



15 YEAR GROUND LEASE | NEW CONSTRUCTION



\* REPRESENTATIONAL PHOTO

12740 S RTE 59,  
PLAINFIELD, IL 60544

Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

\* CONSTRUCTION AS OF 5/19/26



# THE OFFERING

Brand new construction 7 Brew ground lease with a 15-year term. The lease features 10% rent increases every five years, four extension options, and is backed by a corporate guarantee from Who Brew, LLC. The rapidly growing brand has expanded over 4,000% since 2022 and was ranked No. 1 on Franchise Times' 2026 Fast & Serious list. The 1.1 acre site is a Target outparcel along Route 59 (30,200 VPD), with strong surrounding retail including Five Below, Ross Dress for Less, Chipotle, and Meijer. Nearby residential growth continues to drive demand, supported by over 600 new homes in adjacent developments. The property sits within an affluent, expanding trade area with average household income of \$185,345 and a population exceeding 52,000 within three miles.



\* CONSTRUCTION AS OF 5/19/26



**ROSS**  
DRESS FOR LESS  
**five BELOW**

**Firestone** **DUNKIN'**  
BUFFALO WILD WINGS  
SHERWIN-WILLIAMS. **KUMON**  
DOLLAR TREE **K** **Burger King**

**HONEY JAM** **verizon** **SportClips** **JIMMY JOHN'S**  
DAY CAFE **BANK OF AMERICA** **FedEx** Office **PANDA EXPRESS** **STARBUCKS**  
**Panera** **WINGSTOP**

**Binny's**  
Beverage Depot

**McDonalds**  
**BELLE TIRE** **ACES**  
DISPENSAIRY

**TARGET**

Route 59  
30,200VPD

W 127th Street  
11,200 VPD

**CHIPOTLE** **ROSATI'S**  
MEXICAN GRILL CHICAGO PIZZA

**Subject Property**

**POTBELLY** **EUROPEAN WAX CENTER**  
SANDWICH SHOP

**T**



# 7 BREW NNN GROUND LEASE

12740 S Rte 59, Plainfield, IL 60544

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$2,586,000</b>
<b>CAP RATE</b>	<b>5.80%</b>
<b>NOI</b>	<b>\$150,000</b>

Lot Size	1.11 Acres / 48,256 SF
Parcel Numbers	07-01-33-208-006
Type of Ownership	Fee Simple

## RENT SCHEDULE

Term	Period	Annual Rent
Base	8/1/2026*	\$150,000
	8/1/2031	\$165,000
	8/1/2036	\$181,500
Option 1	8/1/2041	\$199,650
Option 2	8/1/2046	\$219,615
Option 3	8/1/2051	\$241,577

Notes: \*Rent escalation dates are estimates based off the rent commencement date. All option periods increase 10% over the prior term. Landlord allowed to request financial statements from tenant every 3 years.

## LEASE SUMMARY

Lease Type	NNN Ground Lease
Lease Guarantor	Who Brew LLC
Guarantor Type	Corporate Guarantee
Lease Term Remaining	15 Years
Rent Commencement*	8/1/2026
Lease Expiration	7/31/2041
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	None

\*Rent Commencement is an estimate



TENANT	Who Brew IL V, LLC
GUARANTOR	Who Brew LLC
SQUARE FEET	48,256 SF
LEASE COMMENCEMENT (EST.)	8/1/2026
LEASE EXPIRATION	7/31/2041
LEASE TYPE	Ground Lease
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Tenant	
PARKING LOT	Tenant	
HVAC	Tenant	
TAXES	Tenant	Taxes are handled on Cash Basis.
INSURANCE	Tenant	
CAM	Tenant	

## NEW CONSTRUCTION 7 BREW WITH LONG-TERM GROUND LEASE

- Brand new construction leased to 7 Brew on a 15-year ground lease
- Rental increases every five years with four, five-year extension options
- Corporately guaranteed by Who Brew, LLC
- 7 Brew has experienced explosive growth, expanding over 4,000% since 2022
- Ranked No. 1 in Franchise Times 2026 *Fast & Serious* winners
- Expected to open second week of July 2026

## HIGH-VISIBILITY TARGET OUTPARCEL LOCATION

- Outparcel to Target along a dominant retail corridor
- Large 1.1 acre lot
- Frontage along Route 59 with traffic counts of 30,200 vehicles per day
- Co-tenancy includes Five Below and Ross Dress for Less
- Immediate surrounding retailers include Chipotle, Rosati's, Potbelly, European Wax Center, and T-Mobile
- Nearby national tenants include Panera, Buffalo Wild Wings, Dollar Tree, Wingstop, Bank of America, Menards, Jewel-Osco, Goodwill, Chase, Meijer, and more
- Less than one mile from Edward-Elmhurst Medical Center with emergency, neurosciences, rehabilitation, and surgical services

## AFFLUENT AND EXPANDING TRADE AREA

- Adjacent to multiple new housing developments driving continued demand, including Bronk Farm and Riverstone (see page 18)
- Nearby development recently approved | Wingspan Development: Approved by the City for 11.5 Acres, NW Corner of 127th Street and 248th Avenue | 48 single-family homes
- Average household income of \$185,345 within a three-mile radius
- Strong population growth of 11.61% from 2010–2020 within three miles
  - › Population projected to grow an additional 3.98%
- Current population of 52,242 within a three-mile radius
- Plainfield is one of Illinois' fastest-growing "boomtowns," with population up ~11–13% since 2020 and continued residential and commercial expansion



## 7BREW.COM

- » 7 Brew is a rapidly growing drive-thru beverage concept offering coffee, energy drinks, teas, and more
- » Boasts more than 700 stands across the country
- » No. 1 for Franchise Times 2026 Fast & Serious Winners
- » The coffee chain started 2025 with 321 units and ended with 600, a 87% increase | 2024 had a 78% increase over the prior year
- » QSR Magazine designation as the "Breakout Brand of 2023"
- » They have a goal of surpassing 3,000 units
- » In February 2024, Blackstone announced a growth equity investment in 7 Brew
- » Ranked #143 on Franchise Time's 2025 Top 400 list

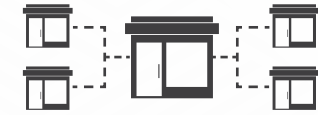


## WHOBREW.7BREWCAREERS.COM

- » Franchisee of 7 Brew Coffee operating in Nashville, Chicago, and Pittsburgh
- » Who Brew LLC operates the #1 store in the entire company
- » As of Jan 2026, Who Brew LLC opened their 27th stand, with 12 locations in the Chicago area and continuing to expand
- » Founded in 2023 by Laura Karet, with 33 years of leadership
- » Prior she led the transformation of Giant Eagle, Inc., growing it to over \$11.5 billion in sales and nearly 500 stores
- » Read more about the CEO, Laura Karet, [Click Here](#)



700+  
Locations



Expanding  
Tenant

Franchise Times  
**TOP 400**



# Investing in Caffeine

High-frequency visits, beverage margins, compact footprints, and accelerating competition make caffeine one of QSR's most active real estate categories.



## Frequent Trips

Daily habit with multiple visits per week drives predictable, recurring customer demand.



## Small Footprints

Compact real estate reduces costs, increases site flexibility, and expands trade areas.



## Strong Margins

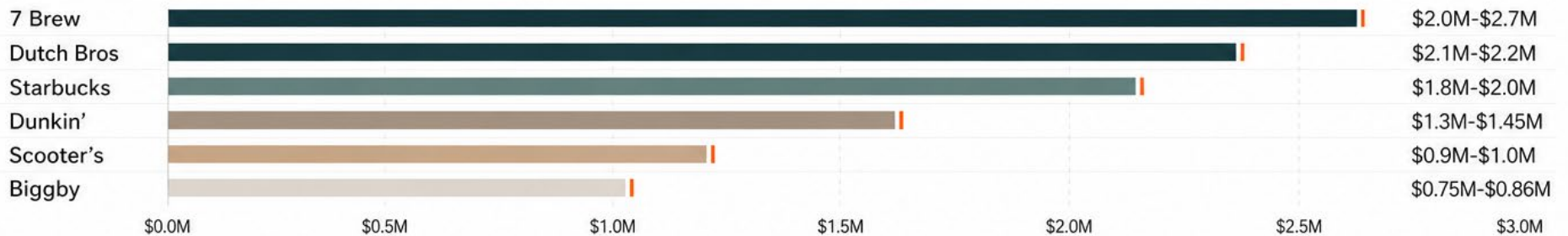
Beverage-led mix and efficient operations support attractive unit-level profitability.



## Fast Growth

Expanding brands and new entrants are accelerating national growth and density.

## Approx. AUV Range



Ranges based on latest public company, FDD, and industry sources; definitions vary by brand.

## HIGH DEMAND LEADS 7 BREW COFFEE TO RAPID EXPANSION

Leading drive-thru beverage brand closes a remarkable year of rapid expansion and strategic leadership changes.



"In one year, we've nearly doubled our stand count across the U.S., and we look forward to building upon that momentum even further," **Chris Dawson, president of 7 Brew**, said in a news release. "With continued expansion, we also remain committed to operational excellence and organizational strength, and are proud of the top-tier talent we've welcomed to our executive leadership team this year."

### QSR

#### 7 Brew is On a Growth Run for the Record Books

Danny Klein - May 15, 2026

"The chain has posted expansion north of 4,000 percent since 2022..."

As for 2026, 7 Brew has an eye-opening 437 projected new franchised outlets planned (gross development). That includes 41 in Texas, 35 in Florida, and 30 apiece in Illinois and Georgia. It's also plotting 10 corporate openings and claims to have 18 franchise agreements signed without a store opened yet.

If 7 Brew does indeed open 447 venues without a closure, it would put the brand at the very top of net U.S. development in the sector, going off QSR 50 2026 figures (full data to be released in August).

7 Brew's store-level performance was equally robust. For 320 locations open and operating during the entire year (23 corporate and 297 franchised), average annual total sales came in at \$2.658 million. Median sales were \$2.569 million. The highest-earning 7 Brew collected \$6.366 million and the lowest \$836,418.

This compares to about \$1.9 million for Starbucks (a much larger system at 16,944 domestic stores as of Q2), \$2.16 million for Dutch Bros, which has climbed above 1,117 units, and \$1.3 million for emerging Black Rock Coffee (190 restaurants).

7 Brew is generating these volumes on stores averaging 510 square feet.

Of its 320 locations, 147 exceeded the average sales figure."

### RESTAURANT BUSINESS

#### World's largest franchisee to take on 7 Brew

Lisa Jennings - Oct. 30, 2025

"Flynn Group, which operates nearly 3,000 restaurants under seven franchise brands, on Thursday announced it has signed on to open 160 new 7 Brew Drive Thru Coffee locations."

### Fast Casual.com

#### 7 Brew doubles footprint to 600 units in 2025

December 30, 2025

"The year also marked a shift in physical strategy as the brand moved beyond its traditional drive-thru model. 7 Brew debuted its first walk-thru locations, including a site inside a Walmart Supercenter"



"7 Brew has tapped into an area of demand that is really quite astounding," said **Greg Flynn, founder, chair and CEO of Flynn Group**. "It's coffee, but not coffee the way we grew up with Starbucks. It's coffee-based energy drinks that are exciting and appealing to younger people."

\* [CLICK TITLES TO VIEW FULL ARTICLE](#)

DRIVE THRU COFFEE

# BUILT FOR VOLUME: EXPANDED DRIVE-THRU MODEL IN PLAINFIELD

## DEMAND PROVEN ACROSS EXISTING LOCATIONS

“The first 7 Brew Coffee in Joliet opened at the corner of Jefferson Street and Barney Avenue to lines so long that that police were dispatched daily to regulate traffic control for lines of customers that extended down most of the length of Barney to Glenwood Avenue... The Plainfield location has been designed in preparation for similar demand, according to a news release from the village.”

“Plainfield Mayor John Argoudelis noted that a resident recently reached out to him saying that Plainfield needed a 7 Brew Coffee restaurant.”

- Existing Chicagoland locations have demonstrated exceptional customer demand and traffic volumes.
- The Plainfield site is being proactively designed to accommodate similar high throughput.

## EXPANDED DRIVE-THRU DESIGNED TO HANDLE TRAFFIC

“Due to the traffic challenges in other communities, Plainfield’s 7 Brew drive-thru site is twice the size of other locations, and they have created space for cars to stack on-site that will assist with traffic flow,” according to the release.”

- The Subject Property features a larger-than-standard, high-capacity 7 Brew prototype.
- Expanded layout allows for increased vehicle stacking and improved circulation, reducing congestion and supporting peak demand.
- Design reflects a scaled, high-throughput model positioned to capture strong customer volume.

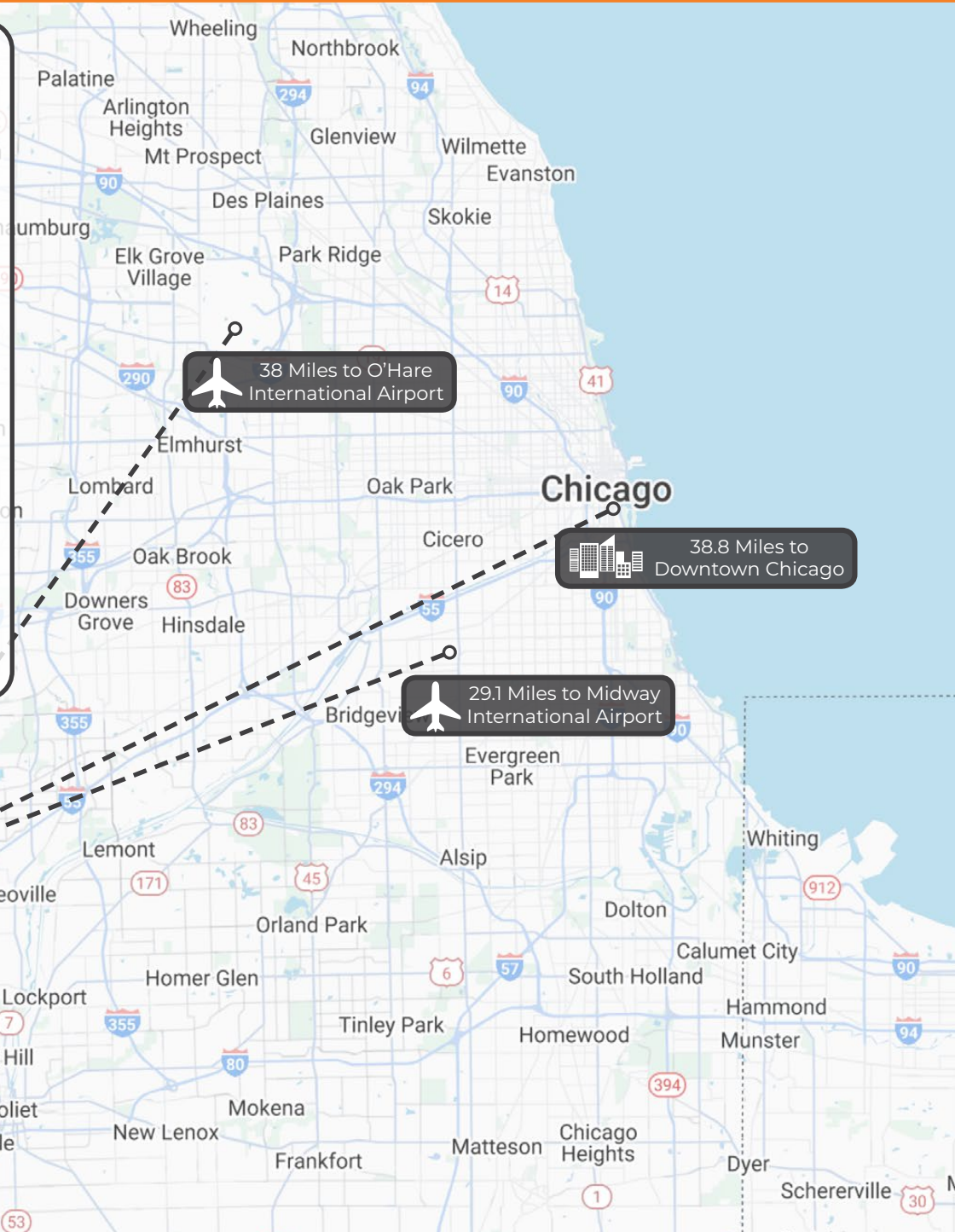
# REGIONAL MAP

## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	7,486	54,321	156,036
<b>2025 Estimate</b>	<b>7,223</b>	<b>52,242</b>	<b>152,108</b>
Growth 2025 - 2030	3.64%	3.98%	2.58%
2010 Census	6,483	44,827	139,710
2020 Census	6,947	50,032	150,252
Growth 2010 - 2020	7.17%	11.61%	7.55%

Daytime Population	1-Mile	3-Miles	5-Miles
<b>2025 Population</b>	<b>5,479</b>	<b>42,345</b>	<b>113,120</b>

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$202,493	\$215,849	\$198,311
<b>2025 Average HH Income</b>	<b>\$172,490</b>	<b>\$185,345</b>	<b>\$170,093</b>



# AERIAL



W 127th Street  
11,500 VPD

Edward Neurosciences Institute

**TARGET**  
1.1 million annual visitors<sup>1</sup>

**Bronk Farm** | 118 townhome units and 332 single-family home units (under construction)

**SUBJECT PROPERTY**

Route 59  
30,200 VPD

Eagle Pointe Elementary School (575 students)

Walker's Grove Elementary School (624 students)

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

Bank of America, Panera Bread, Ross Dress for Less, Honey Jam Day Cafe, Panda Express, Chipotle Mexican Grill, FedEx, Starbucks, Potbelly Sandwich Shop, Five Below, Belle Tire, Taco Bell

**Riverstone** | 170 single-family detached homes and 20 duplexes (under construction)

Menards, Tuffy Auto Service Centers, Zaxby's, Jersey Mike's Subs, Planet Fitness, Wendy's, Portillo's, AutoZone, Hair Cuttery

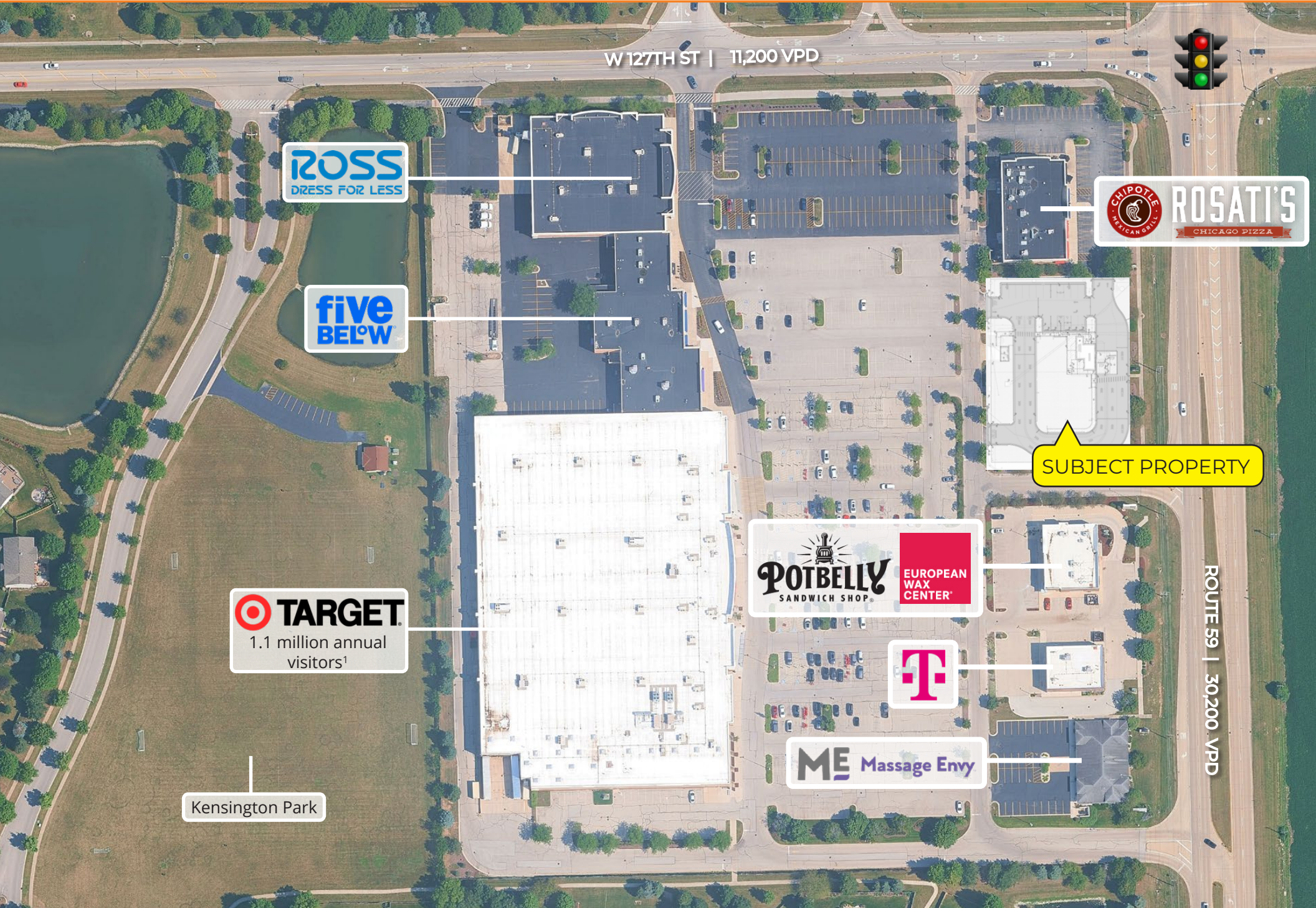
W 135th Street  
12,300 VPD

**meijer**  
1.5 million annual visitors<sup>1</sup>

Goodwill, O'Reilly Auto Parts Plus, NAPA, Great Clips, Club Pilates, Kiddie Academy, Anytime Fitness, AT&T Educational Child Care, Chase, Physicians Immediate Care, Noodles & Company



# AERIAL



W 127TH ST | 11,200 VPD



**ROSS**  
DRESS FOR LESS

**five**  
BELOW

**CHIPOTLE**  
MEXICAN GRILL

**ROSATI'S**  
CHICAGO PIZZA

SUBJECT PROPERTY

**TARGET**  
1.1 million annual visitors<sup>1</sup>

Kensington Park

**POTBELLY**  
SANDWICH SHOP

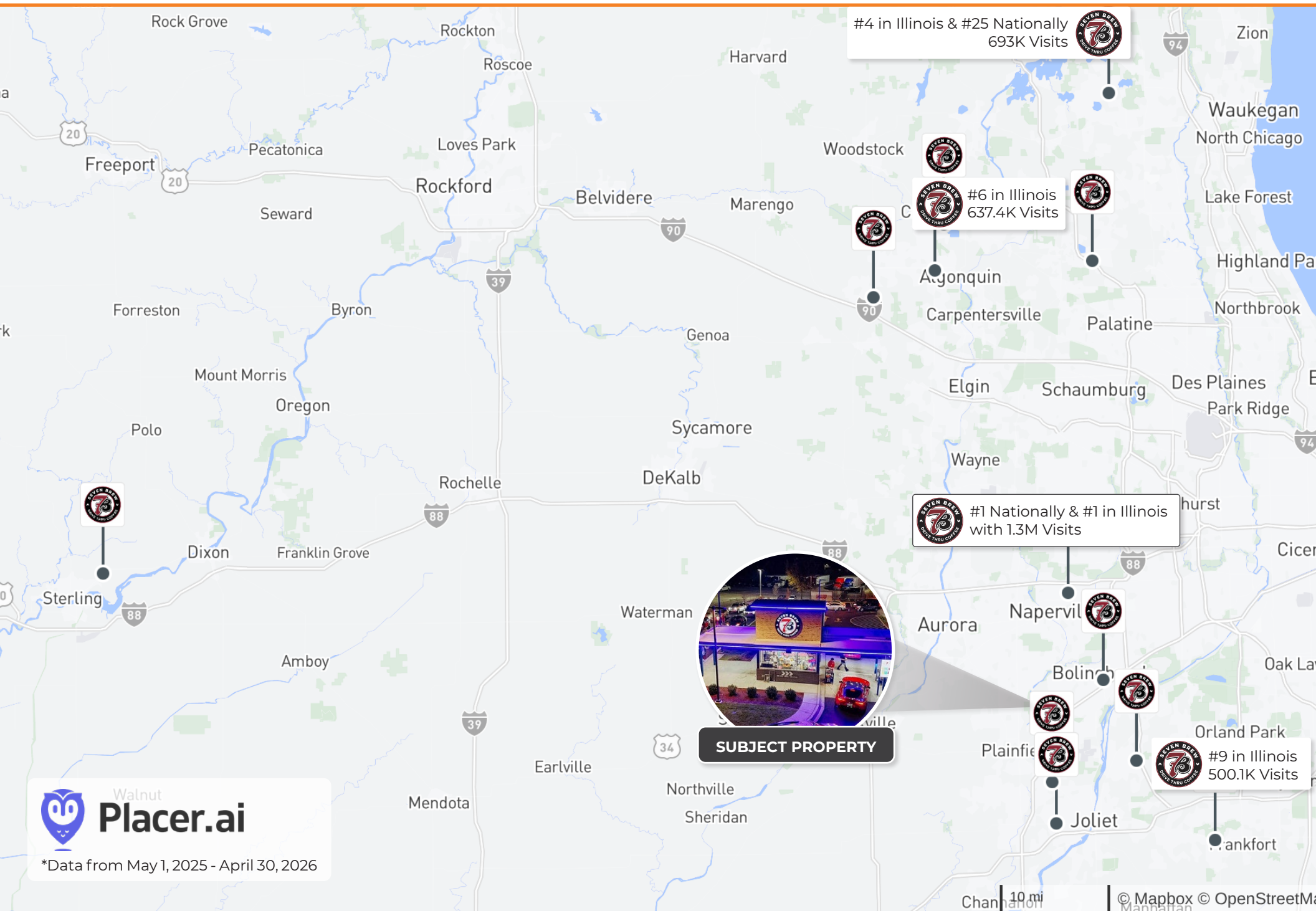
**EUROPEAN WAX CENTER**




**ME** Massage Envy

ROUTE 59 | 30,200 VPD

# 7 BREW MAP



 Walnut  
**Placer.ai**  
\*Data from May 1, 2025 - April 30, 2026

# TOP 10 LOCATIONS IN ILLINOIS



Starbucks Illinois			
Rank	Name		Total Visits
1	Starbucks 646 Michigan Ave, Chicago, IL 60611		1.5M
2	Starbucks 2730 N Narragansett Ave, Chicago, IL 60639		618.6K
3	Starbucks 201 N Main St, East Peoria, IL 61611		610.7K
4	Starbucks 1550 N Larkin Ave, Joliet, IL 60435		558.6K
5	Starbucks 5505 S Kedzie Ave, Chicago, IL 60629		548.5K
6	Starbucks 5614 N Harlem Ave, Chicago, IL 60631		525.4K
7	Starbucks 7124 W Cermak Rd, Berwyn, IL 60402		523.5K
8	Starbucks 3412 Freedom Dr, Springfield, IL 62704		516.6K
9	Starbucks 3316 S Cicero Ave, Cicero, IL 60804		488.8K
10	Starbucks 1165 N Lake St, Aurora, IL 60506		487.4K

7 Brew Coffee Illinois			
Rank	Name		Total Visits
1	7 Brew Coffee 1203 Iroquois Ave, Naperville, IL 60563		1.3M
2	7 Brew Coffee 12980 Il-47, Huntley, IL 60142		726.5K
3	7 Brew Coffee 2816 Joseph Cannon Way, Marion, IL 62959		721.9K
4	7 Brew Coffee 853 E Rollins Rd, Round Lake Beach, IL 60073		693K
5	7 Brew Coffee 880 S Rand Rd, Lake Zurich, IL 60047		637.4K
6	7 Brew Coffee 4104 E Lincolnway, Sterling, IL 61081		575.2K
7	7 Brew Coffee 550 E Pershing Rd, Decatur, IL 62526		568.4K
8	7 Brew Coffee 3202 N Vermilion St, Danville, IL 61832		511.2K
9	7 Brew Coffee 11385 W Lincoln Highway, Mokena, IL 60448		500.1K
10	7 Brew Coffee 4105 Broadway St, Vernon, IL 62864		466K

COMPARATIVE STATS



\*Data from May 17, 2025 - May 16, 2026



**SEVEN 7 BREW**  
DRIVE THRU COFFEE

Route 59  
30,200VPD

## ONE OF THE FASTEST GROWING SUBURBS IN THE CHICAGOLAND AREA

- Situated in one of the fastest growing counties in Illinois (Will County)  
Has been named Illinois' fastest-growing "boomtown," according to a recent study by GOBankingRates (2024)  
Plainfield is the sixth-fastest growing community in the state of Illinois according to the 2020 census  
Low tax rate compared to surrounding counties  
Located 35 miles southwest of downtown Chicago  
#1 in best places to live in Will County by Niche.com  
\$1.03 billion in annual retail spending (2025)

## MANY NEW DEVELOPMENTS UNDER CONSTRUCTIONS

- Plainfield Business Center, Plainfield Logistics Centre, Woodman's Food Market, over 12 residential developments, and more
- Two TIF districts (downtown and Route 30), facade, and developmental incentives available
- [Click here to view an interactive map featuring all new developments in Plainfield, IL](#)

## EASILY ACCESSIBLE FROM INTERSTATE 55, REGIONAL AND INTERNATIONAL AIRPORTS

- At the crossroads of the historic Lincoln Highway and Route 66 in addition to Routes 30, 59, 126
- Lewis University Airport located in neighboring town | Averaging 285 flights per day
- 10 miles from Joliet Regional Airport
- 40 minutes to both O'Hare and Midway International Airports

## VIBRANT AND PEDESTRIAN FOCUSED DOWNTOWN

- Including shopping, dining and entertainment with festivals throughout the warmer months
- Home to the Lake Renwick Heron Rookery, numerous historic districts and landmarks, a wonderful park and trail system, and the DuPage River which provides numerous outdoor recreational opportunities



(GRADES FROM NICHE.COM)

## GROWING RESIDENTIAL BASE, INDUSTRIAL CORRIDOR AND COMMERCIAL PROPERTIES

- Ongoing high-growth trajectory fueled by significant residential construction and large-scale commercial and industrial development pipeline

### UNDER CONSTRUCTION:

#### ○ Residential

- › Bronk Farm: 118 townhouses and 332 single-family homes
- › Riverstone: 170 single-family homes and 20 duplexes
- › Keller Farms: 322 single-family homes and 83 townhomes
- › Leighton Pointe Subdivision: 90 single-family homes
- › Playa Vista Townes: 118-unit single-family townhomes
- › Lockley Park: 168 townhomes
- › Greenbriar: 278 single-family homes
- › Fairfield Ridge Townhomes: 18 townhomes
- › Autumn Glen: 176 townhomes in 44 residential buildings
- › Creekside Crossing: 95 single-family residential lots
- › Creekside Crossing Unit 5C: 32 lots
- › Springbank Unit 10: 107 lots, with an age-targeted, single-family detached ranch product

#### ○ Industrial

- › Pharmacy Automation: 30,600-square-foot office and light manufacturing building on 4.38 acres for a pharmacy automation business
- › Plainfield Business Center: 253.5 acres on 143rd Street west of Steiner Road | Multi-building office/warehouse project

#### ○ Mixed-Use

- › Wild Horse: 374 Single Family Lots and 316,618 SF of commercial space with a five start tennis club
- › Wallin Woods: 35-acre mixed-use development with 541 residential rental units spread between traditional style apartment buildings, triplex/duplex structures, and single-family structures  
Single-Tenant
- › Woodman's Food Market - Anticipated to open October 2026 | 36 acres development at the NEC 119th and IL Route 59 to construct a 243,500 square foot grocery store that will include a gas station, car wash, and lube shop

### APPROVED:

- Wingspan Development: Approved by the City for 11.5 Acres, NW Corner of 127th Street and 248th Avenue | 48 single-family homes
- Americana Estates: 215 single-family detached and duplex homes and approximately 8 acres of future commercial development
- Hawk Auto: Proposal for a new car dealership complex with 4 dealership buildings ranging in size from 17,000 sq feet to 29,000 sq feet
- Noble Court: 48 single-family homes
- Dunkin' Route 30 and 135th Street
- More approved and proposed - [Click here to view](#)

**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.

# Voted Best Big City in the U.S. (2026)

Nine Consecutive Years

-Condé Nast Traveler Magazine

## 55M

Visitors in 2025

# Ranked in Top 50 Best Cities in the World (2026)

-Time Out Magazine

## \$20.9B

Tourist spent in 2024  
(Estimated)

## 1,182

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  
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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EXCLUSIVELY LISTED BY

SEAN SHARKO

SENIOR MANAGING DIRECTOR  
Chicago Oakbrook  
(630) 570-2238  
sean.sharko@marcusmillichap.com  
IL 471.010712

AUSTIN WEISENBECK

SENIOR MANAGING DIRECTOR  
Chicago Oakbrook  
(630) 570-2169  
austin.weisenbeck@marcusmillichap.com  
IL 475.140200

BEN SHAPIRO

ASSOCIATE DIRECTOR  
Chicago Oakbrook  
(630) 570-2283  
ben.shapiro@marcusmillichap.com  
IL 475.204677

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA  
GROUP

FINANCING CONTACT

DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance - MMCC  
O: (312) 327 5423 | M: (312) 218 7443 | E: Dean.Giannakopoulos@marcusmillichap.com  
License: IL: 475.136018

DESIGNATED MANAGING BROKER

STEVEN WEINSTOCK

Chicago Oakbrook  
O: (630) 570-2200 | E: Steven.Weinstock@marcusmillichap.com  
IL 471.011175