



# STARBUCKS®

RARE NEW 15-YEAR LEASE | JUST OPENED JULY 2025  
DRIVE-THRU ACCESS | SHADOW ANCHORED BY A TOP RANKED MENARDS



2137 S PERRYVILLE ROAD  
ROCKFORD, IL 61108

**Marcus & Millichap**  
SHARKO | WEISENBECK | MENDOZA  
GROUP

# THE OFFERING

This rare net-leased Starbucks features a brand-new 15-year lease that commenced in March 2025, with 4, 5-year renewal options and 10% rental increases every five years, starting in 2030. The store opened in July 2025 following a recent build-out that includes a drive-thru and four points of ingress/egress, enhancing accessibility and long-term tenant appeal. The lease is corporately guaranteed by Starbucks Corporation, ensuring secure tenancy. It is shadow-anchored by a top-performing Menards, which attracts 1.3 million annual visitors and ranks in the top 4% of all U.S. locations (Placer.ai). Located near the interchange of I-90 and I-39, the site benefits from high traffic exposure with over 100,000 vehicles per day. The property sits across from CherryVale Mall—northern Illinois' largest mall outside of suburban Chicago—and is surrounded by national retailers including Schnucks, CVS, Harley-Davidson, The Salvation Army and more. The property is supported by an affluent demographic, with an average household income of \$102,546 within a mile and a daytime population of 47,653 within a three-mile radius.





**\$2,741,666**

LIST PRICE



**6.00%**

CAP RATE



**\$164,500**

NET OPERATING INCOME



DRIVE THRU

STARBUCKS





**BatteriesPlus+**

**MENARDS®**

1.3 million annual visitors  
Ranks in the top 4% of stores nationwide by visits

**TIRE PLUS**  
TOTAL CAR CARE

**SUBJECT PROPERTY**

**ROSATI'S**  
CHICAGO PIZZA  
Great Clips

**S Perryville Road**  
20,900 VPD





CHERRYVALE MALL  
 2.9 million annual visitors  
 Top ranked mall among 3 within 50 miles

Bath & Body Works  
 H&M  
 JCPenney  
 macy's  
 VICTORIA'S SECRET  
 WORKSHOP  
 AMERICAN EAGLE OUTFITTERS  
 BARNES & NOBLE  
 Foot Locker

Interstate 39  
 50,900 VPD



Schnucks  
 739.9K annual visitors

CVS



DAIRY QUEEN

MENARDS

SUBJECT PROPERTY

S Perryville Road  
 20,900 VPD

ROSATI'S  
 CHICAGO PIZZA  
 Great Clips

Charles Street





## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$2,741,666</b>
<b>CAP RATE</b>	<b>6.00%</b>
<b>NOI</b>	<b>\$164,500</b>
<b>PRICE/SF</b>	<b>\$1,689.26</b>
Gross Leasable Area	1,623 SF
Lot Size	0.73 Acres +/-
Parcel Numbers	12-34-426-013
Type of Ownership	Fee Simple
Parking	10 Surface Spaces +/-

## RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$164,500	\$101.36
	4/1/2030	\$180,950	\$111.49
Option 1	4/1/2040	\$199,045	\$122.64
Option 2	4/1/2045	\$218,949	\$134.90
Option 3	4/1/2050	\$240,844	\$148.39
Option 4	4/1/2055	\$264,929	\$163.23

Notes: Tenant has a five percent non-cumulative cap on CAM excluding REA expenses, utilities, and snow removal. If landlord sells or transfers the building or the property or if a change in ownership occurs more than one time in any eighteen month period during the term, and as a direct result the real property tax increases, tenant shall not be obligated to pay any portion of such increase.

## LEASE SUMMARY

Lease Type	Double Net
Lease Guarantor	Starbucks Corporation
Guarantor Type	Corporate Guarantee
Lease Term Remaining	15 Years
Rent Commencement	3/15/2025
Lease Expiration	3/31/2040
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	None





# STARBUCKS®

**STARBUCKS.COM**

**Stock Symbol:**

**Market Cap (7/9/2025)**

**Enterprise Value (7/9/2025)**

**Revenue (FY 2024)**

**Net Income (FY 2024)**

**Standard & Poor's Credit Rating**

**SBUX | NASDAQ**

**\$107.89 Billion**

**\$130.89 Billion**

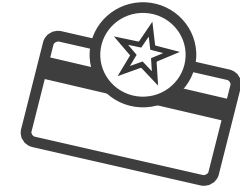
**\$36.17 Billion**

**\$3.76 Billion**

**BBB+**



**Global  
Tenant**



**33.8 Million Active  
Loyalty Members**

# 500

**Fortune 500  
Company**

# BBB+

**Credit  
Rating**

- » Leading Coffee Company and Coffeehouse Chain
- » 40,199 Stores Globally | 88 Global Markets | 45% Company-Operated and 55% Licensed Stores
- » Consolidated Net Revenues Increased 1% Driven by New Company-Operated Store Growth
- » 116 Fortune 500 Company | 424 Fortune Global 500 (2024)
- » Ranked 319 for Global 2000 and 157 for Best Customer Service by Forbes (2024)
- » Plans to Add 17,000 New Locations by 2030
- » Reached 33.8 Million and 23.5 Million Starbucks® Rewards Members (90-Day Active) in the U.S. and China, Respectively
- » Rolled out Starbucks Delivery in All 50 States, Offering Customers Starbucks Through Three Leading Delivery Platforms
- » First Quarter of Fiscal Year 2025, Starbucks Opened 377 New Stores
- » One of Three Restaurant Brands in America with US System-wide Sales North of \$20 Billion



TENANT/GUARANTOR	Starbucks Corporation
SQUARE FEET	1,623 SF
LEASE COMMENCEMENT	3/15/2025
LEASE EXPIRATION	3/31/2040
LEASE TYPE	Double Net
RENTAL INCREASES	Ten Percent Starting 2030
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord	Landlord to maintain, repair, and replace
PARKING LOT	Landlord/Tenant	Tenant to maintain and repair   Landlord responsible for capital expenses
HVAC	Landlord/Tenant	Tenant to maintain and repair   Landlord responsible for capital expenses
TAXES	Tenant	Tenant to reimburse landlord
INSURANCE	Tenant	Tenant to reimburse landlord
CAM	Tenant	Tenant to reimburse landlord for services

## RARE NET-LEASED STARBUCKS WITH A NEW 15-YEAR LEASE

- Starbucks entered into a rare 15-year lease that commenced in March 2025 with 4, 5-year renewal options
- Corporately guaranteed by Starbucks Corporation, ensuring secure tenancy
- 10% rental increases every 5 years, starting in 2030, ensuring long-term value growth
- Offers drive-thru access which adds value for current and future tenants

## SHADOW ANCHORED BY A NATIONALLY RANKED MENARDS

- This Menards location has 1.3 million annual visitors and is ranked in the top 4% of stores nationwide based on visits<sup>1</sup>

## SITUATED NEAR THE INTERCHANGE OF INTERSTATES 90 AND 39, IN A HIGH-TRAFFIC AREA | EASILY ACCESSIBLE

- Situated on a 0.73-acre lot with 10 available parking spaces
- Four points of egress/ingress
- Located on South Perryville Road which sees 20,900 vehicles per day
- 0.4 miles from Harrison Avenue which sees 17,700 vehicles per day
- 1.1 miles from Interstate 39 which sees 70,600 vehicles per day
- 1.9 miles from Interstate 90 which sees 50,600 vehicles per day

## LOCATED IN A RETAIL HUB SURROUNDED BY NATIONAL RETAILERS

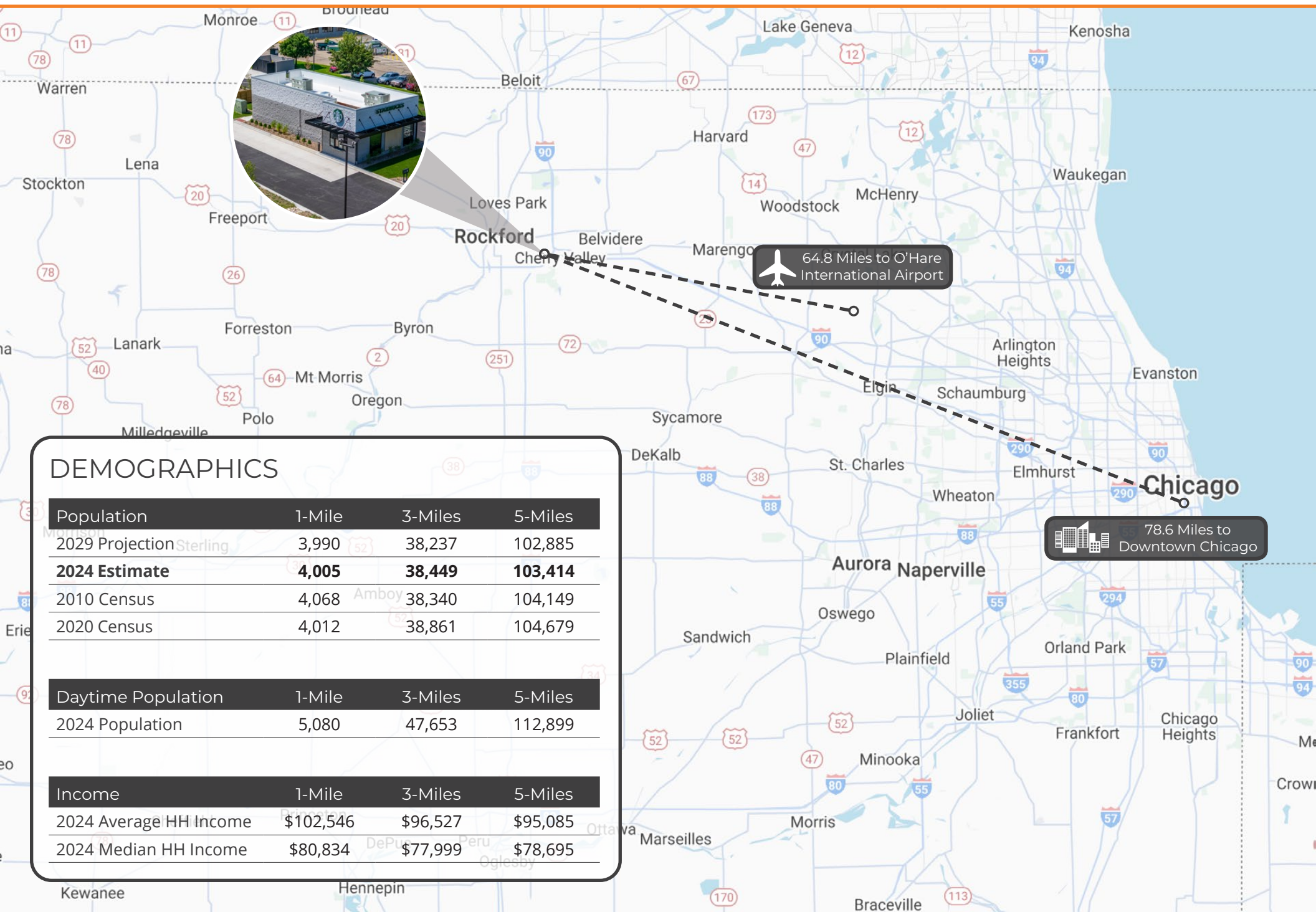
- Across the street from CherryVale Mall which sees 2.9 million annual visitors<sup>1</sup>
  - › Top ranked shopping mall by visits among the three malls within a 50 mile radius<sup>1</sup>
  - › Largest shopping mall in northern Illinois outside of suburban Chicago
  - › Notable tenants include JCPenney, Barnes & Noble, Macy's, Bath & Body Works, and many more
- Across the street from Schnucks grocer which sees 739.9K annual visitors<sup>1</sup>
- Other notable retailers in the area include CVS, Harley-Davidson, CubeSmart Self Storage, The Salvation Army, Tires Plus and more
- 0.6 miles from Lou Bachrodt Auto Mall which include Volkswagen, Chevrolet, GMC, Buick, and BMW dealerships
- 1.2 miles from Six Flags' Hurricane Harbor Rockford

## AFFLUENT DEMOGRAPHIC WITH A HIGH DAYTIME POPULATION

- Average household income of \$102,546 within a mile radius
- 38,449 people live and 47,653 people work within a three-mile radius



# REGIONAL MAP



## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2029 Projection	3,990	38,237	102,885
<b>2024 Estimate</b>	<b>4,005</b>	<b>38,449</b>	<b>103,414</b>
2010 Census	4,068	38,340	104,149
2020 Census	4,012	38,861	104,679

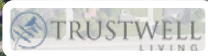
  

Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	5,080	47,653	112,899

Income	1-Mile	3-Miles	5-Miles
2024 Average HH Income	\$102,546	\$96,527	\$95,085
2024 Median HH Income	\$80,834	\$77,999	\$78,695

# AERIAL



Tebala Event Center



S Perryville Road  
20,900 VPD



**CHERRYVALE MALL**  
 2.9 million annual visitors  
 Top ranked mall among 3 within 50 miles<sup>1</sup>

Bath & Body Works  
 H&M  
 macy's  
 JCPenney  
 AMERICAN EAGLE OUTFITTERS  
 VICTORIA'S SECRET  
 WORKSHOP & NOBLE  
 Foot Locker



Interstate 90  
50,600 VPD



1.3 million annual visitors  
 Ranks in the top 4% of stores nationwide by visits<sup>1</sup>



**SUBJECT PROPERTY**



**Schnucks**  
 739.9K Annual Visitors<sup>1</sup>

Interstate 39  
50,900 VPD

DAIRY QUEEN  
 TACO BELL  
 Great Clips  
 SUBWAY  
 Walgreens  
 M. Burger  
 ROSATI'S  
 Arby's  
 King

Harrison Avenue  
17,700 VPD



Pylon Sign

DO NOT ENTER

DRIVE THRU ENTRY

BUILDING  
1,630 SF



## FIFTH LARGEST CITY IN ILLINOIS

- Largest city in Illinois outside of the Chicago MSA
- Located 66 miles from Madison, 85 miles from Downtown Chicago, and 94 miles from Milwaukee
- Anchors the Rockford MSA
- Situated in two counties: Winnebago and Boone

## HOME TO ROCKFORD UNIVERSITY | TOP REGIONAL UNIVERSITY IN THE MIDWEST

- 1,249 total students | 71 full-time faculty members

## EASY ACCESS TO MARKETS | MAJOR TRANSPORTATION HUB

- 65 miles from Chicago O'Hare International Airport & 90 miles to Milwaukee Mitchell International Airport
- Considered an inland port because of the interconnectivity of rail, air, and road systems
- Hub connects major highways, an abundance of rail lines, and the 13th largest air cargo airport in the United States

## ROCKFORD ICEHOGS | CHICAGO BLACKHAWKS AHL AFFILIATE

- More than 5,000 fans at each home game in 2023

## QUICKLY BECOMING A MIDWEST HUB FOR E-COMMERCE FREIGHT | HOME TO CHICAGO-ROCKFORD INTERNATIONAL AIRPORT (RFD)

- The fastest growing cargo airport in the world
  - › Two billion pounds of cargo traveling through the airport each year
  - › Ranked as the 13th largest airport in the nation for air cargo volume and home to the second largest UPS hub in North America
  - › With the airport's recent cargo expansions and additional flights by Amazon Prime and other Amazon carriers, Rockford is quickly becoming a Midwest hub for e-commerce freight
- Monarch Energy, an alternative energy company, proposed a \$1 billion project to convert emissions from nearby landfills into sustainable aviation fuel for Rockford International Airport
  - › Estimated to create 400-500 construction jobs and more than 50 permanent positions
  - › It would attract additional investment from global companies like Amazon and UPS, greatly boosting the Rockford economy
- 238,166 passengers in 2023
  - › In June of 2024, RFD announced passenger service to popular international vacation destinations such as Cancun/Riviera Maya, Mexico; Punta Cana, Dominican Republic; and Costa Rica

## Rockford Is Now America's Top Housing Market After an Improbable Turnaround

The Illinois metro area, west of Chicago, was one of nearly a dozen in the Midwest ranking among the top

20

"A decade ago, Rockford, Ill., was the underwater mortgage capital of America. Today, it is the country's top real-estate market, according to The WSJ/Realtor.com Housing Market Ranking.

Rockford attracts home buyers who are drawn to its affordable housing stock and its growing healthcare, aerospace and logistics industries. The Rockford metro area, about 90 miles from Chicago and Milwaukee, offers easy access to its larger neighbors. A direct train line to Chicago is due to open in a few years.

"We are also seeing a huge boom in entrepreneurs who are from here and opening things such as retail stores, small manufacturing companies, gift shops, restaurants and bars," said Thomas McNamara, the city's mayor. "Which is what we need. It's what our community was like in its heyday."

Those factors helped the city's housing market emerge from the 2008-09 financial crisis, said McNamara. The median listing price of a home in the Rockford metro area soared to \$235,000 in March, up a stunning 51.7% compared with a year ago, which is the largest gain of any metro area in the ranking's top 20.

Rockford is one of 11 Midwestern metro areas that dominate the top 20 in the latest WSJ/Realtor.com Housing Market Ranking. The region's relative affordability makes it attractive when home prices in much of the U.S. are near record highs. Three of the four top-ranked cities—all in the Midwest—had median home price listings in March below \$250,000. That compares with the national median listing price of \$424,900, according to Realtor.com."

[READ THE FULL ARTICLE](#)



Source: [wsj.com/real-estate/rockford-illinois-housing-market-rankings-realtor-d304570c](https://www.wsj.com/real-estate/rockford-illinois-housing-market-rankings-realtor-d304570c)

# ROCKFORD DEVELOPMENT



- District 815 - Brand New Strip Mall, Housing Development
  - A local development team is preparing to create a new residential community that could one day house 220 families. The plan calls for a strip enter with a halal and kosher grocery store, a convenience store, dry cleaner and restaurants. The residential portion consists of 28 duplexes, 25 four-unit buildings and 16 four-unit town homes. Construction will take place in four phases beginning early 2025.
- Colman Yards Redevelopment Project
  - Milwaukee based development group specializes in the adaptive reuse of historical properties and intends to preserve the heritage of the campus. The project, branded as Colman Yards, consists of redeveloping 10 blighted buildings that were constructed between 1907 and 1948. The project also includes the construction 73 new town-homes, 43 three-flats, four mixed-use buildings and two parking garages. The total project is expected to cost approximately \$430 million to complete.
  - On November 6, 2023, a private groundbreaking ceremony was held to commence Phase 1A of the project. The \$106 million Phase 1A includes the historic adaptive reuse of three former factory buildings, including the largest structure that faces South Main at the corner of Rock and Loomis streets. A new 336-space parking deck with ground floor retail space will also be built. Phase 1A is expected to be completed in late 2024.



- NU-State Apartments and Grocer - 119 N. Church St.
  - Construction is underway on the roughly \$13.5 million project. The Project will consist of 35 mostly one-bedroom lofts on the upper levels and an 8,000-square-foot grocery store and a UPS Location on the ground floor.
- Raising Cain's in Former Stone Eagle Space - 6445 E. State St.
  - Demolition began July 2024 and anticipates a spring 2025 opening.



- In 2024, Viking Chemical Relocated and Expanded
  - Viking Chemical, a chemical distributor with over 60 years of experience, relocated and expanded by taking over 230,000 square feet of the vacant Rockford Products building. Headquarters in Rockford, IL.

# ROCKFORD DEVELOPMENT



- Water Power Lofts | Opened 2024, Now Leasing - 700 S Main St.
  - Consists of 60 one- and two-bedroom ultra-luxury apartments, fitness area, rooftop deck and ground floor retail space. The redevelopment of these unique spaces will establish residential lofts and commercial work and gallery space.
- Collins Aerospace Opens \$18M Ram Air Turbine Wind Tunnel Test Facility, End of 2022
  - The fully automated, state-of-the-art tunnel allows Collins to streamline the testing of its Ram Air Turbine product family with real-time data analytics. This facility is a key component in making Rockford a leading aerospace hub in the country.

- Hard Rock Casino Opened August 29, 2024 - 7801 E State St
  - \$300 Million Casino - 175,000 square feet of gaming and entertainment space, including nearly 1,300 slot machines, 50 live table games including poker, a sportsbook, a variety of food and beverage options, a Rock Shop, a 1,600 seat Hard Rock Live entertainment venue.
- Numerous Housing Developments
  - Petterson Meadows Senior Living, a new development for 55+ residence. A 34-acre campus that offers apartments, single-family homes, and duplex homes.
  - A 240-unit apartment complex and assisted living facility at 6654 Garrett Lane.
  - Six two-family homes at 6002 Phaeton Drive.



## DIVERSE EMPLOYMENT BASE



AEROSPACE



MANUFACTURING



HEALTH CARE



DISTRIBUTION



RETAIL TRADE

# ROCKFORD ILLINOIS TOP EMPLOYERS

- Large Employment Hub in a Variety of Industries
  - The Main Largest Industry is Healthcare, With Major Employers Featuring UW Health (3,780 Employees), Mercyhealth (3,000 Employees), OSF Healthcare (2,200 Employees)
  - Major Employers in Other Industries Include Rockford Public Schools (4,075 Employees), Collins Aerospace (2,000 Employees), UPS (2,000 Employees), and More
- Leader in Manufacturing
  - Region Specializes in Fastener Manufacturing, Engineering, and Other Highly Technical Manufacturing Processes
  - Diversified into Automotive, Aerospace, Fasteners, Machine Tools, and Heavy Machinery Production



Company	# of Employees
Rockford Public Schools	4,075
UW Health (formerly SwedishAmerican Health System)	3,780
Mercyhealth	3,000
OSF Healthcare	2,200
Collins Aerospace	2,000
Woodward	2,000
UPS	2,000
Amazon	1,535
Wal-Mart Stores	1,470
Stellantis (Formerly Fiat Chrysler)	1,459
Winnebago County	1,429
Harlem Consolidated Schools	1,147
Lowe's	1,110
City of Rockford	1,102
Belvidere Community Unit Schools	950
Magna	816
General Mills/Green Giant	650
Syncreon	600
Taylor Company	500
Bergstrom, Inc.	450
TH Foods	400
Rockford Tool Craft	358
Siffron	340
Accuride Wheel End Solutions	320
GE Aviation	300
Mondelez International	280
DFA (formerly Deans Foods)	180

# TRANSPORTATION

ROCKFORD

## FUNDING BREAKDOWN

**\$33.2 B** FOR TRANSPORTATION OVER SIX YEARS

○	<b>\$25.3 B</b>	ROADS & BRIDGES
○	<b>\$4.5 B</b>	MASS TRANSIT
○	<b>\$1.1 B</b>	RAIL
○	<b>\$679 M</b>	MISCELLANEOUS TRANSPORTATION
○	<b>\$558 M</b>	AERONAUTICS
○	<b>\$492 M</b>	CREATE
○	<b>\$312 M</b>	GRADE CROSSING PROTECTION
○	<b>\$150 M</b>	PORTS

## WHY REBUILD ILLINOIS?

Illinois is the transportation hub of the nation and the sixth-largest state in the United States but has not had a comprehensive capital plan since 2009. Illinois infrastructure is in dire shape.

- \$30 billion maintenance backlogs for our road and transit systems
- The state is in danger of losing federal funds due to historically insufficient funding commitments by the state and deteriorating system conditions
- Average motorist paying \$564 in repairs annually due to poor infrastructure

**Rebuild Illinois repairs our crumbling roads, bridges and transit.**

- \$44.8 billion invested over six years, with \$33.2 billion of that on transportation across all modes
- 540,000 direct, indirect, and induced jobs, including almost 431,600 in transportation, supported over six years of Rebuild Illinois
- Provides necessary funding to secure federal dollars for transportation

## ROCKFORD HIGHLIGHTS



**Passenger rail:** \$275 million to re-establish service between Rockford and Chicago, with stops in Chicago, Elgin, Huntley, Belvidere and Rockford.



**Illinois 2:** \$72.5 million for reconstruction, bridge replacements from Illinois 72 in Byron to Beltline Road south of Rockford.



**U.S. 20 Business:** \$58.9 million to reconstruct and widen from Shaw Road east of Winnebago County line to State Street in Belvidere.



**U.S. 20:** \$31.5 million for reconstruction and resurfacing from Pecatonica Road to Simpson Road southwest of Rockford.



**I-39/U.S. 20/U.S. 51:** \$19 million to resurface and repair ramps from Baxter Road to I-90 at Harrison Avenue and U.S. 20 from the I-39 southbound ramp to I-39 in Winnebago County.



**Illinois 2:** \$18.4 million to replace the bridge that carries Illinois 2 over the Rock River in Rockton.



**Illinois 75:** \$16.5 million to replace the bridge that carries Illinois 75 over the Rock River in Rockton.



**Illinois 251:** \$13 million to replace bridges over the Union Pacific Railroad and Rockton Road in Rockton.



**U.S. 20 Business:** \$8 million for reconstruction, widening and intersection improvement from Day Avenue to Independence Avenue in Rockford.



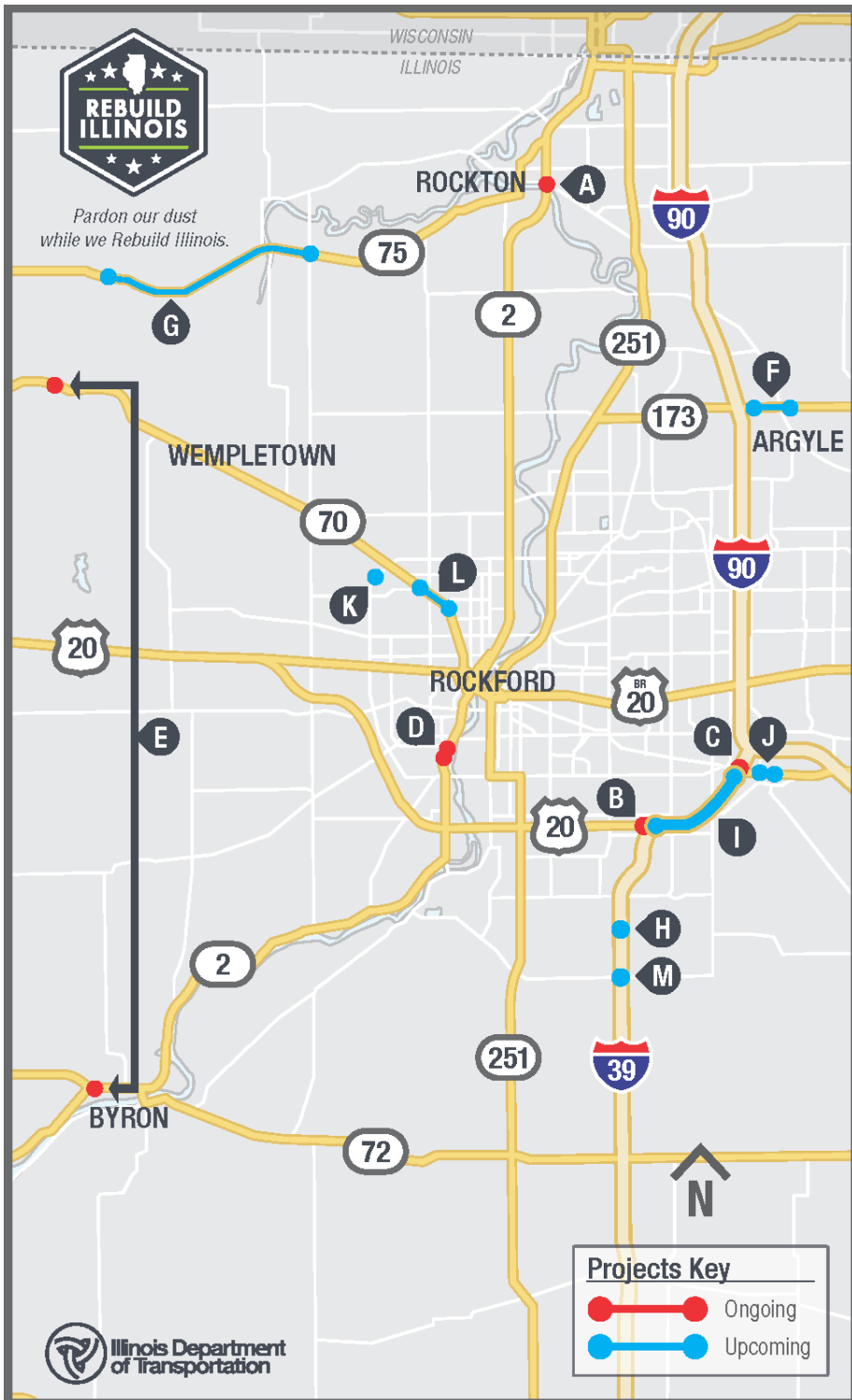
# ROCKFORD AREA PROJECTS July 2024

## ONGOING PROJECTS

- A** **ILLINOIS 2 OVER ROCK RIVER**  
**Scope:** Bridge replacement.  
**Project Cost:** \$25.3M  
**Project Duration:** March 2024 – June 2026  
**Traffic Impacts:** Southbound bridge will be rebuilt first, followed by northbound bridge. One lane will be open in each direction at all times.
- B** **I-39 & U.S. 20 INTERCHANGE**  
**Scope:** Interchange reconstruction, additional lanes, reconstruction, noise barriers, bridge replacement, signing and lighting.  
**Project Cost:** \$98.8M  
**Project Duration:** July 2023 – December 2024  
**Traffic Impacts:** Lane shifts and lane closures. Full closure of Mulford Road from March – September 2024 for bridge replacement.
- C** **I-39 AT HARRISON AVENUE**  
**Scope:** Interchange reconstruction, intersection reconstruction at Harrison Avenue and Mall Drive, additional lanes, new multipurpose trail, lighting, traffic signal replacement and culvert replacement.  
**Project Cost:** \$44.3M  
**Project Duration:** April 2024 – December 2025  
**Traffic Impacts:** Two lanes of traffic will be maintained at all times during the project, temporary lane shifts and closures.
- D** **ILLINOIS 2 FROM CLIFTON AVENUE TO POND STREET**  
**Scope:** Resurfacing.  
**Project Cost:** \$614K  
**Project Duration:** June 2024 – September 2024  
**Traffic Impacts:** Daily lane closures.
- E** **ILLINOIS 2 AND ILLINOIS 70 IN WINNEBAGO COUNTY**  
**Scope:** Bridge repairs on Illinois 2 over Mill Creek and Illinois 70 over drainage ditch east of Leech Road. Illinois 70 bridge will be done first, followed by Illinois 2 work.  
**Project Cost:** \$392K  
**Project Duration:** June 2024 – August 2024  
**Traffic Impacts:** Lane closures.
- F** **ILLINOIS 173 FROM LYFORD ROAD TO BOONE COUNTY LINE**  
**Scope:** Resurfacing.  
**Project Cost:** \$800K  
**Project Duration:** Summer 2024 – Fall 2024  
**Traffic Impacts:** Daily lane closures.
- G** **ILLINOIS 75 FROM MOATE ROAD TO MERIDIAN ROAD**  
**Scope:** Patching, milling and resurfacing.  
**Project Cost:** \$1.9M  
**Project Duration:** Summer 2024 – Fall 2024  
**Traffic Impacts:** Daily lane closures controlled by flaggers.
- H** **I-39 OVER THE KISHWAUKEE RIVER**  
**Scope:** Bridge washing.  
**Project Cost:** \$24K  
**Project Duration:** August 2024 – September 2024  
**Traffic Impacts:** Daily lane closures.
- I** **I-39/U.S. 20 TO HARRISON AVENUE**  
**Scope:** Reconstruction from Harrison Avenue, additional lanes.  
**Project Cost:** \$92.3M  
**Project Duration:** 2025 – 2027  
**Traffic Impacts:** To be determined.
- J** **U.S. 20 FROM MILL ROAD TO KISHWAUKEE RIVER**  
**Scope:** Bridge replacement.  
**Project Cost:** \$21.5M  
**Project Duration:** 2025 – 2026  
**Traffic Impacts:** To be determined.
- K** **SPRINGFIELD AVENUE OVER NORTH FORK OF KENT CREEK**  
**Scope:** Bridge replacement.  
**Project Cost:** \$4M  
**Project Duration:** Programmed to start in 2025.  
**Traffic Impacts:** To be determined.
- L** **ILLINOIS 70 (KILBURN AVENUE) FROM SAFFORD ROAD TO GLENWOOD AVENUE**  
**Scope:** Resurfacing.  
**Project Cost:** \$1M  
**Project Duration:** Programmed to start in 2025.  
**Traffic Impacts:** To be determined.
- M** **BAXTER ROAD AT I-39**  
**Scope:** Bridge deck overlay.  
**Project Cost:** \$1.4M  
**Project Duration:** Programmed to start in 2025.  
**Traffic Impacts:** To be determined.

## UPCOMING PROJECTS

- F** **ILLINOIS 173 FROM LYFORD ROAD TO BOONE COUNTY LINE**  
**Scope:** Resurfacing.  
**Project Cost:** \$800K  
**Project Duration:** Summer 2024 – Fall 2024  
**Traffic Impacts:** Daily lane closures.



## 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.

## DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

## WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: \_\_\_\_\_ DATE \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: \_\_\_\_\_ DATE: \_\_\_\_\_

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

# SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.



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