

OFFERING MEMORANDUM

Barry Plaza // 3019-3059 N. Pulaski Road

Chicago, IL 60641 | Avondale | Multi-Tenant Retail Center | 35,436 RSF

*Value Add
Retail
Opportunity*

81% Occupied



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Offering Summary

Baum Realty has been engaged to exclusively offer for sale Barry Plaza, a 35,436 SF, single-story multi-tenant retail center situated on 1.99 acres (86,718 SF) at 3019-3059 N. Pulaski Road in Chicago's Avondale neighborhood (the "Property"). The Property occupies the block immediately south of the signalized intersection of Belmont and Pulaski, with frontage along Pulaski Road (22,000 VPD). AutoZone and Rent-A-Center anchor a 13-tenant roster that balances national, regional, and local credit, including Subway, OneMain Financial, Pizza Hut, and Wingstop. Ownership has invested significant capital expenditure dollars over the past 5 years, including a phased re-roofing of the entire building over the past 5-10 years (with transferable warranty) and resealing of the parking lot completed during the summer of 2026.

The Property is currently 80.8% occupied with two vacant suites totaling 6,799 SF, representing the center's primary near-term value-add opportunity. All leases are structured on a triple net basis, limiting a new owner's exposure to real estate tax increases and operating expense inflation, and delivering a low-management income stream with minimal landlord obligations. While the Property's weighted average lease term (WALT) is 3.2 years, **its 13 tenants have occupied the Property for an average of 19.5 years.** This exceptional tenure reflects a stable, committed tenant base whose businesses have thrived at this location over multiple lease cycles. It also points to strong tenant satisfaction with the Property and its management, suggesting a high likelihood of future renewals and minimal downtime and re-leasing costs for a new owner.

The Belmont and Pulaski intersection is one of the Northwest Side's long-established retail nodes, and the Property benefits from additional exposure to the nearby Milwaukee Avenue and Belmont Avenue corridors, where traffic counts across the surrounding street grid run from 16,000 to 23,000 VPD. The surrounding trade area is densely populated and this up-and-coming neighborhood carries household incomes above the citywide average.

Barry Plaza is easily accessible via various public transit routes, including CTA Bus Route 53 (Pulaski) which stops directly in front of the Property and Route 77 (Belmont) which stops 1 block to the north. The nearest CTA 'L' stop is the Blue Line, located at Belmont and Kimball approximately 0.75 miles to the east. The Kennedy Expressway (I-90/94) is similarly located approximately 0.75 miles to the east.



In Place NOI:	\$499,393
Stabilized NOI:	\$650,014
Asking Price:	Contact Broker
Occupancy:	80.8%
Leasable Area:	35,436 SF
Land Area:	1.99 Acres

INVESTMENT HIGHLIGHTS

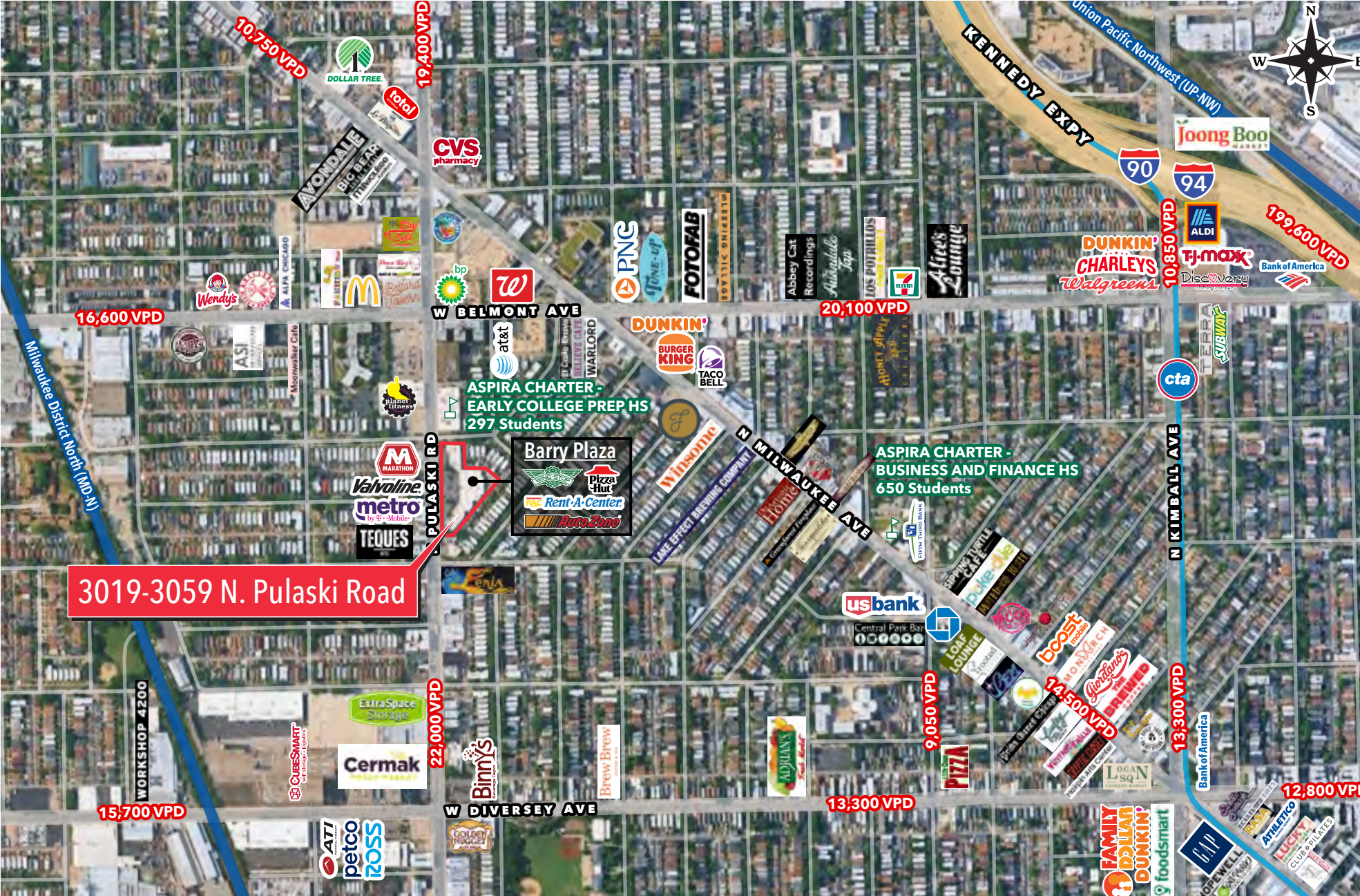
- ▶ Strong mix of mostly long-tenured daily-needs and service-oriented retailers, including several tenants with 20+ years at the Property
- ▶ National credit anchoring the center, with AutoZone, Subway, Rent-A-Center, OneMain Financial, and Pizza Hut occupying nearly half of the GLA, underpinning stable in-place cash flow
- ▶ Strong, densely populated infill Chicago location and demand drivers with above-city-average median household income (\$82,639 within 1 mile) supporting continued leasing demand
- ▶ Granular, diversified rent roll spreading out renewal risk across the rent roll
- ▶ Existing 19% vacancy provides meaningful value-add upside potential
- ▶ Current ownership has made significant capital investments in the property, including a new roof and resealing of the parking lot completed over the past 5 years. Property has no known deferred maintenance

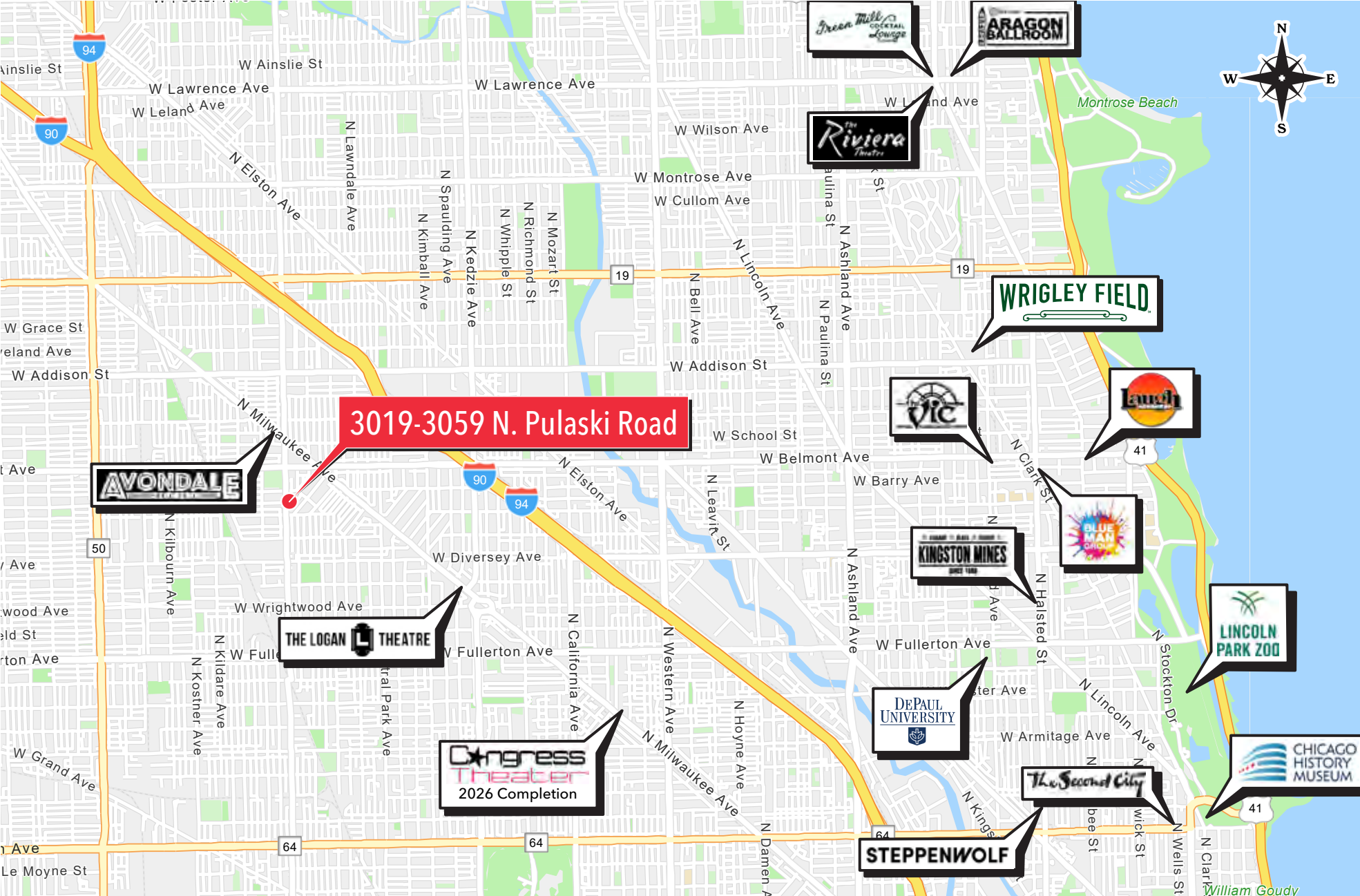
PROPERTY DETAILS

Address:	3019-3059 N. Pulaski Road, Chicago, IL 60641
County:	Cook
Neighborhood / Submarket:	Avondale
Ward Alderman:	31st Ald. Felix Cardona Jr.
Total GLA:	35,436 SF (15 units)
Total Land Area:	86,718 SF (1.99 AC)
Description:	1-story masonry constructed multi-tenant retail center
Parking:	90+ striped spaces
Occupancy (by SF):	80.8% (28,637 SF occupied / 6,799 SF vacant)
Anchor Tenants:	AutoZone, Rent-A-Center
Notable Co-Tenants:	OneMain Financial, Clear Staff, Inc., Pizza Hut, Wingstop
Zoning:	B3-1
PINs:	13-26-113-039-0000 13-26-113-009-0000
2025 Real Estate Taxes:	\$359,980.74
Frontage:	499.28'











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