

# ALDI GROCERY ANCHORED CENTER

2226-2362 N RICHMOND RD, MCHENRY, IL 60051

EPICENTER OF MCHENRY'S REGIONAL RETAIL CORRIDOR | NATIONAL TENANTS | STRONG HISTORY OF HIGH OCCUPANCY



petco

Michaels

FAMOUS  
footwear

five  
BELOW

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA  
GROUP



petco

Michaels

FAMOUS  
footwear

five  
BELOW

Hallmark



Bath  
& Body  
Works



# THE OFFERING

McHenry Town Center is a 100% occupied, grocery-anchored shopping center boasting a premier mix of global and national tenants, including ALDI, Petco, Famous Footwear, Five Below, Bath & Body Works, and Michaels. With top-ranked stores based on visits, Bath & Body Works ranks in the top 4% of beauty retailers nationwide, while Petco and Michaels rank in the top 16% and 15% of their respective categories. Shadow-anchored by Kohl's, which attracts over 354,000 annual visitors, the center benefits from high traffic and is adjacent to the newly developed 288-unit Authentix McHenry luxury multi-family community. The property is positioned along a prime retail corridor (Route 31) with major national retailers like Meijer, Home Depot, and Walmart Supercenter nearby. McHenry Town Center enjoys traffic counts in excess of 23,400 vehicles per day. With strong real estate fundamentals such as ample parking, multiple access points, and established long-term tenants, McHenry Town Center presents a highly desirable investment opportunity.

Authentix McHenry  
288 Units

**KOHL'S**  
SEPHORA  
NOT INCLUDED

McDonalds  
American Mattress  
Family Owned & Operated  
HOBBY LOBBY  
goodwill

HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices  
wellnow URGENT CARE  
Panera BREAD  
AspenDental  
POPEYES  
Applebee's GRILL + BAR  
ExtraSpace Storage  
Great Clips

Steak 'n Shake  
Burger King  
Fast Eddie's

hair cuttery  
at&t  
Jersey Mike's  
jiffy lube  
POKE BROS.  
BETTER THAN BUBBLES  
Betty's

FIFTH THIRD BANK  
meijer gas station

U-HAUL

meijer

pepper's

McHENRY BANK & TRUST

BMO  
Harris Bank

PANDA EXPRESS  
Authentic Chinese Food

JIMMY JOHN'S  
CHIPOTLE  
Starbucks

MATTRESS FIRM  
Visionworks

Richmond Road  
23,400 VPD

Wendy's

31

meijer

THE HOME DEPOT

Walmart Supercenter

T-Mobile  
SportClips HAIRCUTS  
GameStop

Wendy's



McHENRY BANK & TRUST

31

Blake Rd.

Richmond Road  
23,400 VPD



BIGGBY COFFEE  
verizon



DUNKIN' DISCOUNT TIRE



Olive Garden

ME Massage Envy  
DOLLAR TREE  
DICK'S SPORTING GOODS

KOHL'S  
SEPHORA  
NOT INCLUDED

maurices  
JOANN  
PETSMART  
ROSS DRESS FOR LESS  
OLD NAVY  
sleep number  
DISCOVERY CLOTHING COMPANY

TORRID  
TJ-MAXX  
HomeGoods  
planet fitness  
KAY JEWELERS  
Every kiss begins with Kay

BMO  
Harris Bank



JIMMY JOHN'S  
CHIPOTE  
Starbucks

MATTRESS FIRM  
Visionworks

Steak Shake  
Burger King  
Eddie's

## 100% OCCUPIED ALDI GROCERY ANCHORED CENTER FEATURING EXCELLENT MIX OF NATIONAL TENANTS

- ALDI has Operated in McHenry Town Center for Over 11 Years with Tenant Expanding their Store by 18% in 2019
- 15 Year Lease Extension Signed Upon Expansion | 8 + Years of Remaining Lease Term w/ 3, (5) Year Options
- Relocation Store for Five Below | Moved from The Shops at Fox River to the North and Signed a 10-Year Lease
- 88% of Base Rent is Derived from National Tenants | Several Top Ranked Locations<sup>1</sup>

## INCREDIBLY STABLE SHOPPING CENTER WITH LONG-TERM HISTORY OF HIGH OCCUPANCY

- Property has Strong History of Maintaining 100% Occupancy with Only 2 Tenant Turnovers in 10+ Years
- Several Tenants are Original to the Center with Many Exercising Consecutive Lease Renewals | Durable Income Stream
- Staggered Lease Expirations | Weighted Average Lease Term (WALT) of 3.92 Years
- All Eight Tenants Operate Under Net Leases with Administrative Fee Reimbursement

## OUTSTANDING REAL ESTATE FUNDAMENTALS AND TOP TIER RETAIL LOCATION

- Located in the Epicenter of McHenry's Regional Retail Corridor | Surrounded by 1.8 Million Square Feet of Retail
- Positioned at Stoplight Intersection | Traffic Counts of 23,400 Vehicles Per Day
- Property Sits on a Large 8.90 Acre Lot with Abundant Parking (460+/- Surface Spaces)
- Three Points of Full Ingress/Egress with Access to Authentix McHenry (288 Luxury Units) from the Rear of the Property
- Highly Visible Large Pylon Sign Located at Corner of Route 31 and Blake Road | Ample Space for Tenant Signage
- Well-Maintained Shopping Center Constructed in 2002 Using Aesthetically Appealing Materials

## ATTRACTIVE DEMOGRAPHICS SURROUNDING SUBJECT PROPERTY WITH COMPLEMENTARY RETAIL DRIVERS

- Population Exceeds 64,600 Within Five Mile Radius
- Average Household Income of \$100,206 Within Five Mile Radius
- Directly Across from Meijer with 1.5 Million Annual Visits and The Home Depot with 615,300 Annual Visits<sup>1</sup>
- Growing Residential Population Located in McHenry County | Competitive Advantage Over Neighboring Cook County





2226-2362 N RICHMOND RD  
MCHENRY, IL 60051



**\$15,000,000**

LIST PRICE



**8.00%**

CAP RATE



**\$158.47**

PRICE / SF



**\$1,200,543**

NET OPERATING INCOME

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$15,000,000</b>
<b>CAP RATE</b>	<b>8.00%</b>
Price/ SF	\$158.47
Gross Leasable Area	94,658 SF
Year Built	2003
Lot Size	11.38 Acres +/-
Parcel Numbers	09-23-452-004 09-23-452-003
Parking	460 Surface Spaces +/-
Current Rent	\$1,223,418
Total Reimbursements	\$496,434
Effective Gross Income	\$1,719,852
Expenses	\$519,309
<b>NOI</b>	<b>\$1,200,543</b>



## PROPOSED FINANCING

LTV	70%	Debt Service	\$831,183
Interest Rate   Amortization	6.25%   25 Years	Debt Coverage Ratio	1.44
Down Payment	\$4,500,000	Net Cash Flow After Debt Services   Return %	\$369,360   8.21%
First Trust Deed/Mortgage	\$10,500,000	Principal Reduction	\$180,033
		Total Return   Return %	\$549,392   12.21%

# CASH FLOW YR 1 - STARTING 1/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$1,223,418	\$12.92
Available Space	-	-
Gross Potential Rent	\$1,223,418	\$12.92
Expense Reimbursements		
Real Estate Taxes	\$310,016	\$3.28
Insurance	\$43,415	\$0.46
CAM	\$131,977	\$1.39
Administrative Fee	\$11,026	\$0.12
Total Expense Reimbursements	\$496,434	\$5.24

**Effective Gross Income**                      **\$1,719,852**                      **\$18.17**

Expenses		
Real Estate Taxes	\$303,181	\$3.20
Insurance	\$42,458	\$0.45
CAM	\$135,990	\$1.44
Management Fee	\$37,681	\$0.40
Total Expenses	\$519,309	\$5.49

**NET OPERATING INCOME**                      **\$1,200,543**                      **\$12.68**



CAM	CURRENT	PER SF
Snow Removal	\$53,845	\$0.57
Parking Lot Sweeping	\$31,138	\$0.33
Security/Fire/Life Safety	\$14,973	\$0.16
Electric	\$13,255	\$0.14
Maintenance & Repairs	\$12,520	\$0.13
Water/Sewer	\$5,552	\$0.06
Landscaping & Groundskeeping	\$4,707	\$0.05
<b>TOTAL CAM</b>	<b>\$135,990</b>	<b>\$1.44</b>

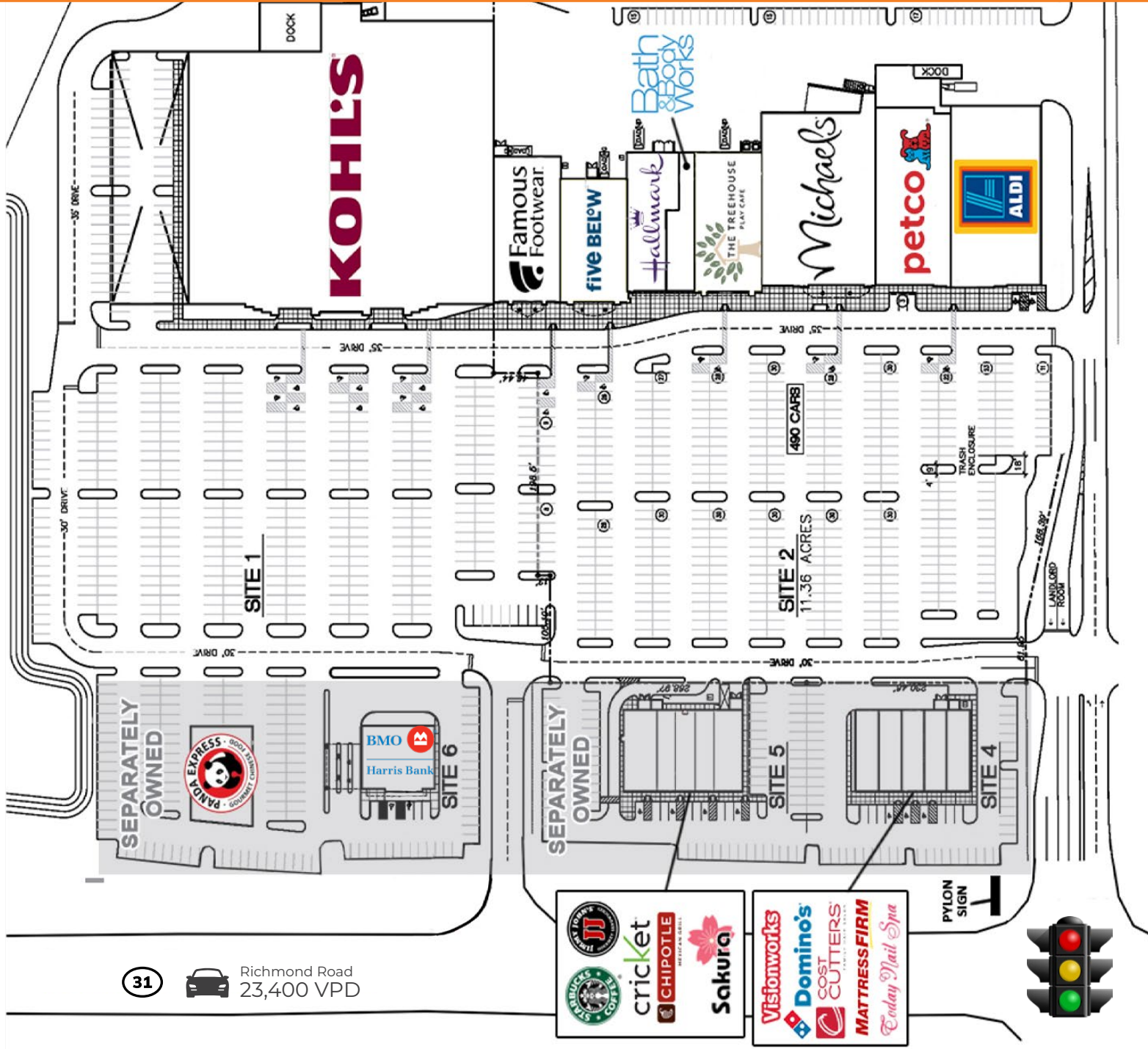
**CAM  
BREAKDOWN**

# EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	ADMINISTRATIVE FEE	PSF	GROSS INCOME
Famous Footwear	\$33,234	\$4,654	\$14,860	\$1,280	\$5.40	\$54,028
Five Below	\$27,272	\$3,819	\$12,233	\$1,054	\$5.22	\$44,378
Hallmark	\$21,343	\$2,989	\$9,573	\$1,237	\$5.47	\$35,142
Bath & Body Works	\$10,449	\$1,463	\$4,687	\$703	\$5.50	\$17,302
Treehouse Café	\$30,635	\$4,290	\$13,741	\$1,374	\$5.24	\$50,040
Michaels	\$68,737	\$9,626	\$23,799	\$1,848	\$5.03	\$104,011
Petco	\$48,671	\$6,816	\$21,831	\$2,183	\$5.43	\$79,501
ALDI	\$69,676	\$9,758	\$31,253	\$1,347	\$5.16	\$112,032
<b>TOTAL</b>	<b>\$310,016</b>	<b>\$43,415</b>	<b>\$131,977</b>	<b>\$11,026</b>	<b>\$5.24</b>	<b>\$496,434</b>



# SITE PLAN



# RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Famous Footwear Retail, Suite 2362	10,000	10.56%	3/1/2002	2/28/2027	25 Years	Base	Current	\$12,917	\$155,000	\$15.50	-	13%	1, 5-Year	Net
						Option 1	3/1/2027	\$14,583	\$175,000	\$17.50	13%			

Notes: If Kohl's or other major lessee is not open and operating, or greater than 50 percent of shopping center GLA is vacant, tenant shall have right to pay alternate rent. If co-tenancy requirement is not met within nine months, tenant may terminate lease. CAM charges excluding snow/ice removal, utilities, insurance, and landscaping not to exceed 105 percent of previous year's charges.

Five Below Retail, Suite 2346	8,500	8.98%	6/29/2022	6/28/2032	10 Years	Base	Current	\$8,500	\$102,000	\$12.00	-	8%	2, 5-Year	Net
						-	6/29/2027	\$9,350	\$112,200	\$13.20	10%			
						Option 1	6/29/2032	\$10,285	\$123,420	\$14.52	10%			
						Option 2	6/29/2037	\$11,312	\$135,745	\$15.97	10%			

Notes: At the end of the 60th month of the term tenant shall have the one time option to terminate the lease if gross sales are below \$1.75 million.

Hallmark Retail, Suite 2340	6,422	6.78%	3/1/2014	2/28/2029	15 Years	Base	Current	\$7,760	\$93,119	\$14.50	-	8%	None	Net
						-	3/1/2026	\$8,161	\$97,935	\$15.25	5%			

Notes: If Kohl's or other major lessee is not open and operating, tenant shall have right to pay alternate rent. If co-tenancy requirement is not met within 365 days, tenant may terminate lease. CAM charges excluding snow/ice removal, utilities, insurance, and taxes not to exceed 105 percent of previous year's charges.

Bath & Body Works Retail, Suite 2336	3,144	3.32%	2/1/2003	1/31/2028	25 Years	Base	Current	\$7,074	\$84,888	\$27.00	-	7%	2, 5-Year	Net
						Option 1	2/1/2028	\$8,122	\$97,464	\$31.00	15%			
						Option 2	2/1/2033	\$9,170	\$110,040	\$35.00	13%			

Notes: If Kohl's or other tenants in combination representing at least 50 percent of leasable floor area of shopping center are not open and operating for 180 consecutive days for unapproved reasons, tenant shall have right to terminate lease or pay alternate rent. CAM charges excluding snow/ice removal, utilities, insurance, and landscaping not to exceed 105 percent of previous year's charges.

Treehouse Café Retail, Suite 2328	9,548	10.09%	6/1/2025	5/31/2032	7 Years	Base	Current	\$11,935	\$143,220	\$15.00	-	12%	1, 5-Year	Net
						-	6/1/2026	\$12,293	\$147,516	\$15.45	3%			
						-	6/1/2027	\$12,659	\$151,908	\$15.91	3%			
						-	6/1/2028	\$13,041	\$156,492	\$16.39	3%			
						-	6/1/2029	\$13,431	\$161,172	\$16.88	3%			

Michaels Retail, Suite 2244	20,683	21.85%	3/1/2005	2/28/2027	22 Years	Base	Current	\$18,529	\$222,342	\$10.75	-	18%	2, 5-Year	Net
						Option 1	3/1/2027	\$22,407	\$268,879	\$13.00	21%			
						Option 2	3/1/2032	\$24,130	\$289,562	\$14.00	8%			

Notes: CAM charges excluding snow/ice removal, utilities, insurance, and landscaping not to exceed 105 percent of previous year's charges.

# RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term of Occupancy (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Petco Retail, Suite 2242	14,645	15.47%	11/5/2011	1/31/2027	15 Years	Base	Current	\$12,938	\$155,250	\$10.60	-	13%	3, 5-Year	Net
						Option 1	2/1/2027	\$14,063	\$168,750	\$11.52	9%			
						Option 2	2/1/2032	\$15,188	\$182,250	\$12.44	8%			
						Option 3	2/1/2037	\$16,313	\$195,750	\$13.37	7%			

Notes: If Kohl's or other tenants operating in 75 percent of leasable floor area of shopping center are not open and operating for 30 consecutive days for unapproved reasons, tenant shall have right to pay alternate rent. Tenant has right to terminate lease if co-tenancy requirement is not satisfied within 24 months. Tenant has a five percent cap on CAM excluding snow removal.

ALDI Retail, Suite 2226	21,716	22.94%	9/24/2014	1/31/2034	19 Years	Base	Current	\$21,757	\$261,079	\$12.02	-	21%	3, 5-Year	Net
						-	2/1/2029	\$23,430	\$281,162	\$12.95	8%			
						Option 1	2/1/2034	\$27,614	\$331,370	\$15.26	18%			
						Option 2	2/1/2039	\$30,125	\$361,494	\$16.65	9%			
						Option 3	2/1/2044	\$33,472	\$401,660	\$18.50	11%			

Notes: CAM charges excluding snow/ice removal, utilities, and security costs not to exceed 105 percent of previous year's charges.

Occupied	94,658	100%						\$1,223,418	\$12.92
Vacant	-	-						-	-
<b>Total</b>	<b>94,658</b>	<b>100%</b>						<b>\$1,223,418</b>	<b>\$12.92</b>





**Michaels**  
 Ranked top 15% of craft stores in the nation



**KOHL'S**  
**SEPHORA**  
 NOT INCLUDED



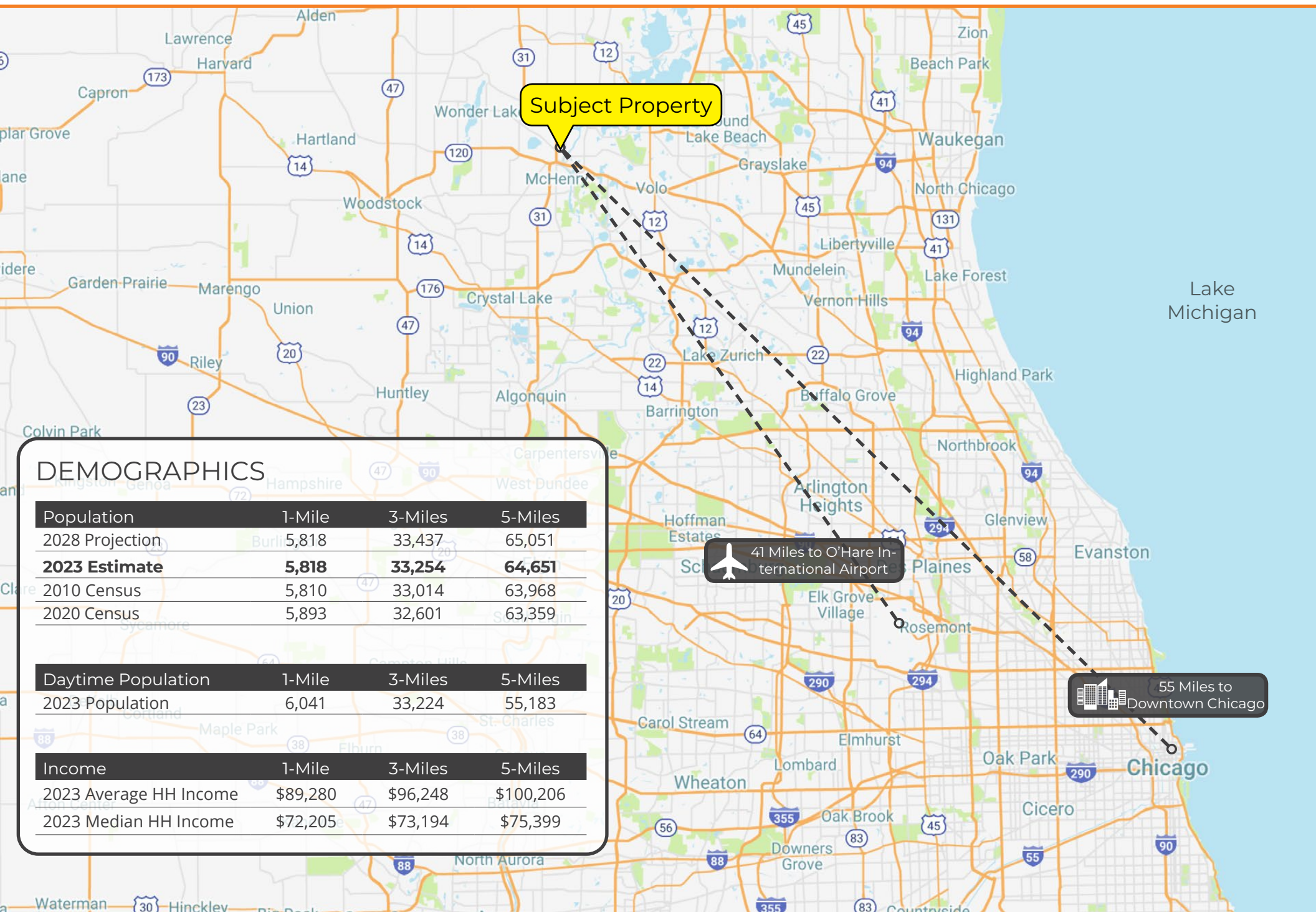
**Bath & Body Works**  
 Ranked top 4% of beauty stores in the nation

**petco**  
 Ranked top 16% of pet stores in the nation





# REGIONAL MAP



## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2028 Projection	5,818	33,437	65,051
<b>2023 Estimate</b>	<b>5,818</b>	<b>33,254</b>	<b>64,651</b>
2010 Census	5,810	33,014	63,968
2020 Census	5,893	32,601	63,359

Daytime Population	1-Mile	3-Miles	5-Miles
2023 Population	6,041	33,224	55,183

Income	1-Mile	3-Miles	5-Miles
2023 Average HH Income	\$89,280	\$96,248	\$100,206
2023 Median HH Income	\$72,205	\$73,194	\$75,399

# AERIAL



THE HOME DEPOT

T-Mobile  
SportClips  
HAIRCUTS  
GameStop

Wendy's

Richmond Road  
23,400 VPD

PANDA EXPRESS  
COURTESY CHINESE FOOD

**KOHL'S**  
354.3K Annual Visitors  
(Placer.ai)

Subject Property

BMO  
Harris Bank

**meijer**  
1.5M Annual Visitors  
(Placer.ai)

pepperoni's

JIMMY JOHN'S  
CHIPOTLE  
STARBUCKS

Authentix McHenry  
288 Units  
2023 Construction

MATTRESS FIRM  
Visionworks

McHENRY BANK  
& TRUST\*

Blake Blvd

cedarhurst  
SENIOR LIVING  
2023 Construction

meijer  
gas station

Burger King

FIFTH THIRD BANK

Steak 'n Shake



# TENANT PROFILE

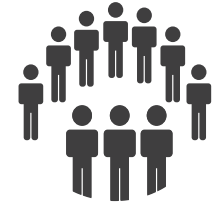


- Privately Held Global Discount Supermarket Chain
- One of America's Fastest-Growing Retailers
- Operating Over 12,000 Stores in 13 Countries
  - 2,388 Stores Across the United States
- ALDI Adding 800 New U.S. Stores By 2028—A \$9 Billion Investment
- In March 2024, ALDI Completed its Acquisition of Jacksonville-Based Southeastern Grocers Inc., The Parent Company of the Winn-Dixie and Harveys
  - The Deal Included Around 400 Stores in Alabama, Florida, Georgia, Louisiana, and Mississippi
- Ranked on Three Forbes Lists, Including America's Best Large Employer
- More than 1,200 Product Awards and Recognitions Since 2017
- Founded in 1946 | Headquartered in Essen, Germany

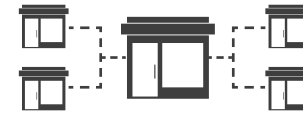
Tenant/Guarantor: ALDI, Inc.



Global  
Tenant



50,000+  
Employees



Expanding  
Tenant

**Forbes**

Rated on  
Forbes



ALDI.COM

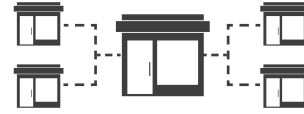
# TENANT PROFILE



Stock Symbol:	FIVE   Nasdaq
Market Cap (3/10/2025)	\$4.51 Billion
Enterprise Value (3/10/2025)	\$6.27 Billion
Revenue (2023)	\$3.56 Billion
Net Income (2023)	\$301.1 Million

- Rapidly Growing Specialty Value Retailer
- Offering a Broad Range of Trend-Right, High-Quality Merchandise Targeting Tween and Teen Customers
- Nearly 1,600 Stores in 43 States
- 2023 Revenue of \$3.56 Billion, up from \$3.08 Billion in 2022
- Net Sales Increased to \$301.1 Million in 2023
- Plans to Triple Store Base to 3,500 Stores by 2030 Including 375 to 400 New Stores by 2024
- 50% of Stores Now have “Five Beyond,” Items More than \$5
- Founded in 2002
- #34 on Forbes Best Customer Service List 2024

Tenant/Guarantor: Five Below, Inc.



Expanding  
Tenant



National Tenant  
1,600 Locations



\$3.56 Billion  
in Revenue (2023)

**Forbes**

Rated on  
Forbes



FIVEBELOW.COM

# TENANT PROFILE

# petco

Stock Symbol: WOOF | Nasdaq  
Market Cap (3/10/2025) \$711.20 Million  
Enterprise Value (3/10/2025) \$3.58 Billion  
Revenue (2023) \$6.3 Billion  
Net Income (2023) \$22.8 Million

- Fully-Integrated Health and Wellness Company for Pets
- 2023 Revenue of \$6.3 Billion | Up 3.6% YOY
- Over 1,500 Locations Across the United States and Mexico
- More than 29,000 Employees
- 25 Million Total Active Customers and 1.7 Million Grooming & Nutrition Perks Members (2022)
- Helped Find Homes for Nearly Seven Million Animals
- Carries Over 10,000 Pet-Related Products
- Offering Nationwide Same-Day Delivery
- Founded in 1965

Tenant/Guarantor: PetCo Animal Supplies Stores, Inc.



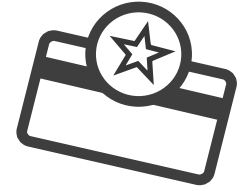
National Tenant  
1,500 Locations



\$6.3 Billion  
Net Revenue  
Up 3.6% YOY



7 Million Adopted  
Animals



25 Million Active  
Members



PETCO.COM

# MCHEHNEY, IL

- Located in East-Central McHenry County
  - Approximately 55 Miles Northwest of Downtown Chicago
  - 35 Miles from O'Hare International Airport
    - › Nearly 74 Million Passengers in 2023
  - Tourist Destination | Sits Along the Fox River
- Easily Accessible | Centered on Two Major State Highways
  - Illinois 31 (Richmond Road and Front Street) and Illinois 120 (Elm Street)
  - Serviced by Metra Rail - UP-NW Line
    - › This Line had 4.6 Million Passengers in 2023, a 40.7% Increase from 2022
- Employment Hub | Home to Many Major Employers
  - Northwestern Medicine | 5,000+ Employees
  - McHenry County | 1,400+ Employees
  - Follett Library Resources | 1,300+ Employees
  - Mercy Health System | 732+ Employees

Home to Northwestern Medicine McHenry Hospital

- Level II Trauma Center | 179-Licensed Beds | 600 Physicians in 70 Specialties
- Ranked in the Top 9% of Hospitals in the Nation for Quality Care
- Ranked on the "Best Regional Hospital" List by U.S. News
- Abundance of New Developments
  - New Businesses and Developments Completed Since 2023 Include Starbucks, Cedarhurst of McHenry Assisted Living (83 Rooms), Panera, The Residences of Fox Meadows (540 Units), Authentix McHenry (288 Units), EarthMed (McHenry's First Marijuana Dispensary), Popshelf, Toast and Roast, Rita's Italian Ice, and More
  - Projects Currently in Progress Include WingStop, The Court House Tavern, and Whiskey Diablo
  - Approved Developments Include a Riverwalk Expansion, McHenry Senior Lofts (40 Units), Trio Convenience Store and Car Wash, and More





## Economic Strength & Business Climate

**#19** in the World

Largest Economy  
— If Illinois were a country

**#2** in the Nation

Corporate Investments  
664 business expansions or relocations in 2024

**#4** in the Nation

Access to Capital  
— Up from #6 in 2023

**#6** in the Nation

Tech & Innovation  
— Up from #14 in 2023

## Infrastructure & Transportation

**#1** in the Midwest

Transportation & Warehousing Infrastructure

**#4** in the Nation

Transportation & Warehousing Infrastructure

## Workforce & Population

**#3** in the Nation

Population Size

**#1** in the Midwest

Workforce Development

Home to over  
**30 Fortune 500**  
 Companies

As well as, 2,000+ international industry leaders, 1,900 major corporate headquarters and 1.2 million small businesses.



# 5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

## World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago  
 Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

# Illinois 2024 Economic Development Milestones



## RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



## MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



## TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



## TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

**THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST**

**#1**

U.S. Metro for corporate relocations for 12th Consecutive Year

**30 Relocations**  
**110 Expansions**

**255,967**

Businesses in the Chicago metro area, the

**4th**

most in the U.S.

**3rd**

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

**145,545**

Graduates and secondary program finishers in the Chicago metro area in 2023

**1.2B sqft**

Chicago industrial real estate market, the largest in the United States

**\$4.32B**

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

**Chicagoland area is growing**, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

**10**  
Interstate highways converge in the Chicago Metro Area

**3rd in the nation**  
for total interstate miles

**450M**  
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nations Largest Public Transportation System**

Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA, is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

## FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

MSA	RANK
Minneapolis-St. Paul-Bloomington, MN-WI	1
San Francisco-Oakland-Hayward, CA	2
Pittsburgh, PA	3
<b>Chicago-Naperville-Elgin, IL-IN-WI</b>	<b>4</b>
Denver-Aurora-Lakewood, CO	5
Houston-The Woodlands-Sugar Land, TX	6
New York-Newark-Jersey City, NY-NJ-PA	7
Cincinnati, OH-KY-IN	8

## PER CAPITA PERSONAL INCOME

MSA	INCOME	RANK
San Francisco-Oakland-Berkeley, CA	\$111,050	1
Boston-Cambridge-Newton, MA-NH	\$85,724	2
New York-Newark-Jersey City, NY-NJ-PA	\$82,322	3
Seattle-Tacoma-Bellevue, WA	\$80,420	4
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$76,771	5
Denver-Aurora-Lakewood, CO	\$69,822	6
Los Angeles-Long Beach-Anaheim, CA	\$69,805	7
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$69,705	8
<b>Chicago-Naperville-Elgin, IL-IN-WI</b>	<b>\$67,671</b>	<b>9</b>
Minneapolis-St. Paul-Bloomington, MN-WI	\$67,214	10
Baltimore-Columbia-Towson, MD	\$66,695	11
San Diego-Chula Vista-Carlsbad, CA	\$66,266	12
Austin-Round Rock-Georgetown, TX	\$64,913	13

## COST OF LIVING INDEX

CITY	INDEX	RANK
St. Louis MO-IL	85	1
San Antonio TX	89.3	2
Cedar Park TX	90.5	4
Houston TX	91.7	5
Conroe TX	93.6	6
Salisbury NC	94.9	7
Denver CO	110	26
Plano TX	112.3	27
Middlesex-Monmouth NJ	114.2	28
Morristown NJ	114.6	29
Sacramento CA	118.2	30
Bergen-Passaic NJ	119.9	31
Miami-Dade County FL	120.4	32
<b>Chicago IL</b>	<b>126.4</b>	<b>33</b>
Portland OR	127.4	34
Alexandria VA	143.5	35
San Diego CA	144.7	36
New York (Queens) NY	145.5	37
Arlington VA	147.1	38
Seattle WA	150.7	39
Boston MA	150.8	40
Los Angeles-Long Beach CA	151.9	41
Washington DC	158.8	42
New York (Brooklyn) NY	174.9	43
San Francisco CA	184.2	44
New York (Manhattan) NY	237.8	45

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