

THREE-TENANT WALMART OUTLOT

WALMART RANKED IN THE TOP 10% FOR VISITS IN ILLINOIS | MAJOR RETAIL CORRIDOR
LONG TENANT OPERATING HISTORY | AVG HH INCOME OF \$111,905



7310 WALTON STREET
ROCKFORD, ILLINOIS 61108

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This 100% occupied retail center features all net-leased tenants—Aspen Dental, Sleep Number, and Fast Signs—with minimal landlord responsibilities and strong operating histories. The property is an outlet to a top-performing Walmart Supercenter, which ranks in the top 10% of Illinois locations by visits and attracts 2.7 million annual customers (Placer.ai). Tenants have demonstrated long-term commitment, with Aspen Dental operating at this location since 2009, Sleep Number since 2014, and Fast Signs since 2017. Located along State Street with 26,600 VPD and just under a mile from Interstate-90 (72,700 VPD), the site benefits from excellent visibility and access. Surrounded by high-traffic shopping centers, including Forest Plaza, which ranks in the top 3% of shopping centers nationally by visits, the property is in a major retail corridor within a dense, affluent trade area.





\$4,287,000

LIST PRICE



6.75%

CAP RATE



\$476.33

PRICE / SF



\$289,389

NET OPERATING INCOME

Walmart 

Supercenter

2.7 million annual visitors

Top 10% of stores in IL by visits



sam's club 
2.1 million annual visitors

Walmart 
Supercenter
2.7 million annual visitors
Top 10% of stores in IL by visits

Ashley
HOMESTORE
planet fitness 

TEXAS
ROADHOUSE 

Denny's 

LAQUINTA
INN & SUITES 

 Interstate 90
72,700 VPD 

 S Bell School Rd

The UPS Store 

SUBJECT PROPERTY

 State Street
26,600 VPD

DUNKIN' 

Mobil 



Forest Plaza
6.6 million annual visitors | Ranked in the top 3% of shopping centers by visits nationwide



Rockford Crossings
3.7 million annual visitors



State Street Market
1.9 million annual visitors



sam's club
2.1 million annual visitors



McDonalds

Perryville Road
20,900 VPD



SUBJECT PROPERTY



State Street
26,600 VPD



Interstate 90
72,700 VPD



State Street
26,600 VPD



SUBJECT PROPERTY





THREE-TENANT WALMART OUTLOT

7310 WALTON STREET, ROCKFORD, IL 61108

FINANCIAL SUMMARY

PRICE	\$4,287,000
CAP RATE	6.75%
Price/ SF	\$476.33
Gross Leasable Area	9,000 SF
Year Built	2008
Lot Size	1.04 Acres +/-
Parcel Numbers	12-23-377-025
Parking	61 Surface Spaces +/-
Current Rent	\$299,125
Total Reimbursements	\$79,179
Vacancy/Collection Allowance	-
Effective Gross Income	\$378,304
Expenses	\$88,914
NOI	\$289,389



ASSUMABLE FINANCING

Loan Date	April 19, 2019
Loan Maturity	10 Years
Loan Amortization	25 Years
Interest Rate	4.75%
Loan Assumption Fee	2%
Current Loan Balance	\$2,066,980
Current LTV	48%
Interest Rate Amortization	4.75% 25 Years
First Trust Deed/Mortgage	\$2,515,000
Debt Service	\$172,061
Debt Coverage Ratio	1.68
Net Cash Flow After Debt Services Return %	\$117,328 5.28%
Principal Reduction	\$53,759
Total Return Return %	\$171,087 7.71%

NEW FINANCING

Loan Amortization	25 Years
Interest Rate	6.50%
Lender Fee	1%
LTV	22%
Interest Rate Amortization	6.50% 25 Years
Down Payment	\$1,286,100
First Trust Deed/Mortgage	\$933,920
Debt Service	\$75,671
Debt Coverage Ratio	3.82
Net Cash Flow After Debt Services Return %	\$213,718 16.62%
Principal Reduction	\$15,420
Total Return Return %	\$229,138 17.82%

BLENDED FINANCING

LTV	70%
Interest Rate Amortization	5.32% 25 Years
Down Payment	\$1,286,100
First Trust Deed/Mortgage	\$3,000,900
Debt Service	\$247,732
Debt Coverage Ratio	1.17
Net Cash Flow After Debt Services Return %	\$41,657 3.24%
Principal Reduction	\$69,179
Total Return Return %	\$110,836 8.62%



CASH FLOW YR 1 - STARTING 8/1/2026

Base Rent	CURRENT	PER SF
Occupied Space	\$299,125	\$33.24
Available Space	-	-
Gross Potential Rent	\$299,125	\$33.24
Expense Reimbursements		
Real Estate Taxes	\$43,523	\$4.84
Insurance	\$7,199	\$0.80
CAM	\$19,252	\$2.14
Management Fee	\$5,963	\$0.66
Administrative Fee	\$3,241	\$0.36
Total Expense Reimbursements	\$79,179	\$8.80
Effective Gross Income	\$378,304	\$42.03
Expenses		
Real Estate Taxes	\$43,523	\$4.84
Insurance	\$7,199	\$0.80
CAM	\$28,988	\$3.22
Management Fee	\$9,204	\$1.02
Total Expenses	\$88,914	\$9.88
Net Operating Income	\$289,389	\$32.15

CAM BREAKDOWN

CAM	CURRENT	PER SF
Trash Removal	\$8,209	\$0.91
Snow Removal	\$7,867	\$0.87
Fire Safety	\$3,970	\$0.44
Landscaping	\$3,738	\$0.42
Repairs & Maintenance	\$1,903	\$0.21
Electric	\$1,898	\$0.21
Water	\$1,061	\$0.12
Lot Cleaning/Repair	\$342	\$0.04
Total CAM	\$28,988	\$3.22

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	Administrative Fee	PSF	Gross Income
Aspen Dental	\$16,926	\$2,800	\$6,850	\$1,903	\$1,155	\$8.47	\$29,633
Sleep Number	\$16,926	\$2,800	\$6,146	\$1,395	\$1,034	\$8.09	\$28,301
Fast Signs	\$9,672	\$1,600	\$6,256	\$2,665	\$1,052	\$10.62	\$21,244
Total	\$43,523	\$7,199	\$19,252	\$5,963	\$3,241	\$8.80	\$79,179

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term Remaining (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/SF	In-crease			
Aspen Dental Retail, Suite A T/G: Aspen Dental Management, Inc.	3,500	38.89%	2/20/2009	2/28/2034	8 Years	Base	Current	\$11,230	\$134,756	\$38.50	-	45%	2, 5-Year	Net
						-	3/1/2029	\$12,072	\$144,865	\$41.39	8%			
						Option 1	3/1/2034	\$13,291	\$159,495	\$45.57	10%			
						Option 2	3/1/2039	\$14,621	\$175,455	\$50.13	10%			

Note: Tenant has a five percent cap on CAM excluding snow removal and utilities. ROFO if any contiguous space within the building in which the premises are located become available.

Sleep Number Retail, Suite B T/G: Select Comfort Retail Corporation	3,500	38.89%	6/29/2014	6/30/2031	5 Years	Base	Current	\$9,333	\$112,000	\$32.00	-	38%	None	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			

Note: 5% cap on controllable CAM. 60-day ROFR to lease the "Offered Space" which is all contiguous space within the building and right of first expansion should the building be expanded.

Fast Signs Retail, Suite C T: Next Adventure Enterprises, Inc. G: Personal	2,000	22.22%	8/28/2017	8/31/2027	1 Years	Base	Current	\$4,266	\$51,195	\$25.60	-	17%	None	Net
						-	9/1/2026	\$4,373	\$52,475	\$26.24	3%			
						-	-	-	-	-	-			
						-	-	-	-	-	-			

Note: 5% controllable CAM cap. ROFR to rent adjacent spaces on either side with 30 days notice. Provided tenant is not in default of payment, tenant shall have the right to go dark.

Occupied	9,000	100%						\$299,125	\$33.24
Vacant	-	-						-	-
Total	9,000	100%						\$299,125	\$33.24



100% OCCUPIED RETAIL CENTER | OUTLOT TO A TOP PERFORMING WALMART SUPERCENTER

- All tenants operate on a net lease | Minimal landlord responsibilities
- This Walmart Supercenter ranks in the top 10% of locations in Illinois by customer visits¹
 - › Attracts 2.7 million annual visitors¹

LONG OPERATING HISTORY

- Aspen Dental has been operating at this location since 2009 and has 7.6 years of term remaining
 - › Lease features 2, 5-year options to renew and a scheduled rental increase
- Sleep Number has been operating at this location since 2014 and just renewed for a 5 year term
- Fast Signs has been operating at this location since 2017 and has 1.1 years of term remaining
 - › Lease features a scheduled rental increase

HEAVILY TRAVELED AREA

- Nearly 100 ft of frontage along State Street, which has a daily traffic volume of 26,600 VPD
- 0.9 miles from on/off ramp of Interstate 90, which has a traffic volume of 72,700 VPD

SURROUNDED BY TOP RATED NATIONAL RETAILERS | MAJOR RETAIL CORRIDOR

- 1 mile from Rockford Crossings shopping center, which attracts 3.7 million annual visitors¹
 - › Notable tenants include Target, Hobby Lobby, DSW, HomeGoods, ULTA, Carter's, ALDI and more
- 1.2 miles from State Street Market shopping center, which attracts 1.9 million annual visitors¹
 - › Notable tenants include Dollar Tree, Burlington, PetSmart, Schnucks, Sally Beauty and more
- 1.4 miles from Forest Plaza shopping center, which ranks in the top 3% of shopping centers nationwide by visits¹
 - › Attracts 6.6 million annual visitors¹
 - › Notable tenants include Kohl's, Dick's Sporting Goods, Five Below, Petco, Marshalls, Michael's, Olive Garden, Old Navy and more
- Porsche, Cadillac, Subaru, and Hyundai have dealerships all within 1.1 miles of the subject property
- Over 16 hotels within a mile radius of the subject property
- 1 mile from Hard Rock Casino Rockford, a brand-new 175,000 SF, \$300 million development that opened in 2024
- Other notable retailers in the area include Best Buy, The Home Depot, Lowe's, Planet Fitness, Ashley Furniture, Sam's Club, and more

HIGHLY POPULATED AREA WITH AN AFFLUENT DEMOGRAPHIC

- 37,052 people live and 49,140 people work within a three mile radius
- Average household income of \$111,905 within a three mile radius

State Street
26,600 VPD

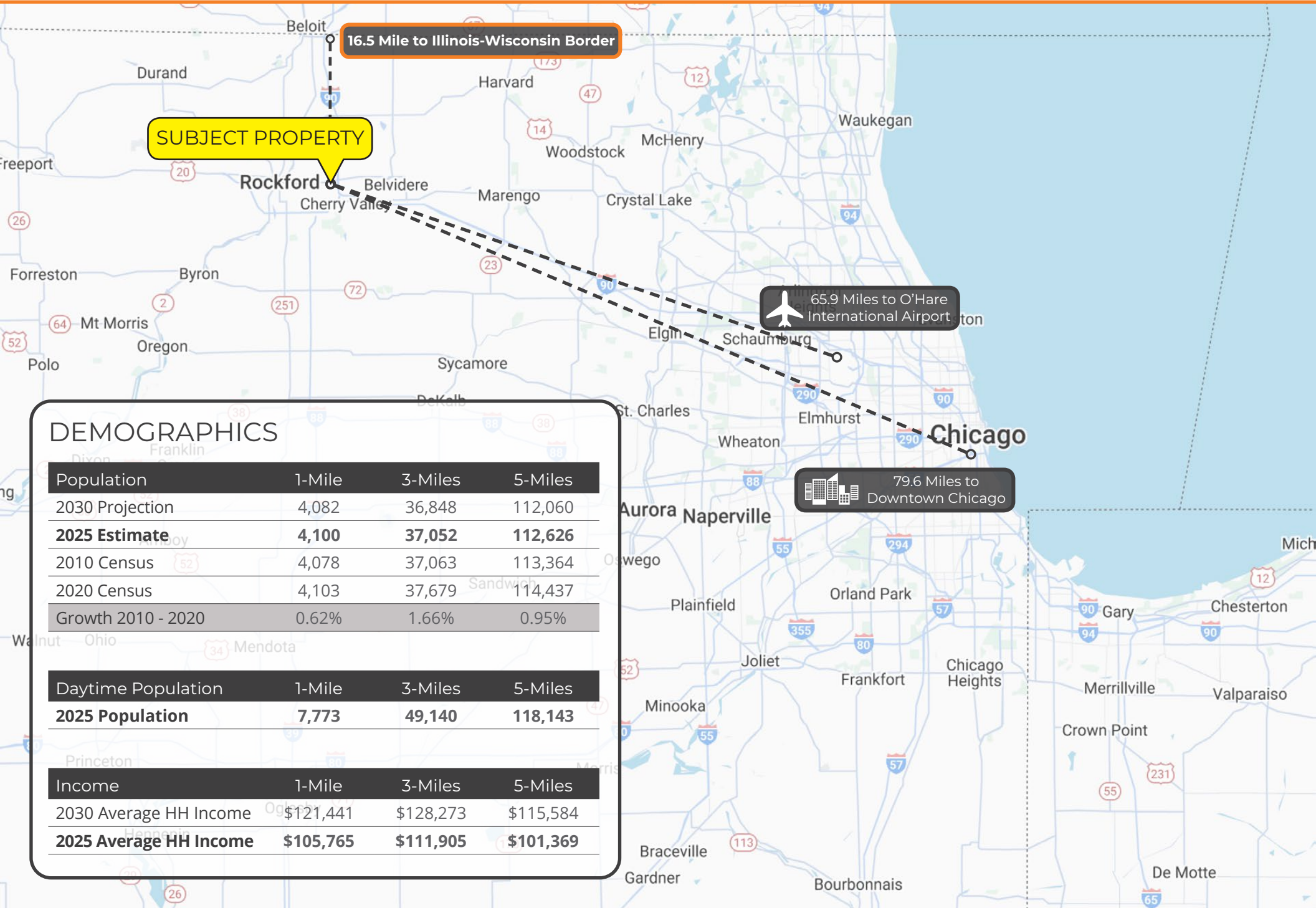
SUBJECT PROPERTY



AspenDental®	FAST SIGNS® More than fast. More than signs.®	sleep number®
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SITE PLAN

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	4,082	36,848	112,060
2025 Estimate	4,100	37,052	112,626
2010 Census	4,078	37,063	113,364
2020 Census	4,103	37,679	114,437
Growth 2010 - 2020	0.62%	1.66%	0.95%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	7,773	49,140	118,143

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$121,441	\$128,273	\$115,584
2025 Average HH Income	\$105,765	\$111,905	\$101,369

AERIAL



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 center 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.



ROCKFORD DEVELOPMENT



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.

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.

Hard Rock Casino Opened August 2024 - 7801 E State St

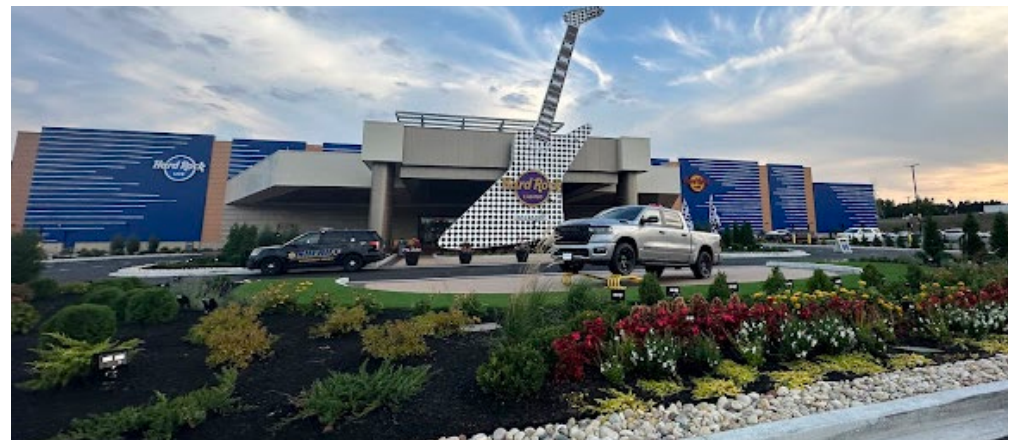
- \$300 Million Casino - 175,000 square feet of gaming and entertainment space, including nearly 1,300 slot machines, 50 live table games including poker, a sportsbook, a variety of food and beverage options, a Rock Shop, a 1,600 seat Hard Rock Live entertainment venue.

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.

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.



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

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



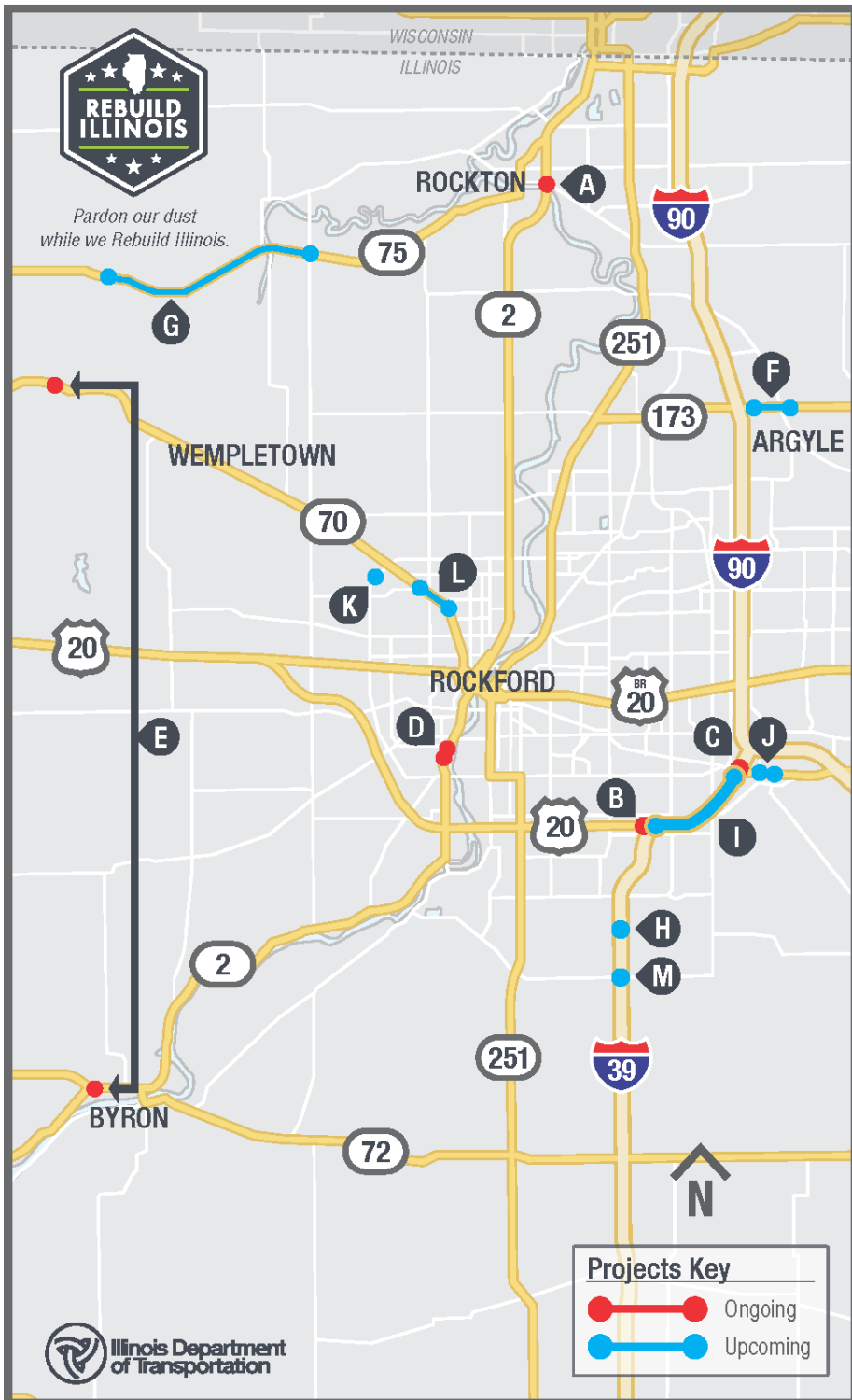
ROCKFORD AREA PROJECTS July 2024

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.



FASTSIGNS®

FASTSIGNS.COM

- Leader in custom signs and visual solutions industry
- Specializes in providing visuals that businesses rely on: interior decor, promotional products, printing mailers, digital signage, exhibits and much more
- Over 785 independently owned and operated locations worldwide
- Locations across United States, Puerto Rico, United Kingdom, Canada, Chile, Grand Cayman, Malta, the Dominican Republic and Australia
- Found in 1987
- Ranked the #1 franchise opportunity in its category in Entrepreneur's Franchise 500® for the ninth consecutive year (2025)
- The Franchise 500® ranks FASTSIGNS #100 overall for 2025



785+
Locations



FRANCHISE
500®

BY Entrepreneur

Ranked #1 in
its Category



Global
Tenant



AspenDental®

ASPENDINGENTAL.COM

- Largest branded network of dental practices in the U.S.
- State-of-the-art practices located in super-regional retail areas
- Over 1,100 Aspen Dental branded locations nationwide
- Found in 1998 in New York
- 3,000 dental experts in network

TAG THE ASPEN GROUP™

TEAMTAG.COM

- The Aspen Group operates more than 1,300 locations in 45 states under five brands: Aspen Dental, ClearChoice Dental Implant Center, WellNow Urgent Care, Chapter Aesthetic Studio, and AZPetVet
- Combined, the practices serve over 35,000 patients each day and more than eight million patients annually
- Headquartered in Chicago, Illinois
- Founded in 1998



1,000+
Locations



National
Tenant



30,000+
Dental Experts



27 Years
Experience



sleep number®

SLEEPNUMBER.COM

Stock Symbol:	NASDAQ SNBR
Market Cap (3/18/2026)	\$75.68 Million
Enterprise Value (3/18/2026)	\$1.02 Billion
Revenue (FY 2025)	\$1.41 Billion

- Sleep Number is a wellness technology company that designs, manufactures, markets, and distributes sleep solutions, primarily known for its adjustable smart beds
- 611 stores nationwide and sold online
- 3,200 employees
- Backed by almost 40 years of innovation, 1,000+ patents and patents pending
- Ranked #1 in customer satisfaction for mattresses purchased in-store and online, and #1 in comfort, by J.D. Power
- 16 million customers
- Offers the Climate360® Smart Bed | Mattress designed to offer personalized temperature control on each side of the bed
- #126 on Forbes Best Customer Service list (2026)



611
Locations



3,200
Employees

Forbes

Rated on
Forbes



\$1.41 Billion
in Revenue



**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 years

30 Relocations
110 Expansions

252,322

Businesses in the Chicago metro area, the

3rd

most in the U.S.

#3

in total Job Postings in the U.S.

On average, 5.07M people were employed throughout 2024

145,525

Graduates and secondary program finishers in the Chicago metro area in 2024

1.3B sqft

Chicago MSA industrial real estate market, the 2nd largest in the United States

\$8B

Growth capital raised by Chicagoland startups in 2025 - (\$4.32 billion 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.

Dense City with 9.61 million people that live in the MSA (Census 2020).

SITeselection

CHICAGO METRO AREA IS 4TH-HOTTEST TECH HUB

Josh Bandoch - January 27, 2026 | Source: IL Policy and Site Selection [IL Policy & Site Selection](#)

The Chicago metropolitan area is the fourth-hottest tech hub nationally, up two spots since 2024, according to new rankings released by Site Selection magazine. Chicago's robust tech talent pool and strong infrastructure were key drivers of its high ranking. To remain a top tech hub, Chicago needs to ensure it businesses have the workforce and infrastructure they need to continue growing.

77 COMPANIES IN CHICAGO PUSHING THE CITY TO NEW HEIGHTS

Matt Urwin - Updated March 10, 2026 | [Read Here](#)

Compiled List of the top companies making Chicago a vibrant tech hub



CHICAGO TOURISM SAW A BOOST IN 2025

Melody Mercado - February 10, 2026 | [Read Here](#)

Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

Leaders also said Choose Chicago secured 65 citywide conventions, up from 49 last year, and a record \$2.9 billion in hotel revenue compared to \$2.8 billion in 2024. New citywide events secured by the city include the 2026 WNBA All-Star Game, 2026 Big Ten Men's Basketball Tournament and the 2027 MLB All-Star Game.



"Chicago is never done breaking records and never outdone as a global destination," said Kristen Reynolds, President and CEO of Choose Chicago. "Despite the global tourism industry facing social and economic headwinds, leisure travelers and event planners continue to choose Chicago for our world-class culture, food, events, and hospitality. Our hotels and tourism partners have once again delivered an unforgettable summer season for millions of guests, further strengthening the industry's \$20 billion annual economic impact for our city and supporting 130,000 hospitality jobs across all 77 neighborhoods." [- Read Here](#)



O'Hare International Airport is the **7th busiest airport in the world & #1 most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 6-8 for passengers globally with more than 84.85 million passengers. \$388.22 billion in trade value flowed through O'Hare in 2025 (Largest port by value).

Plus, Chicago is home to **Midway International Airport** with 19.4 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

411M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's 2nd 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 12.9 million bike and scooter trips in 2025. The city has 500 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
680 Corporate Facility Deals in 2025

#2 in the Midwest
Workforce Development - Site Selection Magazine 2025

#6 in the Nation
Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings
Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation
Doing Business

#5 in the Nation
Access to Capital

#6 in the Nation
Tech & Innovation

#3 in the Nation
Education (up from #4 in 2024)

#8 in the Nation
Infrastructure

#4 in the Nation
Technology & Innovation

Home to
32 Fortune 500
 Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses



WHY ILLINOIS

5th Highest GDP in the Nation (2025)
 \$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1.2 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

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record \$13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included \$2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability



TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record \$48.5 billion in visitor spending, up \$1.3 billion year over year
- FY25 hotel tax revenue reached \$367 million, a 14% increase and an all time high
- Exports exceeded \$81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >\$90 million in export sales, a 55% increase year over year



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a \$120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed \$2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed \$65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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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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