBURN GRESHAM APARTMENTS

Walmart
Neighborhood Market

HANSBERRY COLLEGE PREP
~584 STUDENTS

GRESHAM ELEMENTARY SCHOOL
~500 STUDENTS

AutoZone

White Castle

VPD 31,800

Walgreens

McDonald's

ALDI

FAMILY DOLLAR

Church's
CHICKEN

LOWE'S

THE HOME DEPOT

Jewel Osco

VPD 36,000

INTERSTATE 90



DEMOGRAPHICS

SECTION 2

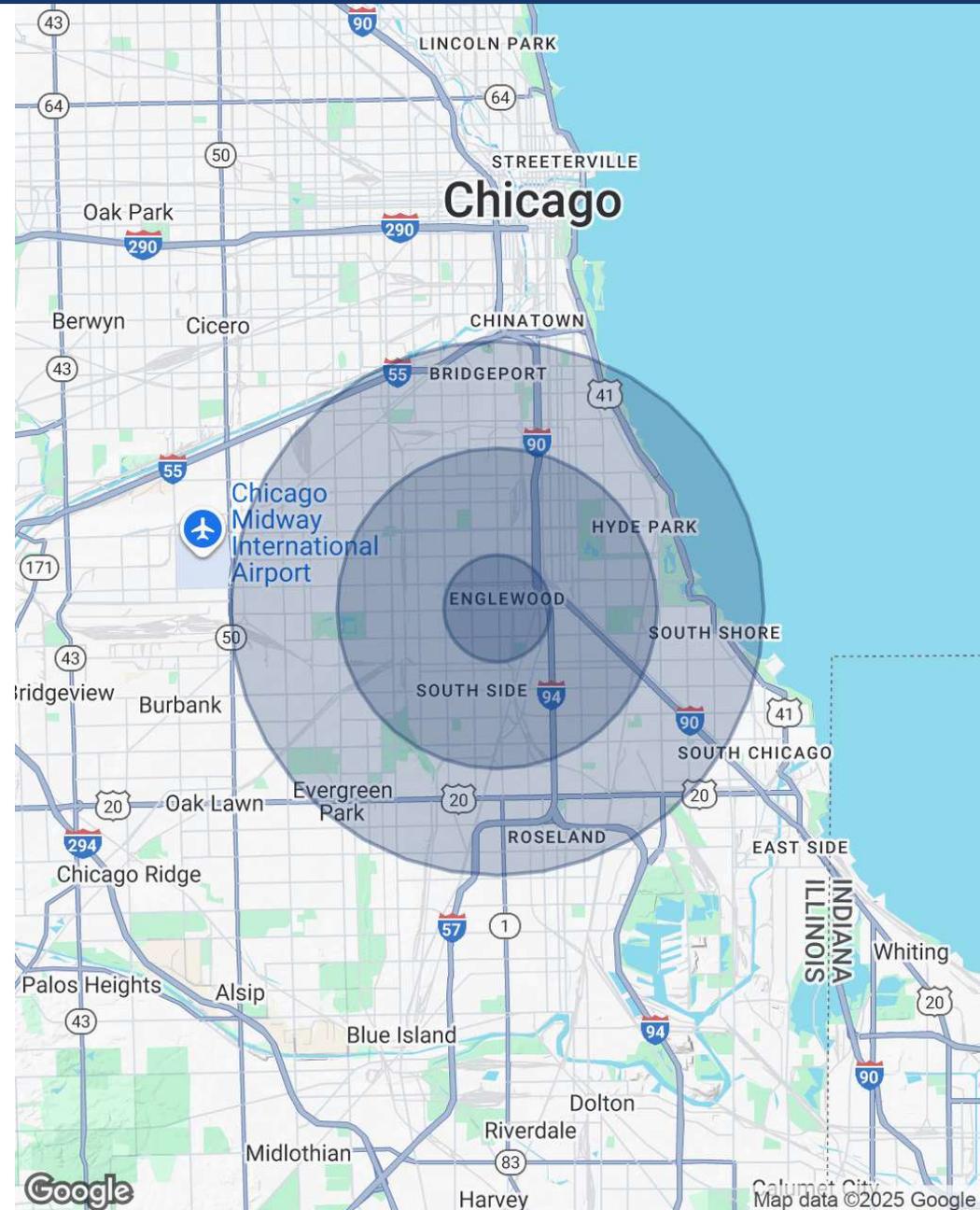
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,746	302,854	747,579
Average Age	39	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,605	114,890	286,644
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$38,404	\$59,610	\$72,033
Average House Value	\$199,164	\$258,944	\$294,072

Demographics data derived from AlphaMap



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