

# NEIGHBORHOOD STRIP RETAIL WITH FREESTANDING STARBUCKS

LONG-OPERATING HISTORY | EXCELLENT TENANT MIX | AVG HH INCOME OF \$214,881



1833-1855 DEERFIELD RD,  
HIGHLAND PARK, IL 60035

Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

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# THE OFFERING

This neighborhood retail center is anchored by a freestanding Starbucks that has operated at the location since 2002 and has nearly six years of remaining lease term. The center features a strong, long-tenured mix of medical, service, and restaurant tenants, all operating under net leases. The property offers full ingress and egress off Deerfield Road, which sees 21,700 vehicles per day, and benefits from close proximity to Skokie Highway with 63,600 vehicles per day. The site is surrounded by multiple country clubs, schools, and retail destinations, driving consistent traffic to the area. The property is located within an extremely affluent and densely populated trade area, with an average household income of \$214,881 within a one-mile radius and 92,917 employees within a three-mile radius.



\$7,990,000

LIST PRICE



7.15%

CAP RATE



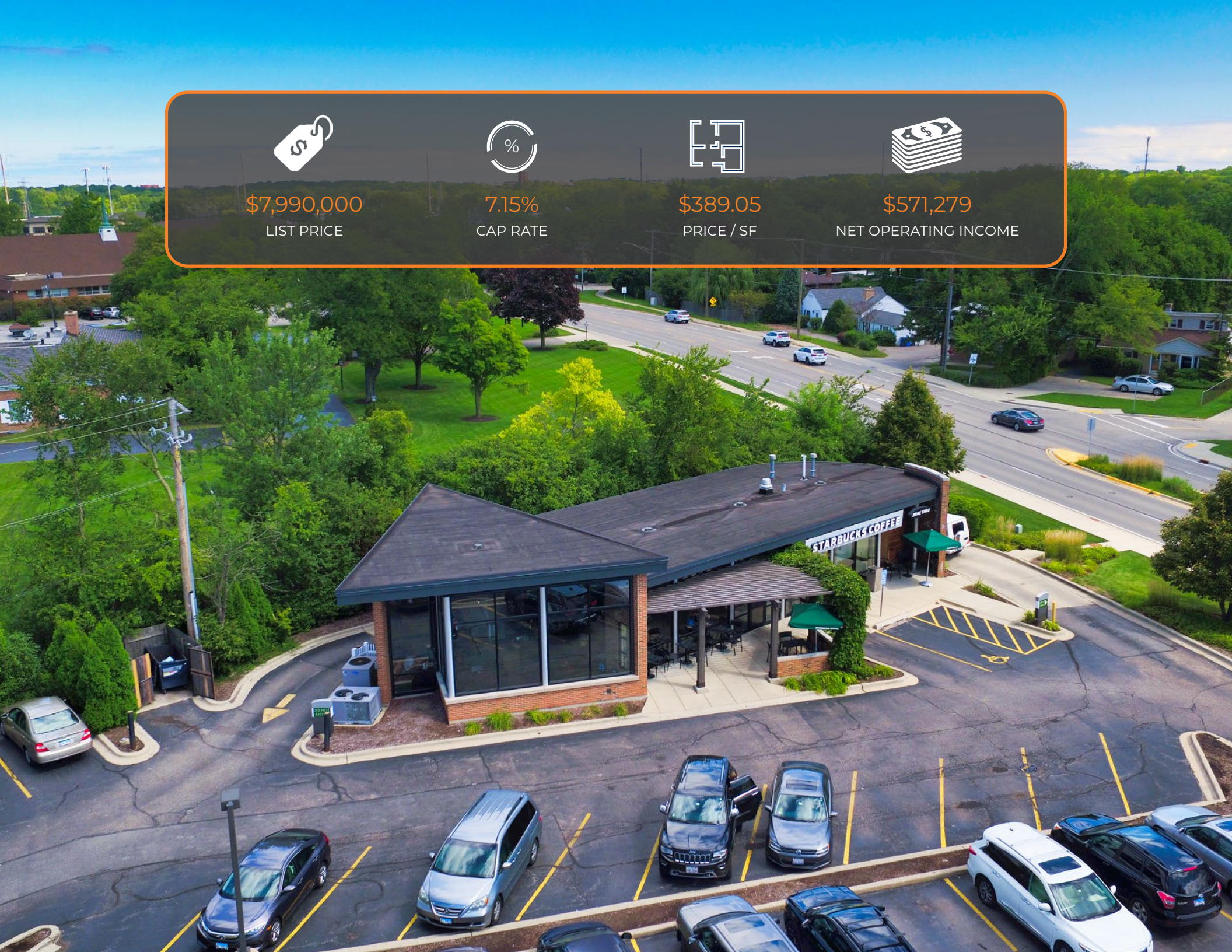
\$389.05

PRICE / SF



\$571,279

NET OPERATING INCOME





Lake Michigan

**Jewel-Osco**  
1.2 million annual visitors

Highland Park High School  
1,784 Students

**NorthShore**  
University HealthSystem  
Highland Park Hospital | 149 Beds

Downtown Highland Park  
**SUNSET FOODS** **Walgreens**  
**Metra** **McDonalds**

**enterprise**  
rent-a-car

**TESLA**

SKOKIE HIGHWAY | 63,600 VPD



**SUBJECT PROPERTY**

EXTRA SPACE  
**STORAGE**  
EST. 1977

The City of Highland Park granted initial approval for Habitat's 227 unit residential development on former Solo Cup site



**CLICK IMAGE FOR ARTICLE**



DEERFIELD RD | 21,700 VPD





1833-1855 DEERFIELD RD,  
HIGHLAND PARK, IL 60035



**\$7,990,000**

LIST PRICE



**7.15%**

CAP RATE



**\$389.05**

PRICE / SF



**\$571,279**

NET OPERATING INCOME

## FINANCIAL SUMMARY

|                              |                                |
|------------------------------|--------------------------------|
| <b>PRICE</b>                 | <b>\$7,990,000</b>             |
| <b>CAP RATE</b>              | <b>7.15%</b>                   |
| Price/ SF                    | \$389.05                       |
| Gross Leasable Area          | 20,537 SF                      |
| Year Built                   | 1988   2002                    |
| Lot Size                     | 1.87 AC +/-                    |
| Parcel Numbers               | 16-27-301-037<br>16-27-301-038 |
| Parking                      | 92 Surface Spaces +/-          |
| Current Rent                 | \$590,329                      |
| Total Reimbursements         | \$246,154                      |
| Vacancy/Collection Allowance | (\$18,346)                     |
| Effective Gross Income       | \$818,137                      |
| Expenses                     | \$246,858                      |
| <b>NOI</b>                   | <b>\$571,279</b>               |



# CASH FLOW YR 1 - 7/1/2026

| BASE RENT                     | CURRENT          | PER SF         |
|-------------------------------|------------------|----------------|
| Occupied Space                | \$590,827        | \$28.77        |
| Available Space               | -                | -              |
| Gross Potential Rent          | \$590,827        | \$28.77        |
| Expense Reimbursements        |                  |                |
| Real Estate Taxes             | \$150,013        | \$7.30         |
| Insurance                     | \$18,996         | \$0.92         |
| CAM                           | \$51,860         | \$2.53         |
| Management Fee                | \$25,286         | \$1.23         |
| Total Expense Reimbursements  | \$246,154        | \$11.99        |
| Gross Potential Income        | \$836,483        | \$40.73        |
| *Vacancy/Collection Allowance | (\$18,346)       | (\$0.89)       |
| <b>Effective Gross Income</b> | <b>\$818,137</b> | <b>\$39.84</b> |

| Expenses          |           |         |
|-------------------|-----------|---------|
| Real Estate Taxes | \$150,013 | \$7.30  |
| Insurance         | \$18,996  | \$0.92  |
| CAM               | \$52,564  | \$2.56  |
| Management Fee    | \$25,286  | \$1.23  |
| Total Expenses    | \$246,858 | \$12.02 |

**NET OPERATING INCOME \$571,279 \$27.82**

\*Note: Vacancy Factor equal to 3% of Gross Income minus Starbucks and Garrity Square Dental. Underwriting uses the management fee applied to only the shopping center and the management fee reimbursement from Starbucks as a cost.

# CAM BREAKDOWN

| CAM - Shopping Center Parcel           | CURRENT         | PER SF        |
|--|-----------------|---------------|
| Water - Utility                        | \$13,282        | \$0.65        |
| Snow Removal                           | \$7,935         | \$0.39        |
| Maintenance/Cleaning/Building Engineer | \$5,280         | \$0.26        |
| Exterior Painting                      | \$2,685         | \$0.13        |
| Accounting Fees                        | \$2,566         | \$0.12        |
| Landscaping - Contract                 | \$2,096         | \$0.10        |
| Fire/Safety Repairs & Maintenance      | \$1,527         | \$0.07        |
| Electricity - Utility                  | \$1,500         | \$0.07        |
| Roofing/Gutters                        | \$1,171         | \$0.06        |
| HVAC Repair/Maintenance                | \$696           | \$0.03        |
| Sewer/Rodding                          | \$640           | \$0.03        |
| Gas/heating                            | \$612           | \$0.03        |
| Fire/Safety Contract                   | \$477           | \$0.02        |
| General Maintenance & Repairs          | \$363           | \$0.02        |
| General Admin                          | \$240           | \$0.01        |
| Bonus                                  | \$150           | \$0.01        |
| Bank Fees                              | \$120           | \$0.01        |
| Garage/Parking Lot Repairs & Main      | \$89            | \$0.00        |
| Dues/Fees                              | \$77            | \$0.00        |
| Supplies                               | \$45            | \$0.00        |
| <b>TOTAL CAM</b>                       | <b>\$41,551</b> | <b>\$2.02</b> |

| CAM - Starbucks Parcel                 | CURRENT         | PER SF        |
|--|-----------------|---------------|
| Bank Fees                              | \$120           | \$0.01        |
| Maintenance/Cleaning/Building Engineer | \$1,680         | \$0.08        |
| Accounting Fees                        | \$455           | \$0.02        |
| General Admin                          | \$85            | \$0.00        |
| Snow                                   | \$5,290         | \$0.26        |
| Landscaping                            | \$2,056         | \$0.10        |
| Roofing/Gutters                        | \$1,178         | \$0.06        |
| Bonus                                  | \$150           | \$0.01        |
| <b>TOTAL CAM</b>                       | <b>\$11,014</b> | <b>\$0.54</b> |

# EXPENSE REIMBURSEMENTS

| TENANT                             | TAXES            | INSURANCE       | CAM             | MGMT FEE        | PSF            | GROSS INCOME     |
|------------------------------------|------------------|-----------------|-----------------|-----------------|----------------|------------------|
| Starbucks                          | \$14,824         | \$3,140         | \$9,835         | \$984           | \$11.40        | \$28,782         |
| HP Convenience Store               | \$18,951         | \$2,223         | \$6,116         | \$3,407         | \$12.16        | \$30,697         |
| Sports & Ortho Physical Therapy    | \$10,515         | \$1,233         | \$3,393         | \$1,890         | \$12.16        | \$17,032         |
| New China Restaurant               | \$8,106          | \$951           | \$2,616         | \$1,457         | \$12.16        | \$13,130         |
| Master Cleaners                    | \$8,376          | \$982           | \$3,931         | \$1,506         | \$13.26        | \$14,795         |
| Open Flow Acupuncture              | \$8,376          | \$982           | \$2,703         | \$1,506         | \$12.16        | \$13,567         |
| Ordo Restaurant                    | \$24,918         | \$2,923         | \$5,211         | \$4,479         | \$11.30        | \$37,531         |
| Garrity Square Dental              | \$8,241          | \$967           | \$2,660         | \$1,481         | \$12.16        | \$13,349         |
| Judy's Pizza                       | \$8,241          | \$967           | \$2,660         | \$1,481         | \$12.16        | \$13,349         |
| Nails Talk Salon                   | \$8,241          | \$967           | \$2,660         | \$1,481         | \$12.16        | \$13,349         |
| Zeke Salon & DryBar                | \$8,241          | \$967           | \$2,660         | \$1,481         | \$12.16        | \$13,349         |
| Day Spa Reflexology                | \$8,256          | \$968           | \$2,664         | \$1,484         | \$12.16        | \$13,373         |
| Carpet Central & Hardwood Flooring | \$14,726         | \$1,727         | \$4,752         | \$2,647         | \$12.16        | \$23,852         |
| <b>TOTAL</b>                       | <b>\$150,013</b> | <b>\$18,996</b> | <b>\$51,860</b> | <b>\$25,286</b> | <b>\$11.99</b> | <b>\$246,154</b> |



# 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 |                 |                          |                        |
| Starbucks<br>1833 Deerfield Rd                                 | 2,525     | 12.29%        | 3/1/2002         | 3/31/2032         | 5.8                       | Base          | Current    | \$12,378     | \$148,532   | \$58.82  | -        | 25%             | None                     | Net                    |
|  |           |               |                  |                   |                           |               | 4/1/2027   | \$13,614     | \$163,371   | \$64.70  | 10%      |                 |                          |                        |
| HP Convenience Store<br>1855 Deerfield Rd, Suite A             | 2,525     | 12.29%        | 9/1/2019         | 8/31/2029         | 3.2                       | Base          | Current    | \$4,614      | \$55,373    | \$21.93  | -        | 9%              | None                     | Net                    |
|  |           |               |                  |                   |                           |               | 9/1/2026   | \$4,705      | \$56,459    | \$22.36  | 2%       |                 |                          |                        |
|  |           |               |                  |                   |                           |               | 9/1/2027   | \$4,798      | \$57,570    | \$22.80  | 2%       |                 |                          |                        |
|  |           |               |                  |                   |                           |               | 9/1/2028   | \$4,892      | \$58,706    | \$23.25  | 2%       |                 |                          |                        |
| *Sports & Ortho Physical Therapy<br>1855 Deerfield Rd, Suite B | 1,401     | 6.82%         | Est.<br>6/1/2026 | Est.<br>5/31/2028 | 1.9                       | Base          | Current    | \$2,452      | \$29,421    | \$21.00  | -        | 5%              | 1, 3-Year  <br>1, 5-Year | Net                    |
|  |           |               |                  |                   |                           |               | 6/1/2027   | \$2,550      | \$30,598    | \$21.84  | 4%       |                 |                          |                        |
|  |           |               |                  |                   |                           | Option 1      | 6/1/2028   | \$2,627      | \$31,523    | \$22.50  | 3%       |                 |                          |                        |
|  |           |               |                  |                   |                           |               | 6/1/2029   | \$2,706      | \$32,475    | \$23.18  | 3%       |                 |                          |                        |
|  |           |               |                  |                   |                           |               | 6/1/2030   | \$2,788      | \$33,456    | \$23.88  | 3%       |                 |                          |                        |
| New China Restaurant<br>1855 Deerfield Rd, Suite C             | 1,080     | 5.26%         | 4/1/2006         | 6/30/2027         | 1.0                       | Base          | Current    | \$2,434      | \$29,203    | \$27.04  | -        | 5%              | 1, 3-Year                | Net                    |
|  |           |               |                  |                   |                           |               | 7/1/2026   | \$2,507      | \$30,078    | \$27.85  | 3%       |                 |                          |                        |
| Open Flow Acupuncture<br>1855 Deerfield Rd, Suite E            | 1,116     | 5.43%         | 5/1/2024         | 7/31/2029         | 3.1                       | Base          | Current    | \$2,107      | \$25,289    | \$22.66  | -        | 4%              | 1, 5-Year                | Net                    |
|  |           |               |                  |                   |                           |               | 5/1/2026   | \$2,171      | \$26,047    | \$23.34  | 3%       |                 |                          |                        |
|  |           |               |                  |                   |                           |               | 5/1/2027   | \$2,236      | \$26,829    | \$24.04  | 3%       |                 |                          |                        |
|  |           |               |                  |                   |                           |               | 5/1/2028   | \$2,303      | \$27,632    | \$24.76  | 3%       |                 |                          |                        |

\*Notes: Lease is currently being finalized with Tenant and Landlord. Seller to credit Purchaser from the time period of Closing to Rent Commencement Date. During the first year of the Second Option Period, the Base Rent will be based upon current market rent. Rent in years 2-5 of the Second Option shall be increased by 3% annually. Contact agent for further details.

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 |                 |                 |                        |
| Ordo Restaurant<br>1855 Deerfield Rd, Suite F<br>T: ORDO Restaurant, LLC<br>G: Personal       | 3,320     | 16.17%        | 8/15/2023 | 12/31/2026 | 0.5 Years                 | Base          | Current    | \$5,729      | \$68,746    | \$20.71  | -        | 12%             | 1, 3-Year       | Net                    |
|   |           |               |           |            |                           | Option 1      | 1/1/2027   | \$5,901      | \$70,809    | \$21.33  | 3%       |                 |                 |                        |
|   |           |               |           |            |                           | -             | 1/1/2028   | \$6,078      | \$72,933    | \$21.97  | 3%       |                 |                 |                        |
|   |           |               |           |            |                           | -             | 1/1/2029   | \$6,260      | \$75,121    | \$22.63  | 3%       |                 |                 |                        |
| Notes: Option period has 3% annual increases.   |           |               |           |            |                           |               |            |              |             |          |          |                 |                 |                        |
| Garrity Square Dental<br>1855 Deerfield Rd, Suite G   | 1,098     | 5.35%         | 4/1/2006  | 5/31/2036  | 9.9                       | Base          | Current    | \$2,898      | \$34,773    | \$31.67  | -        | 6%              | None            | Net                    |
|   |           |               |           |            |                           | -             | -          | -            | -           | -        | -        |                 |                 |                        |
| Judy's Pizza<br>1855 Deerfield Rd, Suite H  | 1,098     | 5.35%         | 4/1/2006  | 8/31/2028  | 2.2                       | Base          | Current    | \$2,757      | \$33,080    | \$30.13  | -        | 6%              | None            | Net                    |
|   |           |               |           |            |                           | -             | -          | -            | -           | -        | -        |                 |                 |                        |
| Nails Talk Salon<br>1855 Deerfield Rd, Suite I  | 1,098     | 5.35%         | 5/1/2013  | 12/31/2027 | 1.5                       | Base          | Current    | \$2,766      | \$33,193    | \$30.23  | -        | 6%              | None            | Net                    |
|   |           |               |           |            |                           | -             | -          | -            | -           | -        | -        |                 |                 |                        |
| Zeke Salon & DryBar<br>1855 Deerfield Rd, Suite J<br>T: Zeke Saon & DryBar LLC<br>G: Personal | 1,098     | 5.35%         | 1/1/2013  | 6/30/2028  | 2.0                       | Base          | Current    | \$1,812      | \$21,744    | \$19.80  | -        | 4%              | 1, 5-Year       | Net                    |
|   |           |               |           |            |                           |               | 7/1/2026   | \$1,848      | \$22,179    | \$20.20  | 2%       |                 |                 |                        |
|   |           |               |           |            |                           |               | 7/1/2027   | \$1,885      | \$22,623    | \$20.60  | 2%       |                 |                 |                        |
|   |           |               |           |            |                           | Option 1      | 7/1/2028   | \$1,922      | \$23,068    | \$21.01  | 2%       |                 |                 |                        |
|   |           |               |           |            |                           |               | 7/1/2029   | \$1,961      | \$23,530    | \$21.43  | 2%       |                 |                 |                        |

Note: Option period rent increases 2% annually.

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 |                 |                 |                        |
| Day Spa Reflexology<br>1855 Deerfield Rd, Suite K                   | 1,100     | 5.36%         | 1/1/2013 | 1/31/2028 | 1.6                       | Base          | Current    | \$2,170      | \$26,035    | \$23.67  | -        | 4%              | None            | Net                    |
|   |           |               |          |           |                           | -             | -          | -            | -           | -        | -        |                 |                 |                        |
| Carpet Central &<br>Hardwood Flooring<br>1855 Deerfield Rd, Suite L | 1,962     | 10%           | 5/1/2008 | 4/30/2028 | 1.8                       | Base          | Current    | \$2,812      | \$33,744    | \$17.20  | -        | 6%              | None            | Net                    |
|   |           |               |          |           |                           | -             | -          | -            | -           | -        | -        |                 |                 |                        |

Notes: Lessee shall receive a rent abatement of two (2) months including tax, CAM and insurance. The abatement will be applied to May 2026 and May 2027.

|              |               |             |  |  |  |  |  |                  |                |
|--------------|---------------|-------------|--|--|--|--|--|------------------|----------------|
| Occupied     | 20,537        | 100%        |  |  |  |  |  | \$590,827        | \$28.77        |
| Vacant       | -             | -           |  |  |  |  |  | -                | -              |
| <b>Total</b> | <b>20,537</b> | <b>100%</b> |  |  |  |  |  | <b>\$590,827</b> | <b>\$28.77</b> |

## NEIGHBORHOOD RETAIL ANCHORED BY A FREESTANDING STARBUCKS

- Starbucks has been operating at this location since 2002 and has 5.8 years of term remaining
  - › Accounts for 25% of base rent and features a 10% rental increase in 2027
  - › Freestanding location with a drive-thru lane
- This Starbucks location attracts 242K annual visitors<sup>1</sup>

## EXCELLENT MIX OF TENANTS WITH A LONG-OPERATING HISTORY

- Excellent tenant mix with net leases | Medical, service, and restaurant uses
- Long-operating history
  - › New China Restaurant, Garrity Square Dental and Judy's Pizza have been operating since 2006
  - › Carpet Central & Hardwood Flooring have been operating since 2008

## EASILY ACCESSIBLE | HIGHLY TRAFFICKED AREA

- Full ingress/egress off Deerfield Road, which sees 21,700 vehicles per day
- 0.8 miles from Skokie Hwy, which sees 63,600 vehicles per day
- 1.5 miles from Deerfield Metra train station
  - › The MD-N line served 3.4 million passengers in 2024, up 19.47% from 2023

## STRONG SURROUNDING DRIVERS

- 0.4 miles from a new development with 227 Townhomes, approved by Highland Park City Council November 2025
  - › [To read about the development click here](#)
- 0.5 miles from Jewel-Osco, which attracts 1.2 million annual visitors<sup>1</sup>
- 0.9 miles from Red Oak Elementary School with 258 students
- 0.9 miles from Briarwood Country Club
- 2 miles from Sunset Valley Golf Club and Highland Park Hospital, which has 149 licensed beds
- 2.2 miles from Northbrook Court shopping mall, which attracts 1.5 million annual visitors<sup>1</sup>

## EXTREMELY AFFLUENT AND DENSELY POPULATED TRADE AREA

- 64,481 people live and 92,917 people work within a three-mile radius
- Average household income of \$214,881 within a mile radius



DRIVE-THRU



  
**ORDO**  
RESTAURANT

  
Open Flow  
ACUPUNCTURE

Master Cleaners

**NEW CHINA**

Sports & Ortho  
Physical Therapy

HP Convenience  
Store

**PYLON**

DEERFIELD RD | 24,700 VPD





# STARBUCKS®

**STARBUCKS.COM**

**Stock Symbol:**

**Market Cap (1/21/2026)**

**Enterprise Value (1/21/2026)**

**Revenue (FY 2024)**

**Net Income (FY 2024)**

**Standard & Poor's Credit Rating**

**SBUX | NASDAQ**

**\$106.50 Billion**

**\$129.65 Billion**

**\$36.17 Billion**

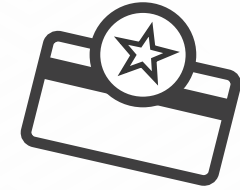
**\$3.76 Billion**

**BBB+**

- » 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 U.S. system-wide sales north of \$20 billion



Global  
Tenant



33.8 Million Active  
Loyalty Members

# 500

Fortune 500  
Company

# BBB+

Credit  
Rating





  
**ORDO**  
RESTAURANT

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

4.7  486 GOOGLE REVIEWS

  
Open Flow  
ACUPUNCTURE

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

5.0  24 GOOGLE REVIEWS



**Judy's**  
PIZZA

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

4.4  153 GOOGLE REVIEWS





**Garrity Square Dental**  
*Ted J Piotrowski, D.D.S.*

**GARRITYSQUAREDENTAL.COM**

4.7 ★ 6 GOOGLE REVIEWS



**GO.THRYV.COM/SITE/ZEKESALONDRYBAR**

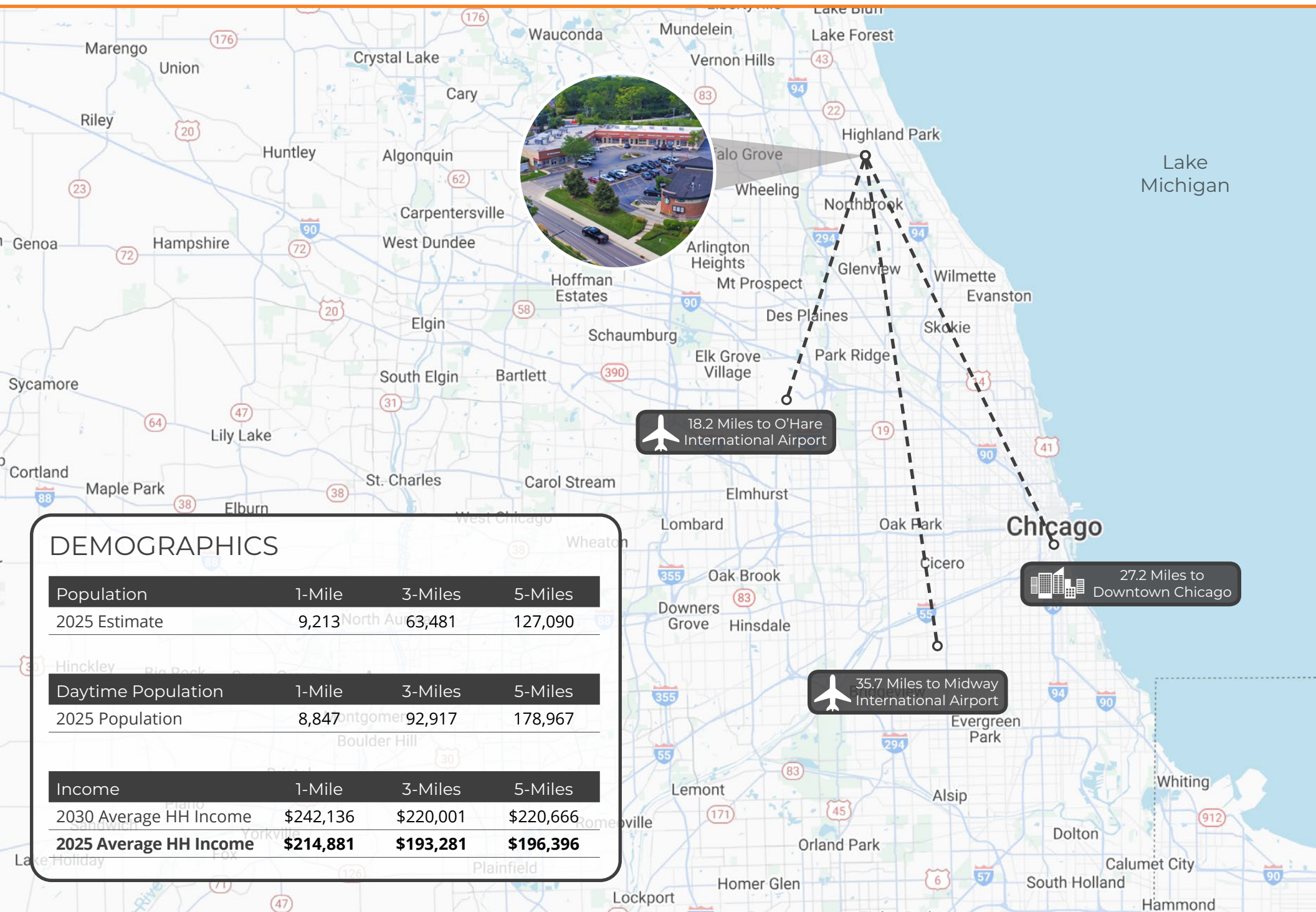
5.0 ★ 33 GOOGLE REVIEWS



**CARPETCENTRALHARDWOOD.COM**

4.0 ★ 6 YELP REVIEWS

# LOCATION OVERVIEW



### DEMOGRAPHICS

| Population                    | 1-Mile           | 3-Miles          | 5-Miles          |
|-------------------------------|------------------|------------------|------------------|
| 2025 Estimate                 | 9,213            | 63,481           | 127,090          |
| Daytime Population            | 1-Mile           | 3-Miles          | 5-Miles          |
| 2025 Population               | 8,847            | 92,917           | 178,967          |
| Income                        | 1-Mile           | 3-Miles          | 5-Miles          |
| 2030 Average HH Income        | \$242,136        | \$220,001        | \$220,666        |
| <b>2025 Average HH Income</b> | <b>\$214,881</b> | <b>\$193,281</b> | <b>\$196,396</b> |

✈️ 18.2 Miles to O'Hare International Airport

🏢 27.2 Miles to Downtown Chicago

✈️ 35.7 Miles to Midway International Airport

# AERIAL



**Jewel-Osco**  
1.2 million annual visitors<sup>1</sup>

**enterprise**  
rent-a-car

Hidden Creek Aquapark

Sunset Valley Golf Club

EXTRA SPACE  
**STORAGE**  
EST. 1977

**TESLA**

The City of Highland Park granted initial approval for Habitat's 227 unit residential development on former Solo Cup site

Mooney Park

**SUBJECT PROPERTY**



**CLICK IMAGE FOR ARTICLE**

Deerfield Rd  
21,700 VPD

Highway 41  
63,600 VPD

Briarwood Country Club

Red Oak Elementary School  
(258 Students)



## INCLUDED IN THE CHICAGO METROPOLITAN STATISTICAL AREA

- 27 miles to Downtown Chicago
- City in Lake County, Illinois

## ONE OF CHICAGOLAND'S MOST AFFLUENT COMMUNITIES

### EASILY ACCESSIBLE

- U.S. Route 41, Interstate-94, and Interstate-294 run through the city
- Four Metra train stations
  - > The UP-North line had 5.16 million passengers in 2024
- Served by the Pace bus system
- Boat launch facilities are available along Lake Michigan

## HOME TO RAVINIA FESTIVAL | HOME OF THE CHICAGO SYMPHONY ORCHESTRA

- Highland Park's world class open-air pavilion seating 3,200 people
- Hosts classical, pop, jazz, and Latin concerts in the summers
- Draws more than 500,000 attendees

## HOME TO NINE BUSINESS DISTRICTS

- Downtown Highland Park is home to over 450 businesses, both retail and service

## OFFERS SALE TAX REBATES

- New businesses making minimum capital investments of \$250,000 and generating a minimum of \$1,000,000 in sales tax dollars annually
- Existing businesses investing a minimum of \$75,000 in capital improvements and generating a minimum of \$1,000,000 in sales tax dollars

## NEW DEVELOPMENTS

- 95,338 SF office building, built in 2025
- 102,010 SF luxury apartment, built in 2025
- Brae House Apartments | 13-unit apartment, built in 2023
- Albion Highland Park East | 89-unit luxury apartment, built in 2023
- Fire House No. 32 | 16,885 SF facility, built in 2023
- Bloom Street Townhomes | 22-unit apartment community, built in 2023

## TOP ATTRACTIONS

- Several landmark structures listed in the National Register of Historic Places
- Three public beaches | Rosewood Beach, Moraine Beach & Park Avenue Beach
- North Shore Yacht Club
- Chicago Botanic Garden | 652.3K annual visitors<sup>1</sup>

**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 **Nation's 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.

## 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.

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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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