

# IRREPLACEABLE SUPER REGIONAL RETAIL CENTER | TARGET SHADOW ANCHORED

10.83-YEAR WALT | WOODFIELD MALL ADJACENT | AVG HH INCOME OF \$147,821 | INFILL LOCATION

**KOHL'S**

515K annual visitors  
Top 17% of stores  
nationwide by visits



2.1 million annual visitors  
Top 8% of stores  
nationwide by visits

**usbank**

Currently under  
construction



1293 E HIGGINS RD  
SCHAUMBURG, IL 60173

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA  
GROUP

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# THE OFFERING

This 100% occupied retail center is anchored by a top-performing Kohl's and located within Chicagoland's premier retail corridor. With each tenant on a 10+ year lease, the property boasts a weighted average lease term of 10.83 years, providing long-term, stable income. Positioned at the signalized intersection of Higgins and Meacham Roads—experiencing over 71,000 vehicles per day—the center offers excellent visibility and access. It is located within a community shopping center, the most visited center of like size and tenants within a 10-mile radius, and is surrounded by top-ranked retailers including Woodfield Mall, the most visited mall in Illinois with 15.1 million annual visitors. Kohl's, the anchor tenant, continues to show year-over-year increases in both sales and foot traffic per Placer.ai, and is currently leased at a low, replaceable rent of \$12.17 per square foot—well below the area average of \$18.46 per square foot for comparable spaces. The center is being offered below replacement cost at \$258.00 per square foot, further enhancing its appeal as a stable, high-performing investment. It is located in a dense and affluent trade area, with an average household income of \$147,821 and a daytime population exceeding 150,000 within a three-mile radius.





**WOODFIELD MALL**  
 The Largest/Most Visited Shopping Mall in Illinois  
 2.2 Million SF | 235 Stores  
 15.1 Million Visits in the Last 12 Months

★ macy's JCPenney Apple  
 NORDSTROM COACH  
 Starb's Donuts AKIRA

Streets of Woodfield  
 4.8 Million Annual Visitors  
 Ranks in the Top 19% of Shopping Centers Nationwide by Visits

jamba HAVE A BASTER! LEGOLAND  
 DICK'S SPORTING GOODS LOFT THEATRES



Schaumburg Corporate Office



Interstate 290  
165,000 VPD

Higgins Road  
44,600 VPD

72



N Meacham Road  
26,800 VPD

SUBJECT PROPERTY





\$20,055,365  
LIST PRICE



6.50%  
CAP RATE



\$258.00  
PRICE / SF



\$1,304,579  
NET OPERATING INCOME



# TOP RETAILERS IN SCHAUMBURG

SUBJECT PROPERTY

 **WOODFIELD MALL**  
A SIMON MALL

 **LEGOLAND**

STREETS

WOODFIELD

**LIFETIME**  
THE HEALTHY WAY OF LIFE COMPANY

 **macy's**

NORDSTROM  
**rack**

**The Cheesecake  
Factory**

**Crate &  
Barrel**

*Saks  
Fifth  
Avenue*

 **TARGET**

**COSTCO**  
WHOLESALE

NORDSTROM

 **COACH**  
NEW YORK

**WHOLE FOODS  
MARKET**

 **IKEA**

**TRADER  
JOE'S**

**DICK'S**  
SPORTING GOODS



Schaumburg Golf Club  
103K Annual Visitors

Fairview Elementary  
School  
(489 Students)

James B. Conant High  
School  
(2,503 Students)



**TARGET**  
2.1 million annual visitors  
Top 8% of stores  
nationwide by visits



**SUBJECT PROPERTY**

72

Higgins Road  
44,600 VPD



N Meacham Road  
26,800 VPD



1293 E HIGGINS RD  
SCHAUMBURG, IL 60173



**\$20,055,365**

LIST PRICE



**6.50%**

CAP RATE



**\$258.00**

PRICE / SF



**\$1,304,579**

NET OPERATING INCOME



**10.83 YRS**

WALT

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$20,055,365</b>
<b>CAP RATE</b>	<b>6.50%</b>
Price/ SF	\$258.00
Gross Leasable Area	77,733 SF
Year Built   Renovated	1996   2023
Lot Size	6.66 Acres +/-
Parcel Numbers	07-13-306-008-0000 07-13-306-009-0000
Parking	379 Surface Spaces +/-
Current Rent	\$1,325,564
Total Reimbursements	\$720,451
Effective Gross Income	\$2,046,015
Expenses	\$741,437
<b>NOI</b>	<b>\$1,304,579</b>



## CONTACT FOR DEBT QUOTES

### DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance - MMCC

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E: Dean.Giannakopoulos@marcusmillichap.com

License: IL 475.136018

# CASH FLOW YR 1 - STARTING 4/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$1,325,564	\$17.05
Available Space	-	-
Gross Potential Rent	\$1,325,564	\$17.05
Expense Reimbursements		
Real Estate Taxes	\$595,063	\$7.66
Insurance	\$34,547	\$0.44
CAM	\$81,506	\$1.05
Management Fee	\$7,533	\$0.10
Administrative Fee	\$1,803	\$0.02
Total Expense Reimbursements	\$720,451	\$9.27

**Effective Gross Income** **\$2,046,015** **\$26.32**

Expenses		
Real Estate Taxes	\$595,063	\$7.66
Insurance	\$34,547	\$0.44
CAM	\$81,506	\$1.05
Management Fee	\$30,321	\$0.39
Total Expenses	\$741,437	\$9.54

**NET OPERATING INCOME** **\$1,304,579** **\$16.78**



CAM	CURRENT	PER SF
Snow Plowing	\$36,439	\$0.47
Irrigation Repairs	\$15,992	\$0.21
Landscaping	\$15,860	\$0.20
Sweeping	\$8,054	\$0.10
Miscellaneous	\$831	\$0.01
Target CAM Share	\$4,331	\$0.06
<b>TOTAL CAM</b>	<b>\$81,506</b>	<b>\$1.05</b>

**CAM  
BREAKDOWN**

# EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MANAGEMENT FEE	ADMINISTRATIVE FEE	PSF	GROSS INCOME
Kohl's	\$471,814	\$27,392	\$61,191	-	-	\$9.09	\$560,396
US Bank	\$30,621	\$1,778	\$3,971	\$7,533	\$596	\$11.12	\$44,499
Salon Lofts	\$46,743	\$2,714	\$6,062	-	\$909	\$9.24	\$56,428
Veterinary Emergency Group	\$45,885	\$2,664	\$5,951	-	\$298	\$9.14	\$54,798
<b>TOTAL</b>	<b>\$595,063</b>	<b>\$34,547</b>	<b>\$81,506</b>	<b>\$7,533</b>	<b>\$1,803</b>	<b>\$9.21</b>	<b>\$716,120</b>

\*Limited landlord responsibilities - Kohl's responsible for all CAM for the center, billing landlord share to reconcile with remaining tenants



# RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Kohl's Retail, Suite 1293 T/G: KIN INC	61,633	79.29%	5/1/2023	4/30/2038	12.4 Years	Base	Current	\$62,500	\$750,000	\$12.17	-	57%	6, 5-Year	Net
						-	5/1/2028	\$65,625	\$787,500	\$12.78	5%			
						-	5/1/2033	\$68,906	\$826,875	\$13.42	5%			
						Option 1	5/1/2038	\$72,352	\$868,219	\$14.09	5%			
						Option 2	5/1/2043	\$75,969	\$911,630	\$14.79	5%			

Notes: Tenant handles CAM and is reimbursed by landlord on an annual basis via a reconciliation. CAM payment from landlord to include a 3% administration fee. If tenant's sales at the premises do not exceed \$200 per square foot of the premises during the ninth lease year, tenant shall have a one-time right to terminate the lease prior to expiration of the term by providing written notice to landlord of such early termination no later than the expiration of the ninth lease year. If tenant's sales at the premises do not exceed \$200 per square foot of the premises during the ninth lease year, tenant shall have a one-time right to terminate the lease prior to expiration of the term by providing written notice to landlord of such early termination no later than the expiration of the ninth lease year. If tenant terminates, they shall pay landlord an amount equal to the sum of the unamortized landlord contribution, amortized on a straight-line basis over a 15-year period.

US Bank Retail, Outlot T/G: US Bank National Association	4,000	5.15%	12/1/2025	11/30/2035	10.0 Years	Base	Current	\$18,750	\$225,000	\$56.25	-	17%	3, 5-Year	Ground
						-	12/1/2030	\$20,156	\$241,875	\$60.47	8%			
						Option 1	12/1/2035	\$21,668	\$260,016	\$65.00	8%			
						Option 2	12/1/2040	\$23,293	\$279,517	\$69.88	8%			
						Option 3	12/1/2045	\$25,040	\$300,481	\$75.12	7%			

Notes: Tenant has 21-day one time right of first refusal. In addition, the First Refusal Right shall not apply....(ii) to the sale of the Shopping Center as a whole...." The ROFR only applies to "The Premises" which is just the USB pad.

Salon Lofts Retail, Suite 1289 T/G: Salon Lofts Group LLC	6,106	7.86%	9/1/2024	6/30/2035	9.6 Years	Base	Current	\$13,230	\$158,756	\$26.00	-	12%	2, 5-Year	Net
						-	7/1/2030	\$14,553	\$174,632	\$28.60	10%			
						Option 1	7/1/2035	\$16,008	\$192,095	\$31.46	10%			
						Option 2	7/1/2040	\$17,611	\$211,329	\$34.61	10%			

Notes: Tenant has a five percent non-cumulative cap on CAM excluding snow removal, utilities, and security.

*Continue on next page*

# RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Veterinary Emergency Group Retail, Suite 1287 T/C: Veterinary Emergency Group LLC	5,994	7.71%	11/1/2024	10/31/2034	8.9 Years	Base	Current	\$15,984	\$191,808	\$32.00	-	14%	3, 5-Year	Net
						-	11/1/2029	\$17,582	\$210,989	\$35.20	10%			
						Option 1	11/1/2034	\$19,341	\$232,088	\$38.72	10%			
						Option 2	11/1/2039	\$21,274	\$255,284	\$42.59	10%			
						Option 3	11/1/2044	-	Market	-	-			

Notes: Tenant has a five percent non-cumulative cap on CAM excluding snow removal, utilities, and security. Tenant not obligated to pay tax increases resulting from the transfer or sale of all or part of the taxable property. Tenant agrees to reimburse Kohl's the annual sum of \$3,325 for annual parking lights fee with 3% annual increases.

Occupied	77,733	100%			\$1,325,564	\$17.05
Vacant	-	-			-	-
Total	77,733	100%			\$1,325,564	\$17.05

## TAX ANALYSIS

PARCEL	TAX PAYABLE	TAX YEAR	ASSESSOR'S MARKET VALUE	MARKET FACTOR	ASSESSED VALUE	EQUALIZED VALUE	EFFECTIVE TAX RATE	PROPERTY TAX	TAX PSF	TAX GROWTH
07-13-306-008-0000 (Inline Space, Salon Lofts + VEG)	2025	2024	\$719,303	25%	179,826	\$545,862	9.586%	\$52,325	\$3.25	3.22%
07-13-306-009-0000 (Kohl's)	2025	2024	\$7,461,000	25%	1,865,251	\$5,661,969	9.586%	\$542,738	\$8.81	3.22%
07-13-306-005-0000 (Old Pin)	2024	2023	\$8,219,958	25%	2,054,986	\$6,198,454	9.287%	\$575,650	\$7.94	-0.04%
07-13-306-005-0000 (Old Pin)	2023	2022	\$8,219,958	25%	2,054,986	\$6,008,163	9.291%	\$558,218	\$7.70	-7.96%
07-13-306-005-0000 (Old Pin)	2022	2021	\$9,325,010	25%	2,331,250	\$7,000,044	10.094%	\$706,584	\$9.75	9.23%
07-13-306-005-0000 (Old Pin)	2021	2020	\$9,325,000	25%	2,331,250	\$7,514,551	9.241%	\$694,420	\$9.58	0.53%
07-13-306-005-0000 (Old Pin)	2020	2019	\$9,325,000	25%	2,331,250	\$6,797,925	9.192%	\$624,865	\$8.62	-10.84%
07-13-306-005-0000 (Old Pin)	2019	2018	\$8,678,520	25%	2,169,630	\$6,315,576	10.310%	\$651,136	\$8.98	3.41%



**US Bank Construction as of 9/24/25**



**US Bank Rendering**



**US Bank Rendering**



**Newer  
Long-Term Leases**  
10.83 WALT



**Kohl's Ranks in the  
Top 17%**  
Visits in the Nation



**Kohl's Responsible  
for Center's CAM**  
Limited Landlord  
Responsibility



**New Construction**  
U.S. Bank



**Below Market Rents**  
For Kohl's

## 10.83-YEAR WEIGHTED AVERAGE LEASE TERM (WALT) | 100% OCCUPIED RETAIL CENTER

- Net leased tenants:
  - › Kohl's with Sephora
  - › Salon Lofts
  - › Veterinary Emergency Group
- The **new construction U.S. Bank** operates under a **ground lease**
  - › Anticipated to open February 2026 | Rent commences December 2025
  - › Opportunity to subdivide and sell to reduce basis
- All tenants have **scheduled rental increases** in place ranging from 5%-10%
- Limited landlord responsibilities - Kohl's responsible for all CAM for the center, billing landlord share to reconcile with remaining tenants
- Center is being **offered below replacement cost** at \$258.00/SF
  - › Roof under warranty for 11 more years

### LONG-TERM LEASES

- Kohl's with Sephora signed a **15-year lease in 2023**
  - › 6, 5-year renewal options
- U.S. Bank signed a **10-year lease in 2025**
  - › 3, 5-year renewal options | U.S. Bank is currently under construction
- Salon Lofts signed a **10-year lease in 2024**
  - › 2, 5-year renewal options
- Veterinary Emergency Group signed a **10-year lease in 2024**
  - › 3, 5-year renewal options

### THIS KOHL'S RANKS IN THE TOP 17% OF LOCATIONS NATIONWIDE BY VISITS

- Attracts 515K annual visitors<sup>1</sup>
- **Replaceable rents at \$12.17 per SF**
  - › Average rent in the area for comparable square footage is \$18.46 with an average square feet over 42k
- Year-over-year **increased sales and visit** performance<sup>1</sup>
- This is a **relocation site for Kohl's** from 410 E Golf Road
  - › Part of Kohl's strategy to update its stores
  - › New Schaumburg location features a more modern, atrium-style design

<sup>1</sup> Placer.ia



**Stoplight  
Intersection**  
71,400 VPD



**Premier Retail  
Destination**  
Surrounded by Top  
Visited Retail



**Infill Location**  
88,026 People Live  
& 154,841 People  
work within 3-Miles



**Affluent  
Demographics**  
\$147k AVG HH  
Income Within 1 Mile

## SHADOW ANCHORED BY TARGET - RANKED IN THE TOP 9% OF TARGETS NATIONWIDE FOR SALES & VISITS<sup>1</sup>

- **Situated in** a Shopping Center which ranks in the **top 7% of shopping centers** nationwide by visits and attracts 4 million annual visitors<sup>1</sup>
  - › **Most visited shopping center within a 10-mile radius<sup>1</sup>**
- Co-tenants include Target, Dollar Tree, Fresh International Market, Bentley's Pet Stuff, Raising Cane's, Starbucks, Jersey Mike's Sub, Sports Clip, and Verizon

## LOCATED AT A SIGNALIZED INTERSECTION IN A HEAVILY TRAVELED AREA

- Located at the **signalized intersection** of Higgins Road and Meacham Road which sees a combined traffic volume of **71,400 vehicles per day**
  - › Nearly 350ft of frontage on Higgins Road and 744ft of frontage on Meacham Road
- Positioned on a **large 6.66-acre lot** with 379 parking spaces
- **5 points of ingress/egress** into the center for easy accessibility
- 2.3 miles from **Interstate-290 and Interstate-90** interchange which sees a combined traffic volume of over **329,000 vehicles per day**

## PREMIER RETAIL DESTINATION, SURROUNDED BY TOP RANKED RETAILERS & PROMINENT COMMUNITY ANCHORS

- 0.8 miles from Streets of Woodfield which ranks in the **top 19% of shopping centers nationwide** by visits and attracts 4.8 million annual visitors<sup>1</sup>
  - › Notable tenants include Dave & Buster's, Dick's Sporting Goods, AMC Theatres, Legoland and more
- 0.9 miles from **Woodfield Mall**, the top visited mall in Illinois, attracting **15.1 million annual visitors<sup>1</sup>**
  - › Ranks in the **top 3% of malls nationwide** and **#1 in Illinois** by visits<sup>1</sup>
  - › Notable tenants include Macy's, Nordstrom, JCPenney, Apple, Lululemon, Coach, and many more
- Other retailers in the area include Whole Foods, Crate & Barrel, Lifetime Fitness, Chase Bank, Bank of America, Benihana, Best Buy, Trader Joe's, Joong Boo Market, IKEA, Costco and many more
- 1.1 miles from James. B Conant High School which serves 2,503 students

## EXTREMELY AFFLUENT DEMOGRAPHIC IN A GROWING TRADE AREA

- **Average household income of \$147,821** within a mile radius of the subject property
- From 2010-2020, the **population grew 8.74%** within a mile radius
- 88,026 people live and **154,841 people work** within a three mile radius



## ROOF

- » Install Date: 11/12/2016
- » Warranty Expiration Date: 11/12/2036
- » Warranty: 20 Years
- » Product: Firestone Roofing System

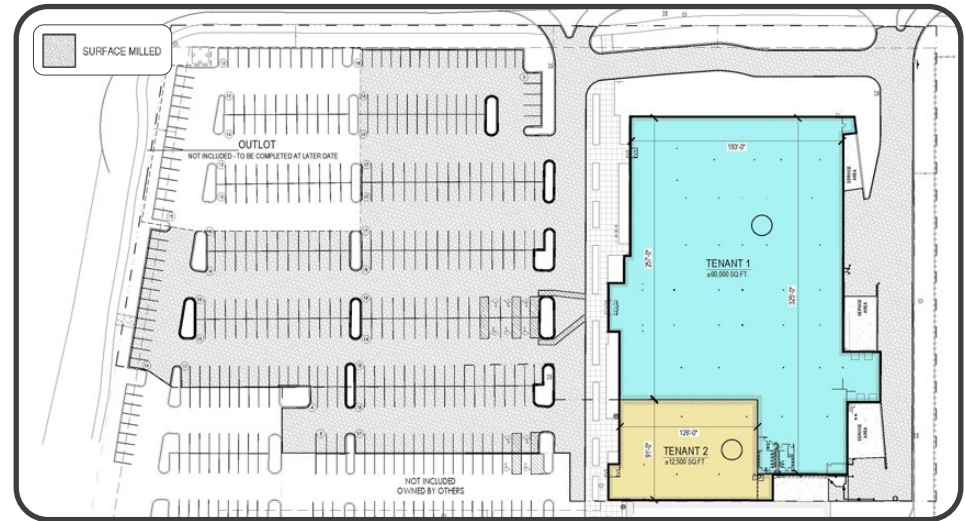


## PARKING

Landlord completed a full mill and overlay of the shaded parking lot area in 2023. (See image below)



## HVAC



### Seven New Units Installed During Renovation in 2023

- » **Kohl's** – Tenant shall, at its sole expense, keep the HVAC in good condition and repair and shall be responsible for any and all maintenance and repairs thereto, including a contract for servicing. So long as Tenant maintains the HVAC Service Contract, then (i) Landlord warrants that all heating, ventilating and air conditioning facilities (“HVAC”) and mechanical equipment servicing the Premises shall be in first class working order for the first Lease Year, (ii) Landlord shall be solely responsible for all repairs to such equipment during the first Lease Year, and (iii) Landlord shall be responsible for one replacement of such equipment at any time during the Term.
- » **Salon Lofts** - Tenant shall be responsible and pay for all HVAC maintenance, including service twice a year and quarterly filter replacement, plus all other repairs and replacements to the HVAC System.
- » **VEG** - Tenant shall, at Tenant’s sole cost and expense, procure and maintain a contract, for and with a contractor specializing and experienced in the inspection, maintenance and service of the HVAC for the Premises. Tenant shall, at Tenant’s sole expense, keep the Premises in good order, condition, and repair, including, but not limited to, all equipment or facilities solely servicing the Premises from the point of entering the Premises, such as plumbing, heating, ventilating, air-conditioning system.

HIGGINS ROAD | 44,600 VPD



N MEACHAM ROAD | 26,800 VPD



Not Included

verizon  
SportClips  
HAIRCUTS  
Jersey Mike's Subs




 **TARGET**  
2.1 million annual visitors  
Top 8% of stores  
nationwide by visits

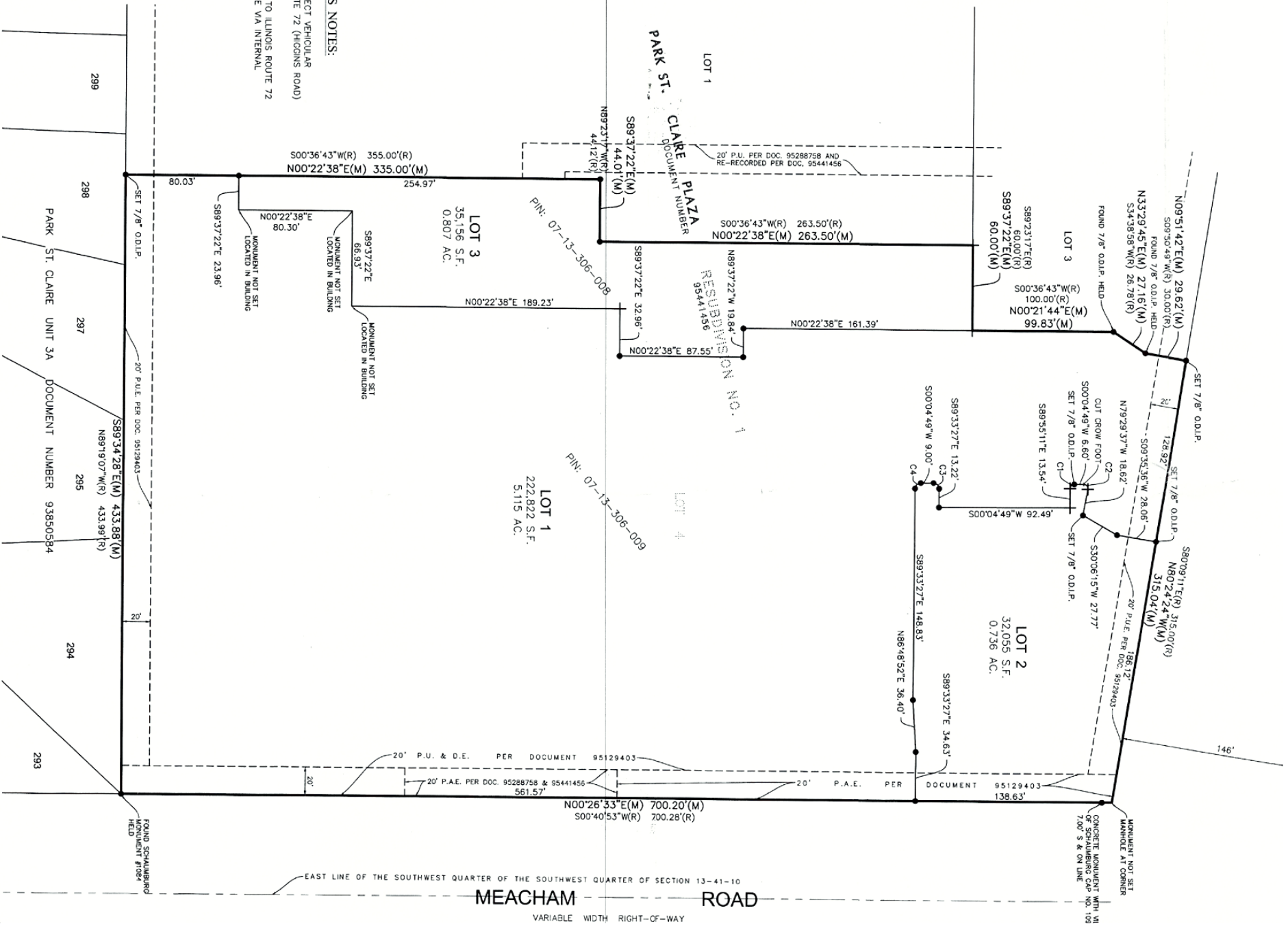


veg  
ER for Pets  
SL  
SALON LOFTS

**KOHL'S**



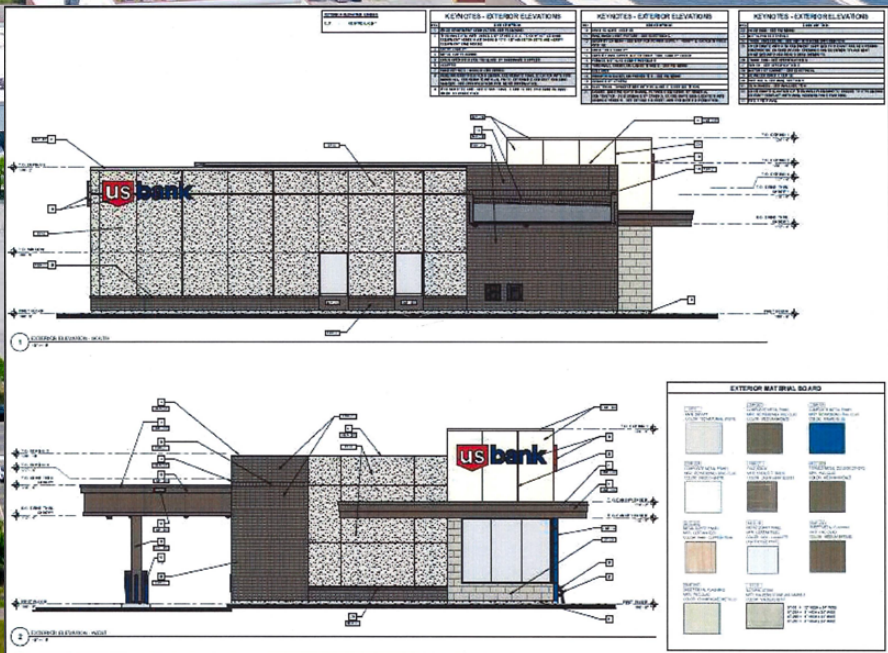
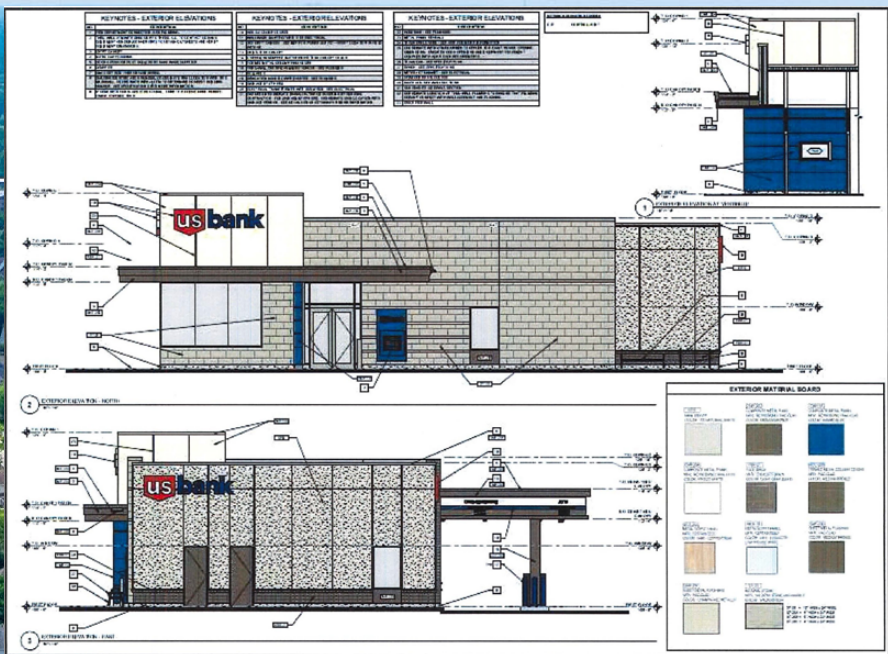
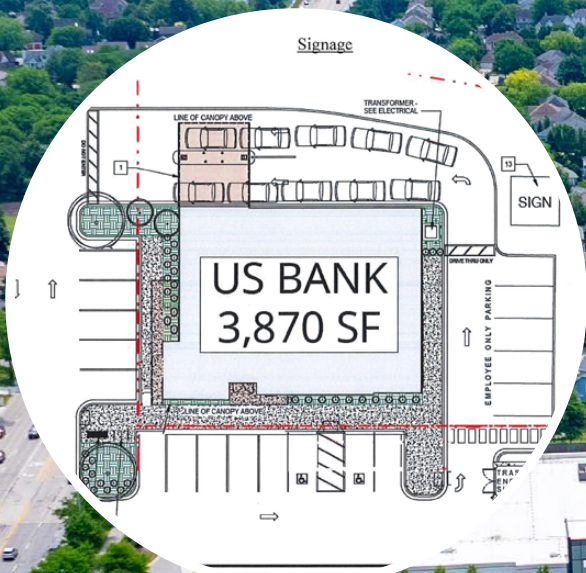
- VEHICULAR ACCESS NOTES:**
1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 72 (HIGGINS ROAD) FROM LOTS 1 AND 2.
  2. ALL VEHICULAR ACCESS TO ILLINOIS ROUTE 72 (HIGGINS ROAD) SHALL BE VIA INTERNAL CIRCULATION.



MEACHAM ROAD

VARIABLE WIDTH RIGHT-OF-WAY

# U.S. BANK IS CURRENTLY UNDER CONSTRUCTION



# KOHL'S

## KOHL'S.COM

<b>Stock Symbol:</b>	<b>NYSE   KSS</b>
<b>Market Cap (12/2/2025)</b>	<b>\$2.70 Billion</b>
<b>Enterprise Value (12/2/2025)</b>	<b>\$9.36 Billion</b>
<b>Revenue (FY 2024)</b>	<b>\$16.21 Billion</b>
<b>EBITDA (TTM)</b>	<b>\$1.28 Billion</b>
<b>Standard &amp; Poor's Credit Rating</b>	<b>BB-</b>

- » National department store chain
- » Over 1,100 locations across 49 states
- » Offers a mix of apparel, home goods, footwear, and beauty products
- » Strong omnichannel presence, including in-store, online, and mobile shopping
- » Since its founding, Kohl's has given more than \$845 million to support communities nationwide
- » Over 60 million customers nationwide
- » Founded in 1962, with more than 60 years of operating history
- » Entered a strategic partnership with Sephora in 2020 to launch in-store beauty shops branded as 'Sephora at Kohl's,' aiming to have Sephora in every Kohl's store by 2025
- » Operates Kohl's Rewards, a nationwide loyalty and cashback program
- » Employs more than 90,000 associates nationwide



1,100+  
Locations



National Tenant  
49 States



\$16.21 Billion  
Revenue



60 Years  
Experience



# KOHL'S

## Q3 2025 FINANCIAL RESULTS

- » **Earnings beat expectations:** For the third quarter of fiscal 2025, which ended in November, Kohl's reported adjusted earnings per share (EPS) of \$0.10, exceeding expectations. The company raised its full-year adjusted EPS outlook to \$1.25-\$1.45, reflecting continued margin improvement driven by efficient inventory management and lower expenses. Despite a modest decline in net and comparable sales, gross margin expanded by 51 basis points.
- » Following the announcement, Kohl's stock rose approximately 35%, signaling strong investor confidence in the company's ongoing turnaround.

# SEPHORA

- » Key factors included growth in its digital business, successful investments in proprietary brands, and the ongoing expansion of Sephora within its stores.
- » Kohl's is on track to deliver the goal of accomplishing a \$2-billion beauty business.

## KOHL'S STOCK OVER 6 MONTHS

Stock is up over 204.77% in the past 6 months.

(As of 12/2/25 - <https://finance.yahoo.com/quote/KSS/>)

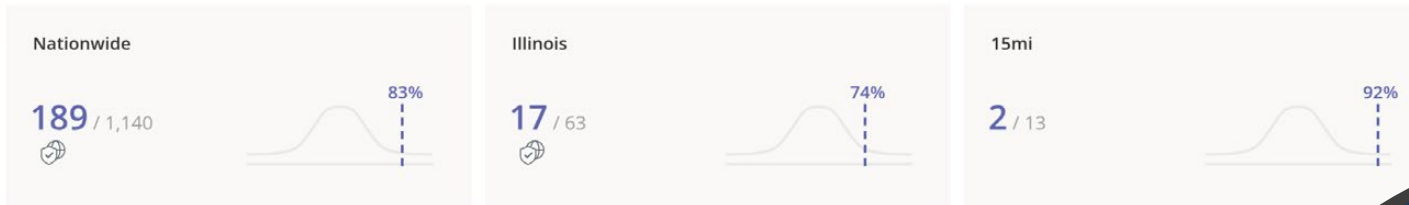


# ANCHOR TENANT PERFORMANCE

# KOHL'S

## ↑ RANKING OVERVIEW BY VISITS YEAR-OVER-YEAR INCREASED VISIT PERFORMANCE

	YEAR TO DATE (JAN-AUG)	2024	2023
<b>Visits</b>	330.5K	515.4K	463.4K
Nationwide	189 / 1,140 (Top 17%)	196 / 1,158 (Top 17%)	416 / 1,157 (Top 36%)
Illinois	17 / 63 (Top 26%)	19 / 65 (Top 28%)	32 / 65 (Top 48%)
Local (15 Miles)	2 / 13 (Top 8%)	2 / 14 (Top 8%)	6 / 14 (Top 36%)





# KOHL'S REPLACEABLE RENT & OPTIONALITY

**CURRENT RENT:**

**\$12.17/SF**

**SQUARE FEET:**

**61,633**



DOUBLE  
LOADING DOCK

SINGLE  
LOADING DOCK



OPTION TO  
DIVIDE SPACE

ENTRANCE

ENTRANCE

## LOCAL RENT COMPARABLES

TENANT	ADDRESS	RENT/SF	SQUARE FEET
Duly	1325 N Meacham Rd	\$32.80	100,600
CARMAX	250 E Golf Rd	\$22.47	93,333
PGA Superstore	1319 E Golf Rd	\$14.52	59,245
Hobby Lobby	1055 E Golf Rd	\$14.00	56,390
Marshalls	1488 Golf Rd	\$19.00	40,000
Nordstrom Rack	1520 E Golf Rd	\$17.25	40,000
Bob's Discount Furniture	16 E Golf Rd Suite B	\$16.19	32,055
Ross Dress 4 Less	1237 E Golf Rd	\$14.63	28,628
PetSmart	1440 E Golf Rd	\$16.30	26,843
Container Store	1460 E Golf Rd	\$19.00	24,969
Michaels	1420 E Golf Rd Woodfield	\$19.99	23,708
Bloomingdale Outlet	1450 E Golf Rd	\$18.50	23,500
Planet Fitness	590 E Golf Rd	\$16.75	22,988
DSW	901 Perimeter Dr	\$17.00	20,888
<b>AVERAGE</b>		<b>\$18.46</b>	<b>42,367</b>

## MORE THAN 70% OF KOHL'S STORES ARE IN ITS 88,000 SQUARE FOOT PROTOTYPE

...“focusing and centering ourselves on the retailer’s 55,000 square foot” prototype and hinted that it could result in the Company downsizing some of its 88,000 square foot stores to improve store productivity.”

## SHARING REAL ESTATE

Partnerships with ALDI, Planet Fitness, and Amazon taking over the space into downsized Kohl's

## ATTRACTIVE REAL ESTATE

“It is not a surprise that the Kohl's real estate is attractive to other users. After all, more than 80% of Kohl's stores are in outdoor strip centers alongside other similar retailers — and where expanding tenants want to locate.”

<https://jasonmiller15.substack.com/p/what-is-the-right-size-of-a-kohls>



**USBANK.COM**

**Stock Symbol:**  
**Market Cap (10/13/2025)**  
**Revenue (FY 2024)**  
**Net Income (FY 2024)**  
**Standard & Poor's Credit Rating**

**NYSE | USB**

**\$74.56 Billion**

**\$27.34 Billion**

**\$6.29 Billion**

**A+**



- » Fifth-largest commercial bank in the United States by assets
- » Over 2,000 branches across 26 states
- » Founded in 1863 and headquartered in Minneapolis, Minnesota
- » Over 70,000 employees
- » Maintains a diverse service portfolio including personal banking, commercial lending, mortgage, investment services, and payment processing
- » Holds over \$676 billion in assets as of March 31, 2025
- » 90% of Fortune 1000 companies partner with us
- » #105 on the Fortune 500 list



2,000+  
Locations



National Tenant  
26 States



\$27.34 Billion  
Revenue

**#105**  
**FORTUNE**

Fortune  
100 Company





# SALON LOFTS®

**SALONLOFTS.COM**

- » Innovative salon suite concept offering private, customizable spaces for independent beauty professionals
- » Home to thousands of independent beauty professionals, including hairstylists, estheticians, nail technicians, and massage therapists
- » Provides tenants with business tools, marketing support, and a booking platform through the Salon Lofts app
- » Operates a network of over 315 locations across 14 states | Plans to reach 500 locations by 2027
- » Nationwide network of over 8,500 of licensed beauty professionals
- » 92%+ system-wide occupancy rate
- » Founded in 2003 and headquartered in Columbus, Ohio



315+  
Locations



National Tenant  
14 States



Expanding  
Tenant



22 Years  
Experience





# VEG

## ER for Pets

[VETERINARYEMERGENCYGROUP.COM](http://VETERINARYEMERGENCYGROUP.COM)

- » National provider of 24/7 veterinary emergency and urgent care
- » Operates over 100 locations across the U.S.
- » Founded in 2014
- » Large emphasis on customer experience - allows pet parents to stay with their pets throughout treatment
- » 563,595 pets helped in the last 12 months
- » Advanced diagnostics and emergency procedures on-site, including ultrasound, x-ray, surgery, hospitalization, end-of-life care, and in-house blood bank
- » Accepts a wide range of species—dogs, cats, birds, exotics, and even wildlife emergencies
- » Awarded “Emergency Veterinary Practice of the Year – USA” by Acquisition International in 2024
- » Recognized for its VEG Cares program, raising over \$1 million to provide emergency care for underserved pets
- » Maintains a 4.9-star average rating across hundreds of locations, consistently ranking among the top emergency vet providers in the U.S.



100+  
Locations



24/7 Veterinary  
Emergency Clinic



Expanding  
Tenant



11 Years  
Experience



# SHADOW-ANCHOR TENANT PERFORMANCE



- » Retail Company, that sells general merchandise, including clothing, electronics, home goods, and groceries, at discounted prices
- » (NYSE: TGT) - \$107 billion in net sales in 2024
- » Stores in all 50 states and the District of Columbia
- » 0.1% Comparable Sales in 2024

*RANKED IN THE TOP 9% OF TARGETS NATIONWIDE FOR SALES & VISITS*

## RANKING OVERVIEW BY VISITS

	YEAR TO DATE (JAN-AUG)	2024	2023
VISITS   SALES	1.4M	2.1M	2.1M
NATIONWIDE	151/1,843 (Top 9%)	129/1,828 (Top 8%)	125/1,814 (Top 7%)
ILLINOIS	7/91 (Top 7%)	6/90 (Top 6%)	6/89 (Top 6%)
LOCAL (15 MILES)	2/22 (Top 5%)	1/22 (#1)	1/22 (#1)

## SALES TRAJECTORY

	YEAR TO DATE (JAN-AUG)	2024	2023
	\$40.6M	\$64.6M	\$59.5M
NATIONWIDE	155/1,843 (Top 9%)	107/1,828 (Top 6%)	195/1,814 (Top 11%)
ILLINOIS	4/91 (Top 4%)	3/90 (Top 3%)	7/89 (Top 7%)
LOCAL (15 MILES)	1/22 (#1)	1/22 (#1)	2/22 (Top 5%)



## RANKING OVERVIEW BY VISITS

	YEAR TO DATE (JAN-AUG)	2024	2023
VISITS	111K	168.4K	198.4K
NATIONWIDE	2/7 (Top 15%)	2/7 (Top 15%)	1/5 (#1)
ILLINOIS	1/3 (#1)	1/3 (#1)	1/3 (#1)
LOCAL (15 MILES)	1/1	1/1	1/1

- » Authentic Asian grocer | Founded in 2011
- » Grown to seven locations and expanding
- » New location to Open in 2025 in Pittsburgh
- » Products are imported from more than 28 countries

*#1 STORE IN ILLINOIS & #2 NATIONWIDE*

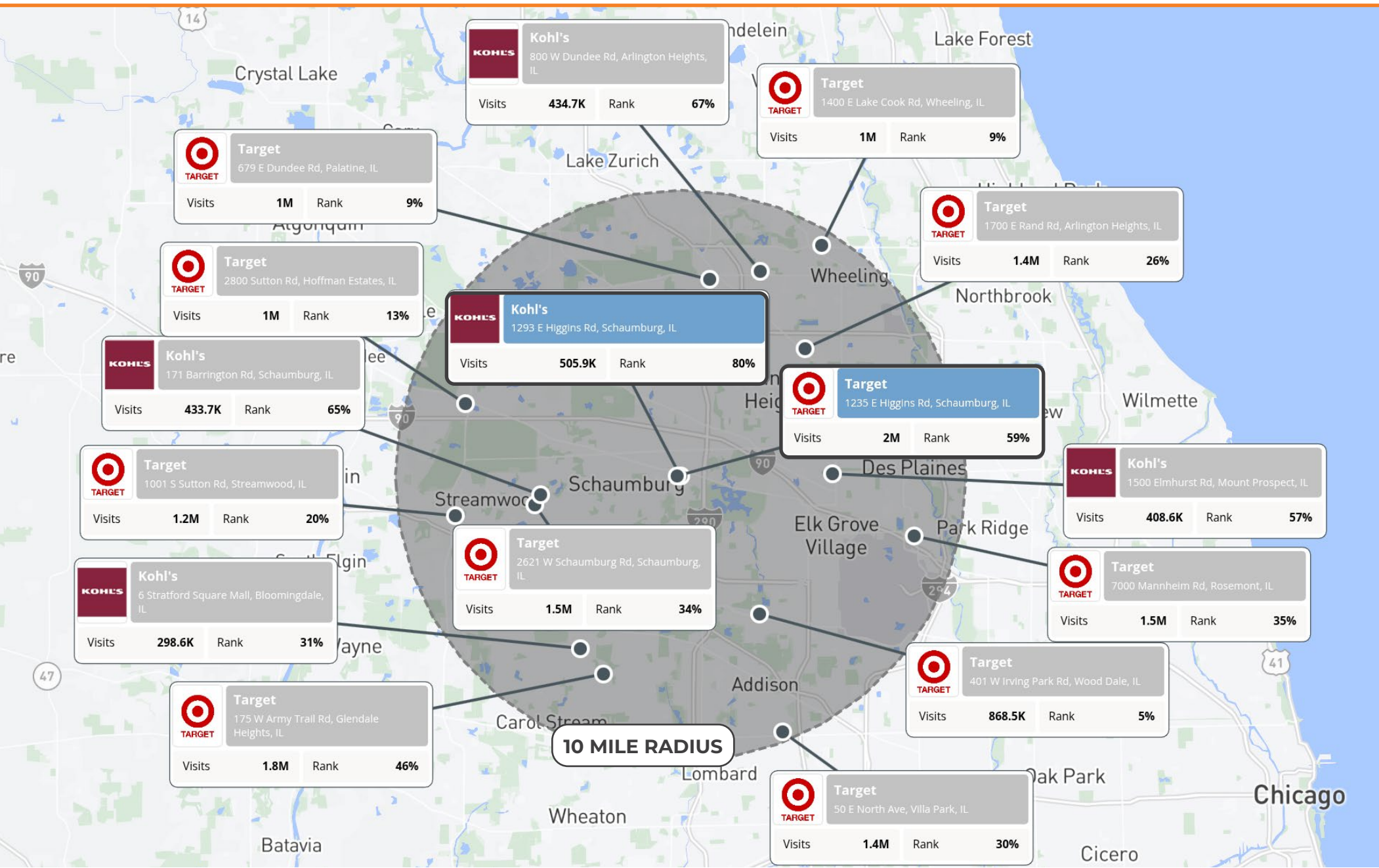


US Bank Rendering





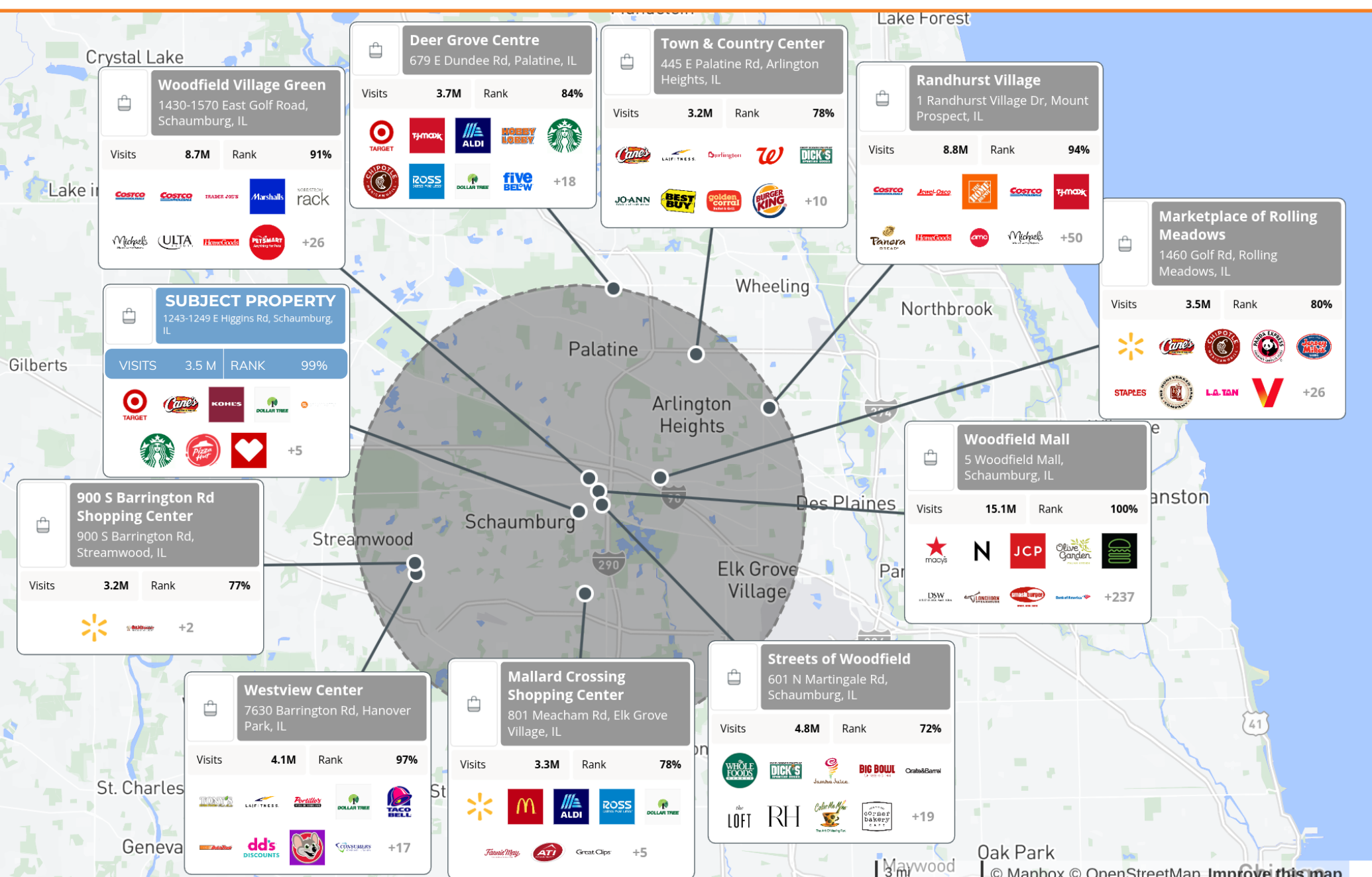
# COMPETITIVE MAP



ALL TARGET & KOHL'S WITHIN A 10 MILE RADIUS

Sep 1, 2024 - Aug 31, 2025. Ranking listed in callouts are based on Category - State, Category - Nationwide. Data provided by Placer Labs Inc. (www.placer.ai)

# COMPETITIVE MAP



TOP 10 RETAIL CENTERS BY VISITS WITHIN A 7 MILE RADIUS

Sep 1, 2024 - Aug 31, 2025. Ranking listed in callouts are based on Category - State.  
Data provided by Placer Labs Inc. (www.placer.ai)

# AERIAL



Higgins Road  
44,600 VPD

Plum Grove Road  
15,600 VPD

**WOODFIELD MALL**  
The Largest/Most Visited Shopping Mall in Illinois  
2.2 Million SF | 235 Stores  
15.1 Million Visits in the Last 12 Months  
 macy's JCPenney Apple  
 NORDSTROM COACH  
 Starbucks Donuts AKIRA

Fairview Elementary School  
(489 Students)

72

James B. Conant High School  
(2,503 Students)

LIFETIME  
 Bank of America CHASE Comfort  
 WILDFIRE Fairfield  
 MainStay SUITES Hilton Garden Inn

Best Western  
 Crate&Barrel  
 Wendy's  
 IHOP WHOLE FOODS  
 Seasons 52  
 CADILLAC

**SUBJECT PROPERTY**

Schaumburg Golf Club  
103K Annual Visitors<sup>1</sup>

DOLLAR TREE  
 TARGET Cane's  
 Starbucks BENTLEY'S PET SUPPLIES fresh international market

**Streets of Woodfield**  
4.8 Million Annual Visitors  
Ranks in the Top 5% of Shopping Centers Nationwide by Visits<sup>1</sup>  
 jamba HAVES & MUSTERS LEGOLAND  
 DICK'S SPORTING GOODS LOFT AMC THEATRES

Schaumburg Township Elementary  
(489 Students)

edible arrangements  
 Domino's  
 Walgreens  
 MATHNASIUM  
 The Math Learning Center

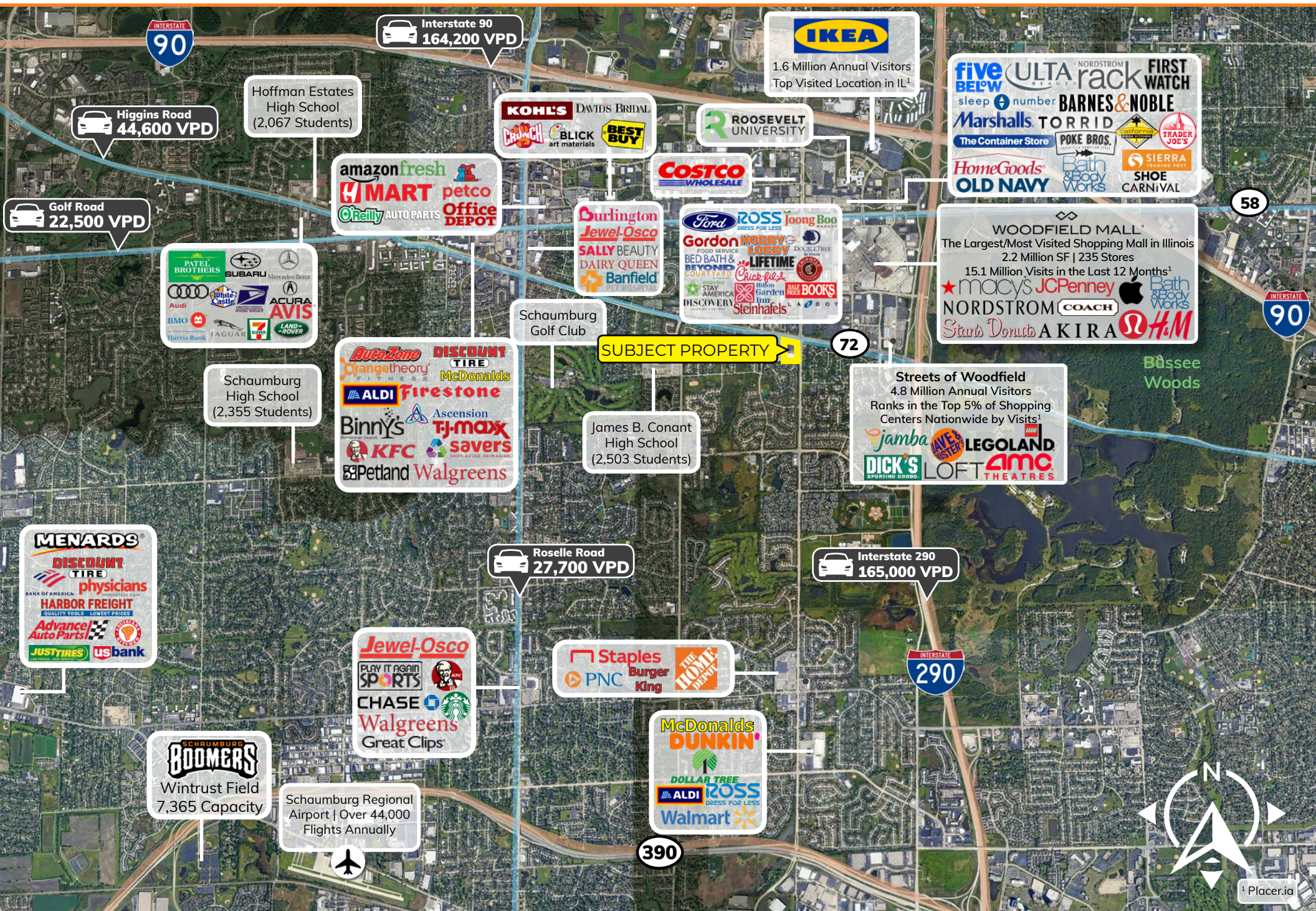
Schaumburg Road  
24,000 VPD

N Meacham Road  
26,800 VPD

DUNKIN'



# AERIAL



INTERSTATE 90

Interstate 90  
164,200 VPD

**IKEA**  
1.6 Million Annual Visitors  
Top Visited Location in IL<sup>1</sup>

Higgins Road  
44,600 VPD

Hoffman Estates High School  
(2,067 Students)

**KOHL'S** DAVIDS BRIDAL  
**CRUNCH** BLICK art materials **BEST BUY**

**ROOSEVELT UNIVERSITY**

**five BELOW** **ULTRA** **NORDSTROM** **FIRST WATCH**  
sleep number **BARNES & NOBLE**  
**Marshall's** **TORRID** **POKE BROS.** **TRADER JOE'S**  
The Container Store **HomeGoods** **OLD NAVY** **Bath & Body Works** **SIERRA** **SHOE CARNIVAL**

Golf Road  
22,500 VPD

**amazonfresh** **MART** **petco**  
**O'Reilly** AUTO PARTS **Office DEPOT**

**COSTCO WHOLESALE**

**WOODFIELD MALL**  
The Largest/Most Visited Shopping Mall in Illinois  
2.2 Million SF | 235 Stores  
15.1 Million Visits in the Last 12 Months<sup>1</sup>  
**macy's** **JCPenney** **Bath & Body Works**  
**NORDSTROM** **COACH** **Stard Donuts** **A KIRA** **H.M.**

**PATEL BROTHERS** **SUBARU** Mercedes-Benz  
**Audi** **White Castle** **ACURA** **AVIS**  
**BMO** **Harris Bank** **JAGUAR** **LAND ROVER**

**Durlington Jewel-Osco**  
**SALLY BEAUTY** **DAIRY QUEEN** **Banfield**

**Ford** **ROSS** **Joong Boo**  
**Gordon** **HOBBY LOBBY** **DOGALERTree**  
**BED BATH & BEYOND** **COURT YARD** **LIFETIME**  
**STAY AMERICA** **DISCOVER** **Chick-fil-A** **Steinhefels** **HOME PARK BOOKS** **LA BOY**

Schaumburg Golf Club

**SUBJECT PROPERTY**

72

Schaumburg High School  
(2,355 Students)

**AutoZone** **DISCOUNT TIRE** **OrangeTheory** **McDonald's**  
**ALDI** **Firestone**  
**Binnys** **Ascension** **TJ-max** **savers**  
**KFC** **Petland** **Walgreens**

James B. Conant High School  
(2,503 Students)

**Streets of Woodfield**  
4.8 Million Annual Visitors  
Ranks in the Top 5% of Shopping Centers Nationwide by Visits<sup>1</sup>  
**jamba** **SAVE A MISTAKE** **LEGOLAND**  
**DICK'S** **LOFT** **AMC THEATRES**

**MENARDS**  
**DISCOUNT TIRE** **physicians**  
**HARBOR FREIGHT**  
**Advance Auto Parts** **JUST TIRES** **usbank**

Roselle Road  
27,700 VPD

Interstate 290  
165,000 VPD

**Jewel-Osco**  
**PLAY IT AGAIN SPORTS** **KFC**  
**CHASE** **Walgreens** **Great Clips**

**Staples** **Burger King** **THE HOME DEPOT**  
**PNC**

INTERSTATE 290

**SCHAUMBURG BOOMERS**  
Wintrust Field  
7,365 Capacity

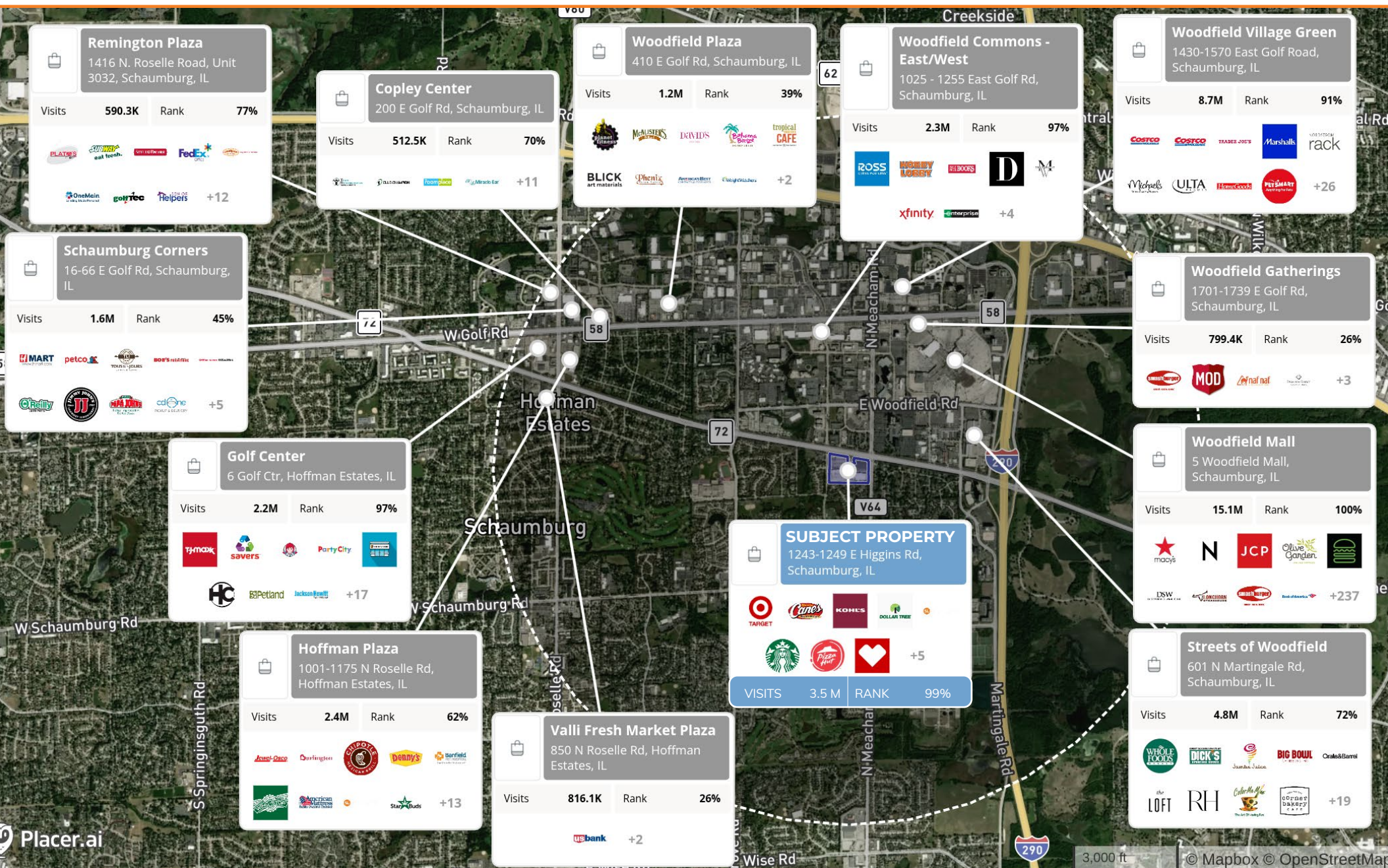
Schaumburg Regional Airport | Over 44,000 Flights Annually

**McDonald's** **DUNKIN'**  
**DOLLAR TREE** **ALDI** **ROSS** **Walmart**

390



# RETAIL WITHIN 2 MILES



RETAIL CENTERS WITHIN 2 MILES WITH 500K OR MORE VISITORS  
 Sep 1, 2024 - Aug 31, 2025. Ranking listed in callouts are based on Category - State.  
 Data provided by Placer Labs Inc. (www.placer.ai)

## PREMIER CHICAGO SUBURB

- Largest center of economic development in Illinois after Chicago
- 30 Miles Northwest of Chicago | Part of the Chicago Metropolitan Statistical Area

## HOME TO WOODFIELD MALL

- One of the largest shopping destinations in the United States
- Over 15 million visitors in the last 12 months (Placer.ai)
- 2.2 Million SF | Anchored by JCPenney, Macy's, and Nordstrom
- Restaurants include: P.F. Chang's, Texas de Brazil, Cheesecake Factory, Uncle Julio's and many more

## HOME TO SCHAUMBURG REGIONAL AIRPORT

- General Aviation Airport encompassing 117 acres throughout Cook County and DuPage County
- Home to approximately 90 aircrafts and handles about 45,000 operations per year
- Generates over \$33.9 million annually through operations, restaurant sales, helicopter rides, maintenance and local news helicopters

## AMPLE DEVELOPMENTS IN SCHAUMBURG

- Over 13 new properties built since 2023 (Costar)
- 2 properties are under construction and 1 is in final planning (Costar)
- 6 new properties are in proposal stage (Costar)
- See next page on recent developments

## 2ND LARGEST ECONOMIC DEVELOPMENT CENTER IN ILLINOIS

- Known as "The Place for Business" with over 200 restaurants, 30 hotels (over 4,00 rooms), and thousands of businesses
- 9.5 million square feet of retail and restaurant space, 12 million square feet of office space, and 13.5 million square feet of industrial space

## EASILY ACCESSIBLE | GREAT PUBLIC TRANSPORTATION SYSTEM

- 14 miles from O'Hare International Airport
  - > 10th busiest airport in the world in 2024
  - > Approximately 66.9 million passengers traveled through O'Hare last year (Placer.ai)
- Schaumburg Metra Train Station
  - > 2,723,121 passengers in 2024, up 18.27% from 2023
- Served by Pace bus system, Woodfield Trolley and Dial-A-Ride (DART) bus system for easy accessibility

## ENTERTAINMENT & RECREATION

- Has a verdant and vibrant selection of parks and outdoor spaces, including Bison's Bluff Nature Playground, Volkening Lake, and The Sculpture Park
- Attractions nearby include Schaumburg Boomers Baseball at Wintrust Field, LEGOLAND Discovery Center, Medieval Times, The Water Works (Indoor Water Park), Topgolf, and more



(GRADES FROM NICHE.COM)

**1) VERIDIAN & THE FRESH MARKET (CONTINUED DEVELOPMENT)**

- 225-acre mixed-use development. At full build-out, the district will include more than 200,000 square feet of retail and restaurant space and more than 600 apartment units. Area is already home to Topgolf; corporate users such as The Boler Co., Zurich North America, Motorola Solutions and DR Horton; and multiple residential communities.
- The Fresh Market expected to open in 2026.

**2) 90 NORTH SCHAUMBURG - ENTERTAINMENT HUB (2025)**

- The 90 North East Entertainment District in Schaumburg is a dynamic, mixed-use destination anchored by the Schaumburg Convention Center and Renaissance Hotel. Designed as a walkable entertainment hub, it will feature restaurants, cafés, live music venues, and outdoor plazas. This district serves as the vibrant eastern gateway to the larger 90 North development, a \$185 million project.

**3) STARBUCKS (2025 - STNL)**

**4) LURIE OUTPATIENT AND INFUSION CENTER (2025)**

- Ann & Robert H. Lurie Children’s Hospital of Chicago developed a 75,000-square-foot, \$56 million outpatient center.

**5) NAPLETON SUBARU (UNDER CONSTRUCTION)**

**6) HANGER CLINIC (2025)**

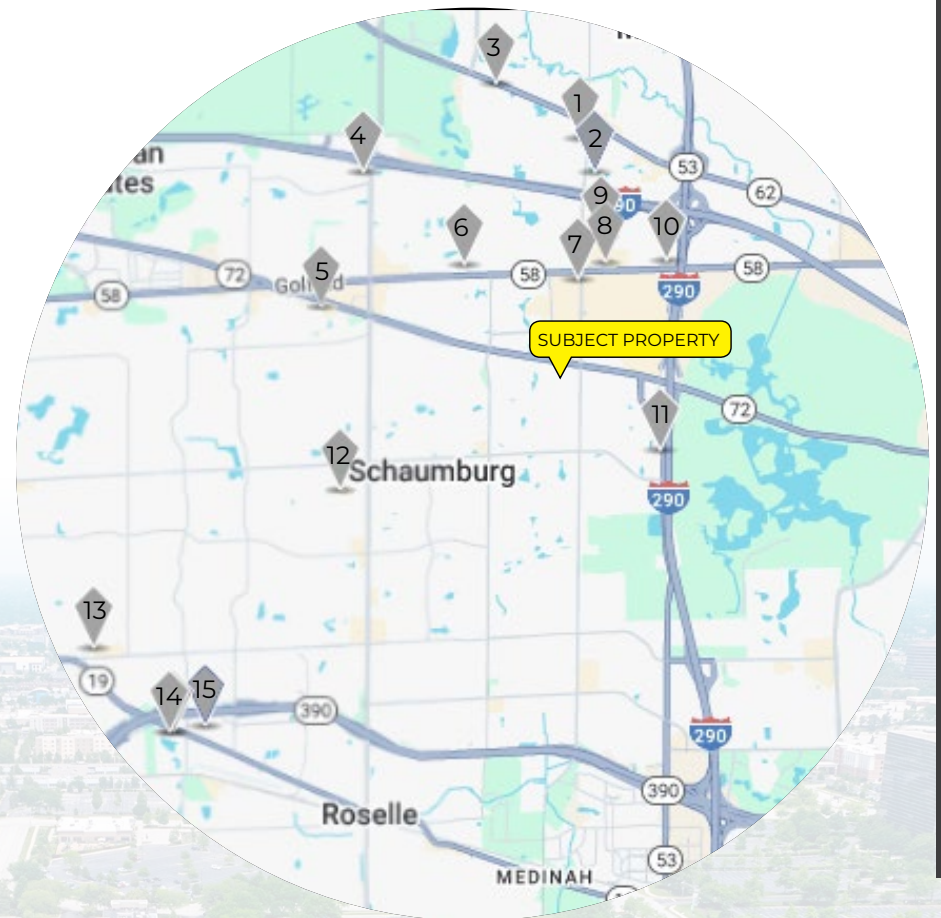
- Hanger Clinic’s new 19,475 SF state-of-the-art Integrated Care Center (ICC) delivers advanced orthotic and prosthetic care.

**7) CHIPOTLE (2024 - STNL)**

**8) ANDRETTI KARTING & RACING (2026 - 80K SF STNL)**

**9) DULY MEDICAL OFFICE (2025 - 100K SF STNL)**

**10) FOGO DE CHAO (2024 - STNL)**



**11) HOLIDAY INN EXPRESS & SUITES (2025)**

- The new 87-room Holiday Inn Express marks the 31st hotel in Schaumburg.

**12) HOP SCOTCH (2025 - STNL)**

- British pub-themed restaurant. Anticipating a late 2025 opening.

**14) EXPERIOR GLOBAL & TRANSPORT LOGISTICS CAMPUS (2026)**

- A new 48,000-square-foot warehouse and set for completion in 2026.

**13) PETSUITES (2024 - STNL)**

**15) INDUSTRIAL WAREHOUSE (2025 - 83,124SF)**

# SCHAUMBURG ILLINOIS TOP EMPLOYERS

1,000+ Employees		300-999 Employees	
Woodfield Mall	Retail	Village of Schaumburg	Government
School District 54	Education	Illinois DOT	Government
Zurich North America	Insurance	Sunstar Americas	Manufacturing
Perdoceo	Education	IKEA	Retail
Paylocity	Software	Patrick Cars	Automotive
Motorola Solutions	Telecom	Jorgensen Steel Co.	Manufacturing
Nation Pizza Products	Food Product Distribution	Bob Rohrman Auto Group	Auto Dealer

## DIVERSE EMPLOYMENT BASE



RETAIL TRADE



MANUFACTURING



EDUCATION



AUTOMOTIVE



GOVERNMENT



**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

## 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.

# CONFIDENTIALITY AGREEMENT

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## 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: \_\_\_\_\_

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