

BRIDGEPORT PLAZA

1ST FLOOR RETAIL

4.13% ASSUMABLE LOAN | LONG-TERM LEASES | SIGNALIZED INTERSECTION | AVG HH INCOME OF \$121,513
NEAR RATE FIELD (CHICAGO WHITE SOX STADIUM) AND ILLINOIS INSTITUTE OF TECHNOLOGY



3434-3464 S HALSTED ST
CHICAGO, IL 60608

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

This 100% occupied first-floor retail center features a strong mix of established and newly added tenants, all secured under long-term net leases. Verve Credit Union and Wings & Rings have been in place since 2008, while recent leases with Solo Eye Care & Eyewear Gallery, Manning Silverman & Company, and Bridgeport Footcare highlight continued leasing momentum. The property occupies a full block, with nearly 300 feet of frontage along S Halsted Street which sees 12,100 vehicles per day. The property benefits from direct access to CTA, Metra, and Interstates 90 and 55. It is strategically positioned near major demand drivers, including Rate Field (Chicago White Sox Stadium) and Illinois Institute of Technology, as well as a diverse mix of national and local retailers. The dense, affluent trade area boasts more than 131,000 residents within two miles and average household income exceeding \$121,000 within a half-mile radius.





\$5,068,000

LIST PRICE



8.00%

CAP RATE



\$275.36

PRICE / SF




\$405,209

NET OPERATING INCOME



Downtown Chicago

Illinois Institute of Technology
(3,316 students)



Rate Field
2.2 million annual visitors
Ranks in the top 2% of stadiums, arenas & athletics fields nationwide by visits

Lake Michigan



Rock Island District Main Line Train Station
3,391,591 Annual Ridership



Red Line Station
6,703,092 Annual Ridership



Interstate 90
311,100 VPD



BOYS & GIRLS CLUBS OF CHICAGO



FAMILY DOLLAR



W 35th St
13,100 VPD

SUBJECT PROPERTY
(1ST FLOOR RETAIL)



CHASE

Ramova Theatre



FRESENIUS MEDICAL CARE



S Halsted St
12,100 VPD



3434-3464 S HALSTED ST
CHICAGO, IL 60608



\$5,068,000

LIST PRICE



8.00%

CAP RATE



\$275.36

PRICE / SF



\$405,209

NET OPERATING INCOME

FINANCIAL SUMMARY

PRICE	\$5,068,000
CAP RATE	8.00%
Price/ SF	\$275.36
Gross Leasable Area	18,405 SF
Year Built	2006
Lot Size	0.93 Acres +/-
Parcel Numbers	17-32-227-047
Parking	N/A
Current Rent	\$424,723
Total Reimbursements	\$243,779
Vacancy/Collection Allowance	(\$20,055)
Effective Gross Income	\$648,447
Expenses	\$243,238
NOI	\$405,209



ASSUMABLE FINANCING

LTV	57%	Debt Service	\$327,240
Interest Rate Amortization	4.13% 25 Years	Principal Reduction	\$206,618
Down Payment	\$2,161,056	Total Return Return %	\$284,587 13.17%
First Trust Deed/Mortgage	\$2,906,944		

CASH FLOW YR 1 - STARTING 6/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$424,723	\$23.08
Available Space	-	-
Gross Potential Rent	\$424,723	\$23.08
Expense Reimbursements		
Real Estate Taxes	\$121,650	\$6.61
Insurance	\$24,250	\$1.32
CAM	\$81,443	\$4.43
Management Fee	\$16,436	\$0.89
Total Expense Reimbursements	\$243,779	\$13.25
Gross Potential Income	\$668,502	\$36.32
Vacancy/Collection Allowance	(\$20,055)	(\$1.09)
Effective Gross Income	\$648,447	\$35.23
Expenses		
Real Estate Taxes	\$121,650	\$6.61
Insurance	\$24,250	\$1.32
CAM	\$81,443	\$4.43
Management Fee	\$15,895	\$0.86
Total Expenses	\$243,238	\$13.22
NET OPERATING INCOME	\$405,209	\$22.02



CAM	CURRENT	PER SF
Maintenance - Recoverable	\$150	\$0.01
Janitorial / Cleaning	\$11,688	\$0.64
HVAC	\$15,766	\$0.86
Landscaping & Snowplowing	\$3,171	\$0.17
Fire Sprinkler	\$988	\$0.05
Fire Alarm	\$432	\$0.02
Phone, Intercom, & Cameras	\$127	\$0.01
Electricity	\$14,992	\$0.81
Gas	\$18,944	\$1.03
Water & Sewer	\$11,934	\$0.65
Trash Disposal	\$3,251	\$0.18
TOTAL CAM	\$81,443	\$4.43

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
Buffalo Wings and Rings	\$39,658	\$7,905	\$26,550	\$5,182	\$13.22	\$79,295
Boost Mobile	\$18,262	\$3,640	\$12,226	\$2,386	\$13.22	\$36,515
A/J Custom Designs, Inc.	\$3,305	\$659	\$2,213	\$198	\$12.75	\$6,374
Manning Silverman & Company	\$16,947	\$3,378	\$11,346	\$2,214	\$13.22	\$33,885
Bridgeport Footcare	\$10,404	\$2,074	\$6,965	\$1,359	\$13.22	\$20,802
Solo Eye Care & Eyewear Gallery LLC	\$14,614	\$2,913	\$9,784	\$1,874	\$13.20	\$29,185
Verve, A Credit Union	\$18,461	\$3,680	\$12,359	\$3,223	\$13.51	\$37,722
TOTAL	\$121,650	\$24,250	\$81,443	\$16,436	\$13.25	\$243,779



RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Buffalo Wings and Rings Retail, Suite 3434-40 T: BWR Bridgeport LLC G: Personal	6,000	32.60%	1/1/2008	11/30/2038	30.9 Years	Base	Current	\$14,000	\$168,000	\$28.00	-	40%	1, 10-year	Net
						Option 2	12/1/2028	\$14,420	\$173,040	\$28.84	3%			
						-	12/1/2029	\$14,853	\$178,231	\$29.71	3%			
						-	12/1/2030	\$15,298	\$183,578	\$30.60	3%			
						-	12/1/2031	\$15,757	\$189,085	\$31.51	3%			
Notes: The Tenant is released from all lease liability (including the Guaranty) only upon the assignment of the lease to a replacement tenant with a Landlord-approved financial net worth, and the provision of new, acceptable guarantors for all payment obligations.														
Boost Mobile Retail, Suite 3442-44 T: Boost Mobile G: Personal	2,763	15.01%	3/1/2016	7/31/2028	12.4 Years	Base	Current	\$2,795	\$33,546	\$12.14	-	8%	None	Net
						-	8/1/2026	\$2,879	\$34,552	\$12.51	3%			
						-	8/1/2027	\$2,966	\$35,589	\$12.88	3%			
A/J Custom Designs, Inc. Retail, Suite 3452 T/G: Personal	500	2.72%	10/1/2019	9/30/2028	9 Years	Base	Current	\$622	\$7,464	\$14.93	-	2%	None	Net
						-	10/1/2026	\$641	\$7,692	\$15.38	3%			
						-	10/1/2027	\$660	\$7,920	\$15.84	3%			
Notes: Management fee not to exceed 3% of operating costs.														
Manning Silverman & Company Retail, Suite 3454-56 T/G: Manning Silverman & Company	2,564	13.93%	2/1/2021	1/31/2028	7 Years	Base	Current	\$3,378	\$40,535	\$15.81	-	10%	1, 7-year	Net
						-	2/1/2027	\$3,479	\$41,751	\$16.28	3%			
						Option 1	2/1/2028	\$3,584	\$43,003	\$16.77	3%			
						-	2/1/2029	\$3,691	\$44,294	\$17.28	3%			
						-	2/1/2030	\$3,802	\$45,622	\$17.79	3%			
Notes: Tenant is released from lease duties if Lessor approves the assignment to an assignee with equal or better financial standing. Controllable Operating Expenses (landscaping, management fees, etc.) are capped at a 3% annual increase over the prior year, starting in year two. Management fee (included in CAM) capped at 5% of gross rent per month.														

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	TERM OF OCCUPANCY (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Bridgeport Footcare Retail, Suite 3458 T: Bridgeport Footcare LTD G: Personal	1,574	8.55%	12/1/2025	11/30/2029	4 Years	Base	Current	\$1,312	\$15,740	\$10.00	-	4%	1, 5-year	Net
						-	12/1/2026	\$1,443	\$17,314	\$11.00	10%			
						-	12/1/2027	\$1,547	\$18,564	\$11.79	7%			
						-	12/1/2028	\$1,705	\$20,462	\$13.00	10%			
						Option 1	12/1/2029	\$1,756	\$21,076	\$13.39	3%			
Solo Eye Care & Eyewear Gallery LLC Retail, Suite 3460 T: Solo Eye Care and Eyewear Gallery LLC G: Personal	2,211	12.01%	1/1/2021	12/31/2030	10 Years	Base	Current	\$3,863	\$46,360	\$20.97	-	11%	2, 5-year	Net
						-	1/1/2027	\$3,960	\$47,519	\$21.49	2%			
						-	1/1/2028	\$4,059	\$48,707	\$22.03	2%			
						-	1/1/2029	\$4,160	\$49,925	\$22.58	2%			
						Option 1	1/1/2030	\$4,264	\$51,173	\$23.14	2%			
Notes: Management fee not to exceed four percent of gross rent per month. Tenant is released from lease duties if Lessor approves the assignment to an assignee with equal or better financial standing.														
Verve, A Credit Union Retail, Suite 808 T/G: Verve, A Credit Union	15.18%	1/1/2008	12/31/2030	12/31/2030	23 Years	Base	Current	\$9,125	\$109,500	\$39.21	-	26%	None	Net
						-	1/1/2027	\$9,308	\$111,690	\$39.99	2%			
						-	1/1/2028	\$9,494	\$113,924	\$40.79	2%			
						-	1/1/2029	\$9,684	\$116,202	\$41.60	2%			
						-	1/1/2030	\$9,875	\$118,500	\$42.43	2%			
Occupied	18,405	100%						\$424,723	\$23.08					
Vacant	-	-						-	-					
Total	18,405	100%						\$424,723	\$23.08					



100% OCCUPIED 1ST FLOOR RETAIL | STRONG MIX OF ESTABLISHED AND NEWLY ADDED TENANTS

- Verve Credit Union and Wings & Rings have been operating at this location since 2008
 - › Verve Credit Union has more than 5 years of term remaining
 - › Wings & Rings has more than 13 years of term remaining
- All tenants operate under long-term net leases
- New leasing momentum | Bridgeport Footcare signed a 4-year lease commencing 12/1/2025; Solo Eye Care & Eyewear Gallery executed a 10-year lease in 2021; and Manning Silverman & Company secured a 7-year lease in 2021
- Verve Credit Union features 3 drive-thru lanes for added convenience and value

SIGNALIZED HARD-CORNER INTERSECTION | NEAR I-90 & I-55 WITH CONVENIENT CTA AND METRA ACCESS

- Occupies a full block with frontage at the intersections of S. Halsted St. & W. 35th St. and S. Halsted St. & W. 34th Pl
 - › Nearly 300ft of frontage along S Halsted Street which sees 12,100 vehicles per day
 - › Nearly 200ft of frontage along W 35th St sees 13,100 vehicles per day
- CTA bus stop located directly outside the property
- 1.4 miles from Interstate-55 and Interstate-90 interchange
 - › Interstate-90 sees 311,100 vehicles per day
 - › Interstate-55 sees 226,000 vehicles per day
- 0.8 miles from CTA red line station which served 6,703,092 passengers in 2024
- 0.9 miles from Metra train station which served 3,391,591 passengers in 2024

STRONG SURROUNDING DRIVERS

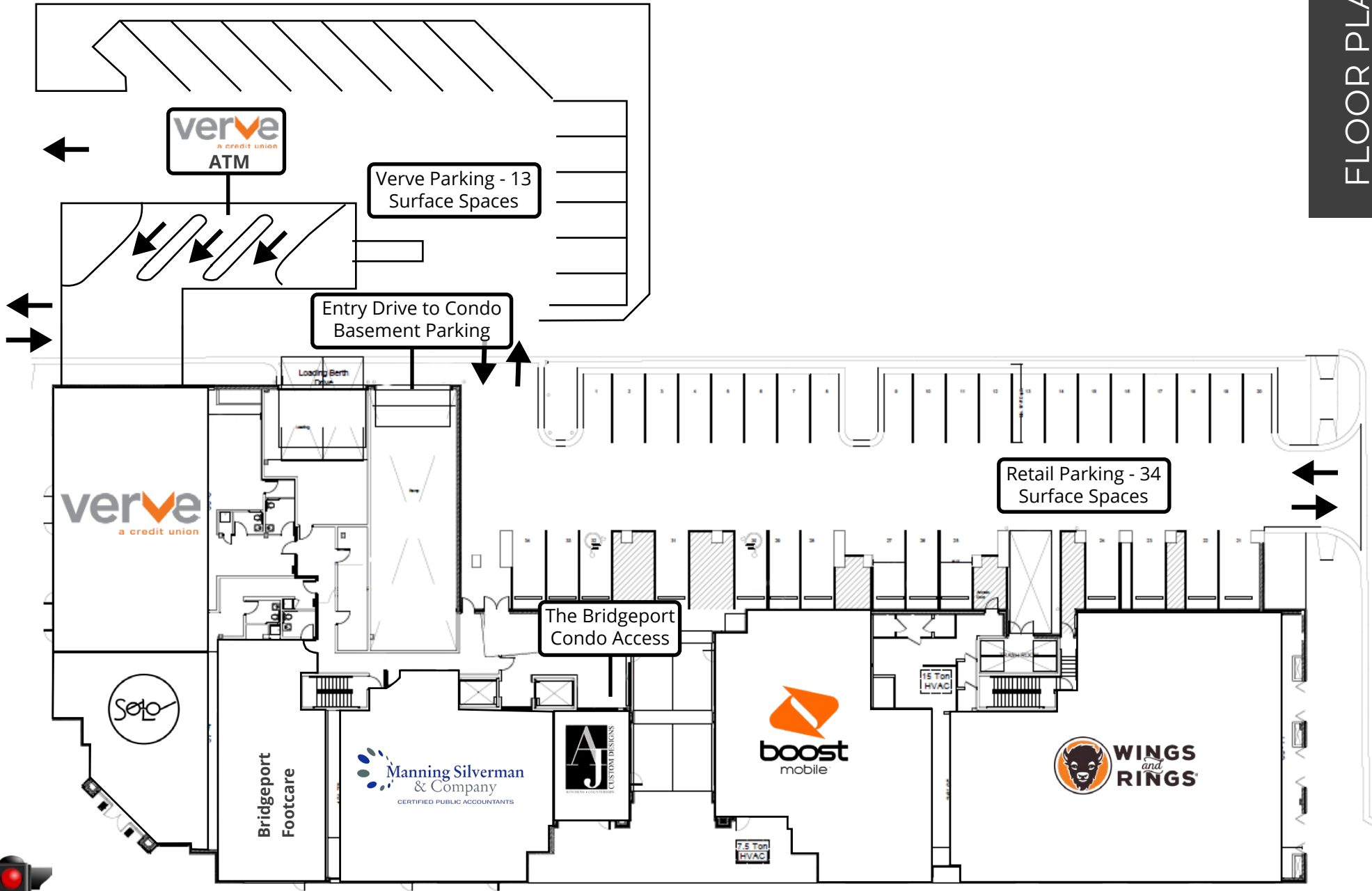
- 300ft from the Richard J. Daley Branch Chicago Public Library
- 0.6 miles from Rate Field, home of the Chicago White Sox, which attracts 2.2 million annual visitors¹ | Ranks in the top 2% of stadiums, arenas & athletics fields nationwide by visits¹
- 0.9 miles from Illinois Institute of Technology which serves 3,316 students every year
- Diverse mix of national retailers and local businesses

EXTREMELY AFFLUENT AND DENSE TRADE AREA

- 36,224 people live within a mile radius of the subject property and 131,845 people live within a two-mile radius
- Average household income of \$121,513 within a 0.5 mile radius and is expected to grow to \$138,586 by 2030

W 35TH ST | 13,100 VPD

S HALSTED ST | 12,100 VPD





W 35th St
13,100 VPD

S Halsted St
12,100 VPD

W 34th Pl

- » Established, full-service credit union with strong community presence
- » Diverse product mix: consumer and business banking, loans, and credit cards
- » Federally insured by NCUA, ensuring financial security
- » 20 locations throughout Illinois and Wisconsin



AJCUSTOMDESIGNS.COM

- » Chicago-based kitchen and bath remodeling company
- » Specializes in custom cabinets, countertops, and full remodels
- » Strong local reputation with emphasis on quality and customer satisfaction



SOLOEYECARE.COM

- » Established in 2005, providing full-scope medical optometry and designer eyewear
- » Operates six Chicago locations across major neighborhoods
- » Offers comprehensive services: exams, myopia management, dry-eye treatment, and emergency care





MANNINGSILVERMAN.COM

- » Full-service accounting & tax advisory firm, established in 1987
- » Serves diverse client sectors: real estate, medical, non-profits, construction, manufacturing, hospitality, professional services
- » Operates 5 Illinois locations | Offers virtual services nationwide

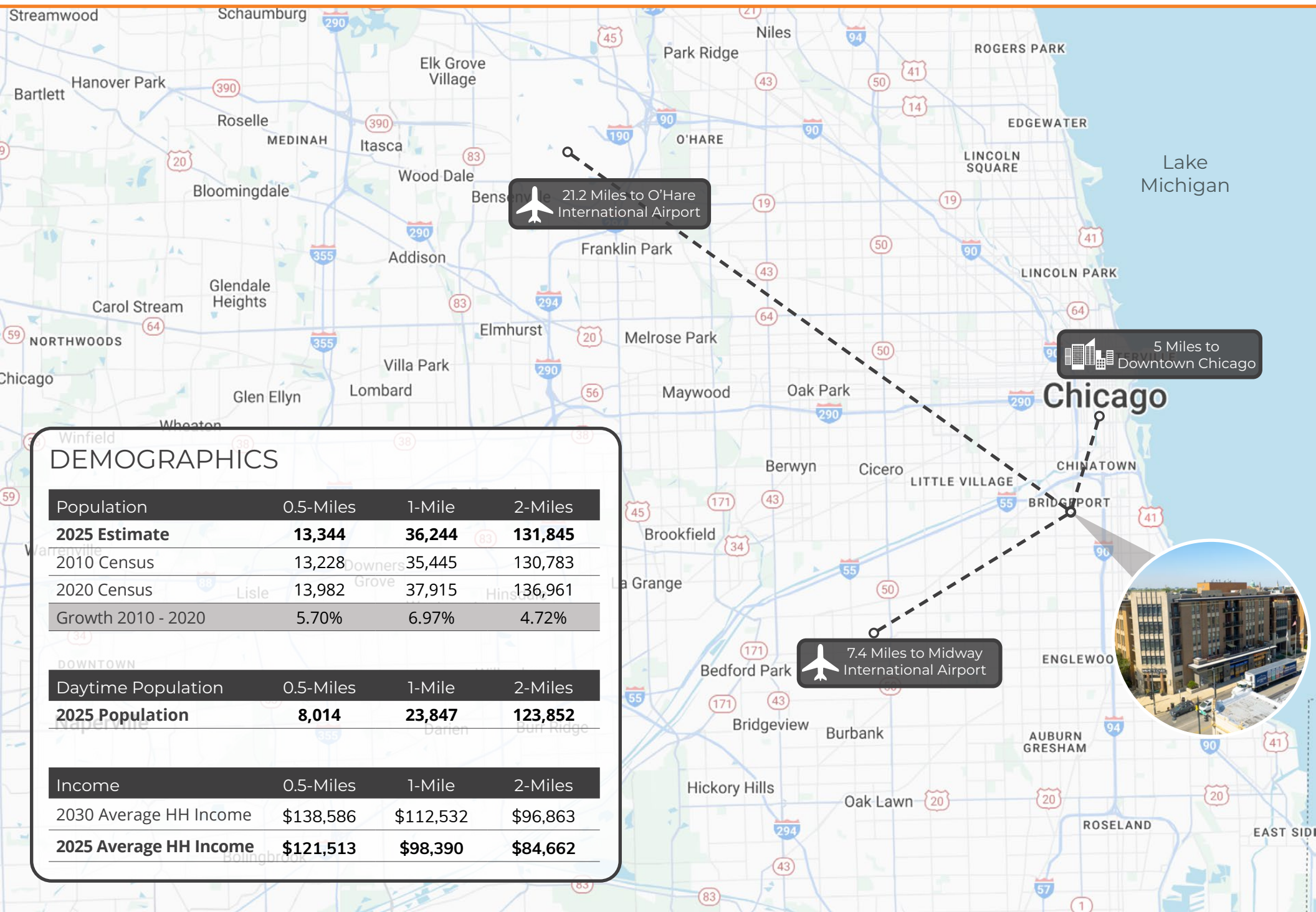


WINGSANDRINGS.COM

- » Sports restaurant and bar concept founded in 1984
- » Operates 80+ locations across the U.S. and internationally
- » Franchise model
- » Menu centers on wings, burgers, and shareable sports-bar fare



LOCATION OVERVIEW



✈️ 21.2 Miles to O'Hare International Airport

🏢 5 Miles to Downtown Chicago

✈️ 7.4 Miles to Midway International Airport



DEMOGRAPHICS

Population	0.5-Miles	1-Mile	2-Miles
2025 Estimate	13,344	36,244	131,845
2010 Census	13,228	35,445	130,783
2020 Census	13,982	37,915	136,961
Growth 2010 - 2020	5.70%	6.97%	4.72%

Daytime Population	0.5-Miles	1-Mile	2-Miles
2025 Population	8,014	23,847	123,852

Income	0.5-Miles	1-Mile	2-Miles
2030 Average HH Income	\$138,586	\$112,532	\$96,863
2025 Average HH Income	\$121,513	\$98,390	\$84,662

AERIAL



The UPS Store 

S Halsted St
12,100 VPD

Interstate 90
311,100 VPD



Richard J. Daley Branch
Chicago Public Library



Armour Square
Park



W 35th St
13,100 VPD

cta
Red Line
Station
6,703,092
Annual
Ridership

SUBJECT PROPERTY

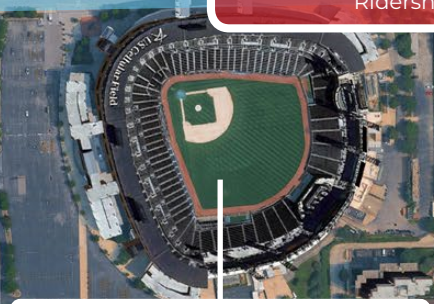


Metra
Rock Island District Main
Line Train Station
3,391,591 Annual Ridership



Ramova
Theatre

Minnie Miñoso
Academy
(315 students)



SOX
Rate Field
2.2 million annual visitors
Ranks in the top 2% of stadiums,
arenas & athletics fields
nationwide by visits



ONE OF THE 77 COMMUNITY AREAS IN CHICAGO

- Located on the city's South Side bounded on the north by the South Branch of the Chicago River
- 5 miles southwest of downtown Chicago
- Close proximity to Chicago's central business district

EASILY ACCESSIBLE

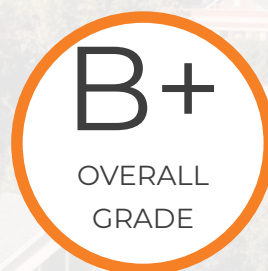
- The west part of the area is served by the CTA's Orange Line at the Halsted and Ashland stations
- East part of the area is served by the Red Line CTA train at the Sox/35th station
- Interstate-55 runs through the city, while Interstate-90 is located just east of it
- Located 7 miles from Chicago Midway International Airport
- > 16.5 million visitors in the past 12 months (Placer.ai)

HOME TO RATE FIELD, THE BALLPARK OF THE CHICAGO WHITE SOX

- For the 2025 season, Guaranteed Rate Field was renamed "Rate Field"
- The Chicago White Sox (MLB) play here from March through October
- Attracts 2.2 million annual visitors (Placer.ai)

ESTABLISHED INDUSTRIAL CORRIDOR WITH ONGOING DEVELOPMENTS

- Due to its position on the canal, Bridgeport is a major industrial center in Chicago
 - > 31.5% of the workforce is employed in manufacturing, 10.6% in accommodation and food services, 9.2% in retail trade, 8.7% in finance, and 8.1% in wholesale trade
- A \$25 million, 112,000-square-foot Amazon warehouse was built in Bridgeport in 2021
- 100,000-square-foot cold storage facility by Karis Cold, currently under construction and scheduled for completion in November 2025
- 180,900-square-foot industrial warehouse under construction, expected to deliver in 2025
- 169,838-square-foot distribution center completed in 2024



(GRADES FROM NICHE.COM)

**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
Chicago-Naperville-Elgin, IL-IN-WI	4
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
Chicago-Naperville-Elgin, IL-IN-WI	\$67,671	9
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
Chicago IL	126.4	33
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

Voted Best Big City in the U.S. (2024)

-Condé Nast Traveler Magazine

52M

Visitors in 2023

#11 Best Cities in the World (2025)

-Time Out Magazine

\$19.2B

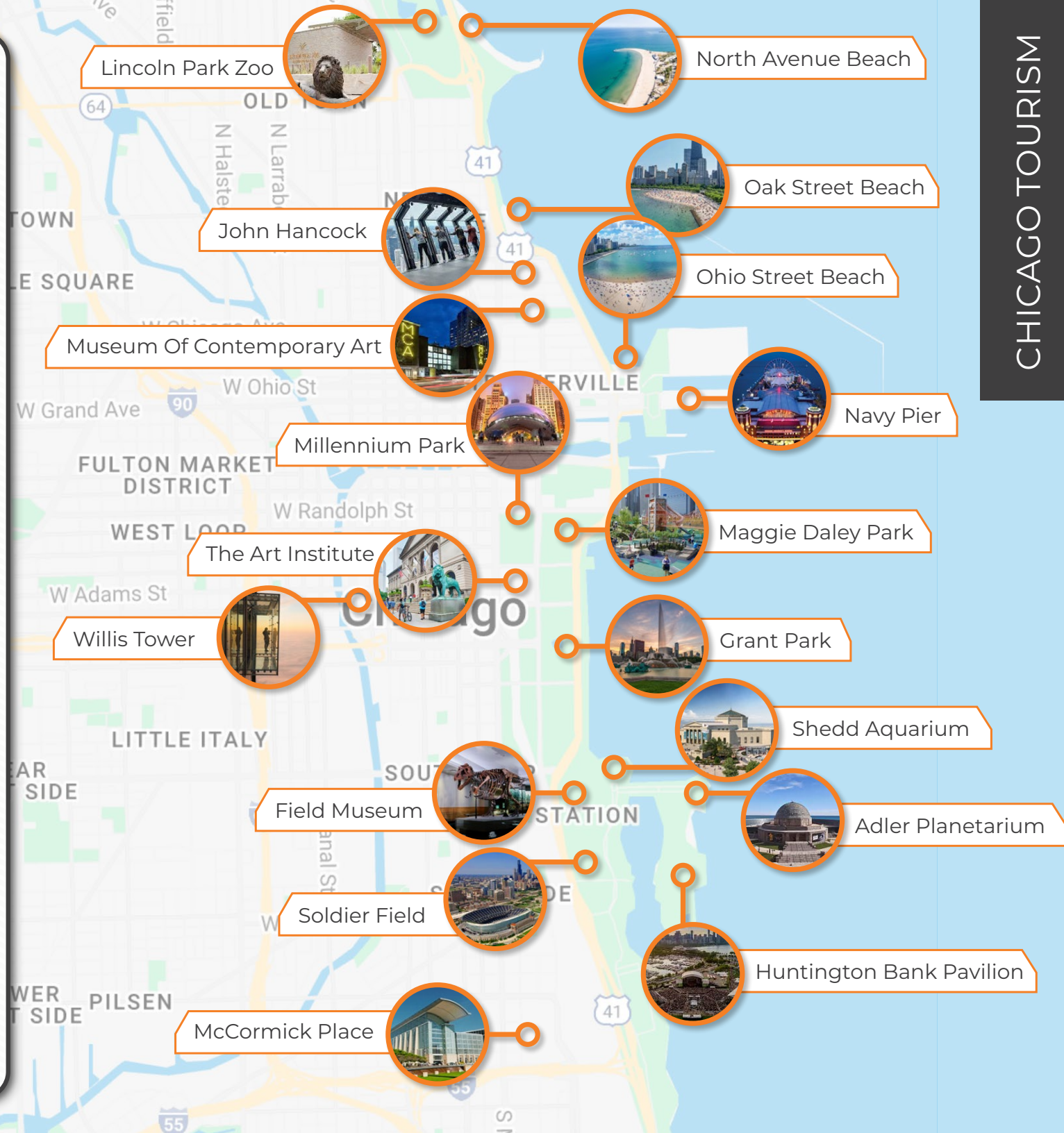
Tourist spent in 2023
(Estimated)

963

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries, 60 museums, 250 music venues, 250 theatres, 400 neighborhood festivals, 7,300 restaurants, over 160 breweries and more.



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing Infrastructure

#4 in the Nation

Transportation & Warehousing Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
 Companies

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



5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

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



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

World-Class Education

Including Some Ranked Among the Highest Rated in the World

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

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

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



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

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



TOURISM & EXPORT RECORDS

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



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

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

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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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