

LINDENHURST PLAZA NEIGHBORHOOD CENTER

STRONG LEASING MOMENTUM | ADD-VALUE OPPORTUNITY | HIGH VISIBILITY
AVG HH INCOME OF \$146,485 | \$135 PER SQUARE FOOT

ACE

Pool
& Spa

Links
Golf

Sammie's

3 Legged
Brewing

Hot
Chicken

Lucia's
Taqueria

Subway

Chopstix

Shoe
Repair

Chiropractor

Call For Leasing
847-665-1717

US Navy

LINDENHURST CENTER

ACE Hardware

ACE WE ARE OPEN

2040-2140 E GRAND AVE,
LINDENHURST, IL 60046

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

Lindenhurst Plaza is a 97% occupied neighborhood retail center anchored by Ace Hardware with strong leasing momentum and a well-balanced mix of local, regional, and national tenants. Recent leasing activity including one new lease in 2025, five in 2024, and three in 2023; 8 of 13 tenants operate under net leases. National tenants include H&R Block, ACE Hardware, Subway, Domino's, and the U.S. Army, providing stability and long-term appeal. The center benefits from excellent visibility at a signalized intersection, featuring over 1,000 feet of frontage along Grand Avenue with 14,700 vehicles per day and multiple points of ingress and egress. The surrounding trade area is highly affluent and densely populated, highlighted by average household incomes of \$146,485 within three miles.

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\$11,503,000

LIST PRICE



8.00%

CAP RATE



\$135.14

PRICE / SF



\$920,277

NET OPERATING INCOME





LINDENHURST PLAZA NEIGHBORHOOD CENTER

2040-2140 E GRAND AVE, LINDENHURST, IL 60046

FINANCIAL SUMMARY

PRICE **\$11,503,000**

CAP RATE **8.00%**

Price/ SF 135.14

Gross Leasable Area 85,119 SF

Year Built 1973 | 1989

Lot Size 5.75 Acres +/-

Parcel Numbers 06-02-213-046,
06-02-213-004, 06-02-213-047,
06-02-213-049, 06-02-213-050,
06-02-213-051, 06-02-213-009,
06-02-213-035, 06-02-213-036

Parking 600 Surface Spaces +/-

Current Rent \$968,224

Total Reimbursements \$335,203

Vacancy/Collection Allowance (\$31,032)

Effective Gross Income \$1,303,428

Expenses \$383,150

NOI **\$920,277**



PROPOSED FINANCING

LTV 60%

Interest Rate | Amortization 6.35% | 25 Years

Down Payment \$4,601,200

First Trust Deed/Mortgage \$6,901,800

Debt Service \$551,479

Debt Coverage Ratio 1.67

Net Cash Flow After Debt Services | Return % \$368,798 | 8.02%

Principal Reduction \$116,569

Total Return | Return % \$485,367 | 10.55%

CASH FLOW YR 1 - 10/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$968,224	\$11.73
Available Space	\$31,032	\$12.00
Gross Potential Rent	\$999,256	\$11.74
Expense Reimbursements		
Real Estate Taxes	\$139,189	\$1.64
Insurance	\$39,723	\$0.47
CAM	\$156,291	\$1.84
Total Expense Reimbursements	\$335,203	\$3.94
Gross Potential Income	\$1,334,460	\$15.68
Vacancy/Collection Allowance	(\$31,032)	(\$0.36)
Effective Gross Income	\$1,303,428	\$15.31
Expenses		
Real Estate Taxes	\$155,651	\$1.83
Insurance	\$44,853	\$0.53
CAM	\$182,647	\$2.15
Total Expenses	\$383,150	\$4.50
NET OPERATING INCOME	\$920,277	\$10.81

Note: Management fee reflected in CAM Pool.



CAM	CURRENT	PER SF
Snow Removal & Parking Lot	\$47,601	\$0.56
Management Fee	\$44,719	\$0.53
Roofing	\$16,626	\$0.20
Fire Protection	\$13,041	\$0.15
Miscellaneous R&M	\$12,850	\$0.15
HVAC	\$9,513	\$0.11
Trash Removal	\$9,179	\$0.11
Water	\$7,783	\$0.09
Landscaping	\$6,528	\$0.08
Accounting	\$4,800	\$0.06
Plumbing & Heating	\$2,898	\$0.03
Gas	\$2,699	\$0.03
Locksmith	\$1,929	\$0.02
Internet / Cable	\$1,840	\$0.02
Electrical	\$640	\$0.01
TOTAL CAM	\$182,647	\$2.15

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	PSF	GROSS INCOME
Pretty Nails	\$2,743	\$790	\$3,219	\$4.50	\$6,752
Freedom Laundry Services, Inc	\$3,429	\$988	\$4,023	\$4.50	\$8,440
Linden Cleaners	\$2,692	\$775	\$3,159	\$4.50	\$6,626
Alliance For Humanity	\$4,577	\$1,319	\$5,371	\$4.50	\$11,267
Traydmarc LLC	\$10,972	\$3,161	\$12,875	\$4.50	\$27,008
New Generation Karate	\$2,234	\$644	\$2,383	\$3.59	\$5,261
Salon Luxe	\$1,975	\$569	\$2,317	\$4.50	\$4,861
Aqua Pool and Spa Pros Co.	\$9,153	\$2,637	\$10,740	\$4.50	\$22,530
Aqua Pool and Spa Pros Co.	-	-	-	-	-
Linden Liquors	\$9,055	\$2,609	\$10,626	\$4.50	\$22,290
Steps, LLC	\$15,308	\$4,410	\$17,962	\$4.50	\$37,680
H&R Block	\$2,791	\$804	\$2,976	\$4.31	\$6,570
ACE Hardware	\$39,661	\$11,426	\$42,294	\$4.31	\$93,381
Damashkey LLC	\$4,632	\$1,334	\$5,435	\$4.50	\$11,402
Vacant	-	-	-	-	-
Aqua Pool and Spa Pros Co.	-	-	-	-	-
Golf Simulator	\$8,147	\$2,347	\$9,559	\$4.50	\$20,053
Natural Care	\$2,743	\$790	\$3,219	\$4.50	\$6,752
Three Legged Brewing	-	-	-	-	-
Sammie's	\$2,951	\$850	\$3,147	\$4.31	\$6,949
US Army	\$5,640	\$1,248	\$4,680	\$4.82	\$11,568
Sky Line Foods Inc	\$2,172	\$626	\$2,549	\$4.50	\$5,347
Subway	\$2,150	\$620	\$2,523	\$4.50	\$5,293
Lucia's Taqueria, LLC	\$2,918	\$841	\$3,425	\$4.50	\$7,184
Aristocrat Shoes	\$1,099	\$317	\$1,290	\$4.50	\$2,705
Chopsticks	\$2,147	\$619	\$2,519	\$4.50	\$5,284
Domino's	-	-	-	-	-
TOTAL	\$139,189	\$39,723	\$156,291	\$97.84	\$335,203

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Pretty Nails	1,500	1.76%	8/1/2001	2/28/2027	0.3 Years	Base	Current	\$2,288	\$27,450	\$18.30	-	3%	None	Net
Retail, Suite 2042 T/G: Personal						-	-	-	-	-	-			
Lindenhurst Laundromat	1,875	2.20%	8/1/2022	7/31/2027	0.7 Years	Base	Current	\$2,122	\$25,462	\$13.58	-	3%	1, 5-Year	Net
Retail, Suite 2044 T: Freedom Laundry Services, Inc G: Personal						Option 1	8/1/2027	\$2,389	\$28,674	\$15.29	13%			
						-	8/1/2028	\$2,437	\$29,247	\$15.60	2%			
						-	8/1/2029	\$2,486	\$29,832	\$15.91	2%			
						-	8/1/2030	\$2,536	\$30,429	\$16.23	2%			
Linden Cleaners	1,472	1.73%	1/1/1995	4/30/2027	0.5 Years	Base	Current	\$1,304	\$15,653	\$10.63	-	2%	None	Net
Retail, Suite 2046 T: Raybec Linden, LLC G: Personal						-	-	-	-	-	-			
Note: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.														
AHA! Resale	2,503	2.94%	4/2/2010	3/31/2027	0.4 Years	Base	Current	\$1,625	\$19,496	\$7.79	-	2%	None	Net
Retail, Suite 2048 T: AHA! Alliance For Humane Action G: Personal						-	-	-	-	-	-			
Note: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.														
HitZ the Spot	6,000	7.05%	11/1/2024	10/31/2027	1.0 Years	Base	Current	\$4,125	\$49,500	\$8.25	-	5%	1, 3-Year	Net
Retail, Suite 2050, 2058-Rear T: Traydmarc LLC G: Personal						-	11/1/2026	\$4,255	\$51,060	\$8.51	3%			
						Option 1	11/1/2027	\$4,383	\$52,592	\$8.77	3%			
						-	11/1/2028	\$4,519	\$54,233	\$9.04	3%			
						-	11/1/2029	\$4,660	\$55,925	\$9.32	3%			

Note: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes; option period rent increases 3.12% annually.

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Villari's of Lindenhurst Retail, Suite 2052-2054 T: New Generation of Karate Inc. G: Personal	1,467	1.72%	12/1/2023	11/30/2026	0.1 Years	Base	Current	\$1,622	\$19,462	\$13.27	-	2%	None	Net
						-	-	-	-	-	-			
Note: 5% CAM cap YOY. Landlord may request financial statements from tenant.														
Salon Luxe Retail, Suite 2056 T/G: Personal	1,080	1.27%	3/1/2024	1/31/2030	3.3 Years	Base	Current	\$1,227	\$14,729	\$13.64	-	1%	None	Net
						-	2/1/2027	\$1,264	\$15,171	\$14.05	3%			
						-	2/1/2028	\$1,302	\$15,626	\$14.47	3%			
						-	2/1/2029	\$1,341	\$16,095	\$14.90	3%			
Note: Tenant recently exercised option with rent commencing 2/1/27 with rent rate being dictated by market; assumed initial 3% increase for underwriting purposes, with 3.12% annual increases after as per lease.														
Aqua Pool and Spa Pros Retail, Suite 2060 T: Aqua Pool and Spa Pros Co. G: Personal	5,005	5.88%	4/1/2015	10/31/2028	2.0 Years	Base	Current	\$5,101	\$61,208	\$12.23	-	6%	None	Net
						-	11/1/2026	\$5,260	\$63,118	\$12.61	3%			
						-	11/1/2027	\$5,424	\$65,087	\$13.00	3%			
						-	-	-	-	-	-			
Note: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.														
Aqua Pool and Spa Pros Retail, Suite 2060E T: Aqua Pool and Spa Pros Co. G: Personal	836	0.98%	5/1/2024	10/31/2028	2.0 Years	Base	Current	\$867	\$10,402	\$12.45	-	1%	None	Gross
						-	5/1/2027	\$894	\$10,727	\$12.83	3%			
						-	-	-	-	-	-			
						-	-	-	-	-	-			
Note: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.														
Linden Liquors Retail, Suite 2062 T: AARAV, Inc. G: Personal	4,952	5.82%	11/28/2017	12/31/2026	0.2 Years	Base	Current	\$4,665	\$55,976	\$11.30	-	6%	None	Net
						-	-	-	-	-	-			

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
STEPS Performing Arts Center Retail, Suite 2064 T: Steps, LLC G: Personal	8,371	9.83%	11/1/2012	10/31/2029*	3.0*	Base	Current	\$7,708	\$92,500	\$11.05	-	9%	1, 3-Year	Net
						Option 1	11/1/2026	\$7,949	\$95,386	\$11.39	3%			
						-	11/1/2027	\$8,197	\$98,362	\$11.75	3%			
						-	11/1/2028	\$8,453	\$101,431	\$12.12	3%			

Notes: Assumed tenant exercised option term. CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes; option period rent increases 3.12% annually.

H&R Block Retail, Suite 2066 T: H&R Block Enterprises, Inc	1,526	1.79%	11/1/2004	4/30/2030	3.5 Years	Base	Current	\$1,774	\$21,291	\$13.95	-	2%	None	Net
						-	-	-	-	-	-			

Note: CAM Capped at \$1.95/SF.

ACE Hardware Retail, Suite 2070-2108 T: ACE Hardware of Lindenhurst, Inc	21,689	25.48%	6/1/2024	2/28/2035	8.3 Years	Base	Current	\$17,170	\$206,046	\$9.50	-	21%	2, 5-Year	Net
						-	3/1/2028	\$18,978	\$227,735	\$10.50	11%			
						-	3/1/2030	\$20,333	\$244,001	\$11.25	7%			
						Option 1	3/1/2035	\$22,367	\$268,401	\$12.38	10%			
						Option 2	3/1/2040	\$24,603	\$295,242	\$13.61	10%			

Notes: Right to terminate if tenant's total gross sales are less than \$3,500,000 in the aggregate during the first 36 full calendar months following the Rent Commencement Date with 30 days notice followed by 180 days until lease is terminated; if exercised, tenant is required to pay the unamortized balance of leasehold improvements which will be no less than \$280,000; tenant can only exercise right if they're not in default. 5% CAM Cap YOY. CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.

Damashkey Cuisine Retail, Suite 2112 T: Damashkey LLC G: Personal	2,533	2.98%	11/1/2023	10/31/2028	2.0 Years	Base	Current	\$1,987	\$23,848	\$9.41	-	2%	None	Net
						-	11/1/2026	\$2,049	\$24,592	\$9.71	3%			
						-	11/1/2027	\$2,113	\$25,359	\$10.01	3%			
						Option 1	11/1/2028	\$2,177	\$26,120	\$10.31	3%			
						-	11/1/2029	\$2,242	\$26,904	\$10.62	3%			

Note: Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes; option period rent increases 3.12% annually.

Vacant Retail, Suite 2112A	2,586	3.04%	-	-	-	Base	Current	\$2,586	\$31,032	\$12.00	-	3%	-	-
						-	-	-	-	-	-			

Note: Assumed rent based off pro forma of \$12/sf.

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Aqua Pool and Spa Pros Retail, Suite 2114C T: Aqua Pool and Spa Pros Co. G: Personal	2,058	2.42%	5/1/2025	4/30/2027	0.5 Years	Base	Current	\$2,135	\$25,618	\$12.45	-	3%	None	Gross
						-	-	-	-	-	-			
The Links on Grand Retail, Suite 2116 T: The Links on Grand, LLC G: Personal	4,455	5.23%	4/1/2024	9/30/2027	0.9 Years	Base	Current	\$4,128	\$49,533	\$11.12	-	5%	1, 3-Year	Net
						-	10/1/2026	\$4,257	\$51,088	\$11.47	3%			
						Option 1	10/1/2027	\$4,391	\$52,692	\$11.83	3%			
						-	10/1/2028	\$4,529	\$54,347	\$12.20	3%			
						-	10/1/2029	\$4,671	\$56,053	\$12.58	3%			
<p>Note: If Tenant's financial statements certified by Tenant demonstrate that Tenant's Gross Revenues is an amount sufficient to cause the ratio of Tenant's Gross Revenue to Gross Rent to meet or exceed 1.20:1.0, measured on a trailing twelve (12) month basis ("Reduction Threshold"), then Guarantor's liability under the Guaranty shall be reduced to fifty percent (50%) of Tenant's obligations upon Tenant achieving the Reduction Threshold; provided, however, Guarantor liability will remain 100% for any obligations prior to such date. CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.</p>														
Natural Care Retail, Suite 2118 T: Natural Care Chiropractic, SC G: Personal	1,500	1.76%	4/1/2007	3/31/2028	1.4 Years	Base	Current	\$2,000	\$24,000	\$16.00	-	2%	2, 5-Year	Net
						Option 1	4/1/2028	\$2,063	\$24,750	\$16.50	3%			
						Option 2	4/1/2033	\$2,125	\$25,500	\$17.00	3%			
						-	-	-	-	-	-			
3Legged Coffee Brewery Retail, Suite 2120 T: Three Legged Brewing G: Personal	1,562	1.84%	12/1/2023	11/30/2026	0.1 Years	Base	Current	\$2,160	\$25,914	\$16.59	-	3%	1, 3-Year	Gross
						Option 1	12/1/2026	\$2,224	\$26,692	\$17.09	3%			
						-	12/1/2027	\$2,291	\$27,492	\$17.60	3%			
						-	12/1/2028	\$2,360	\$28,317	\$18.13	3%			
<p>Note: Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes; option period rent increases 3.12% annually.</p>														

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Sammie's Retail, Suite 2122 T: 2122 Grand LLC G: Personal	1,614	1.90%	2/13/2023	7/31/2027	0.7 Years	Base	Current	\$2,018	\$24,210	\$15.00	-	2%	2, 3-Year	Net
						Option 1	8/1/2027	\$2,078	\$24,936	\$15.45	3%			
						Option 2	8/1/2030	\$2,140	\$25,684	\$15.91	3%			
						-	-	-	-	-	-			

Notes: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant. First year CAM is capped at \$3,679.92 with the cap increasing 5% annually.

US Army Retail, Suite 2124/2126 T: United States of America	2,400	2.82%	12/7/2010	11/30/2030	4.1 Years	Base	Current	\$3,034	\$36,408	\$15.17	-	4%	None	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			

Note: Right to terminate with 180 day notice. Tenant pays a fixed PRS equaling \$11,568; at end of lease term, tenant will pay or collect any leakage or over reimbursement that occurred during their term.

Sky Line Foods Inc Retail, Suite 2128 T: Sky Line Foods Inc. G: Personal	1,188	1.40%	5/10/2024	2/28/2027	0.3 Years	Base	Current	\$1,291	\$15,488	\$13.04	-	2%	2, 5-Year	Net
						Option 1	3/1/2027	\$1,329	\$15,953	\$13.43	3%			
						-	3/1/2028	\$1,371	\$16,451	\$13.85	3%			
						-	3/1/2029	\$1,414	\$16,964	\$14.28	3%			
						Option 2	3/1/2030	\$1,458	\$17,493	\$14.72	3%			

Notes: Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes; option period rent increases 3.12% annually.

Subway Retail, Suite 2130 T: 215 Barrington Inc. G: Personal	1,176	1.38%	1/1/2024	11/30/2028	2.1 Years	Base	Current	\$1,503	\$18,040	\$15.34	-	2%	2, 5-Year	Net
						-	12/1/2026	\$1,548	\$18,581	\$15.80	3%			
						-	12/1/2027	\$1,595	\$19,138	\$16.27	3%			
						Option 1	12/1/2028	\$1,643	\$19,712	\$16.76	3%			
						-	12/1/2029	\$1,692	\$20,304	\$17.27	3%			

Note: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes.

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/SF	INCREASE			
Lucia's Taqueria Retail, Suite 2132-2134 T: Lucia's Taqueria, LLC G: Personal	1,596	1.88%	4/1/2024	12/31/2026	0.2 Years	Base	Current	\$2,631	\$31,567	\$19.78	-	3%	1, 3-Year	Net
						Option 1	1/1/2027	\$2,710	\$32,514	\$20.37	3%			
						-	1/1/2028	\$2,794	\$33,529	\$21.01	3%			
						-	1/1/2029	\$2,881	\$34,575	\$21.66	3%			

Notes: Landlord may request financial statements from tenant. Option period rent determined by market rent, assumed rent increases 3% for underwriting purposes; option period rent increases 3.12% annually.

Aristocrat Shoe Repair Shop Retail, Suite 2136 T: Aristocrat Shoes G: Personal	601	0.71%	10/1/2000	4/30/2027	0.5 Years	Base	Current	\$689	\$8,270	\$13.76	-	1%	None	Net
						-	-	-	-	-	-			

Notes: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.

Chopsticks Retail, Suite 2140 T: Chopstix Chinese Restaurant, Inc G: Personal	1,174	1.38%	11/1/1998	4/30/2027	0.5 Years	Base	Current	\$1,265	\$15,181	\$12.93	-	2%	None	Net
						-	-	-	-	-	-			

Notes: CapEx and replacement expense part of CAM pool. Landlord may request financial statements from tenant.

Domino's Retail, Suite 2144 T: Robert Hudrick / R&T PZA Co	2,400	2.82%	6/20/2018	6/30/2029	2.7 Years	Base	Current	\$3,200	\$38,400	\$16.00	-	4%	1, 5-Year	Gross
						Option 1	7/1/2029	\$3,400	\$40,800	\$17.00	6%			
						-	-	-	-	-	-			

Note: Right of First Refusal with 5 days notice.

Occupied	82,533	97%						\$968,224	\$11.73
Vacant	2,586	3%						\$31,032	\$12.00
Total	85,119	100%						\$999,256	\$11.74

97% OCCUPIED NEIGHBORHOOD RETAIL CENTER ANCHORED BY ACE HARDWARE

- New leasing momentum:
 - › 1 new lease in 2025, 5 new leases in 2024 and 3 new leases in 2023
- 8 out of 13 tenants have net leases
- Strong mix of local, regional and national branded tenants
 - › National tenants include H&R Block, ACE Hardware, Subway, Domino's, and the U.S. Army

ADD-VALUE OPPORTUNITY

- Low \$11.73 SF average base rent
- 2,586 SF of vacant space available to lease
- Potential upside to negotiate new lease terms
 - › 14 naked leases with no remaining options
 - › Most remaining tenants have one option period
- Ability to sell off the single-tenant Domino's which is already subparceled

SIGNALIZED INTERSECTION | HEAVILY TRAVELED

- The dominant retail center of the sub-market with little competition
- Situated at the signalized intersection of Sand Lake Road and Grand Avenue
 - › Over 1,000 feet of frontage along Grand Avenue, which sees 14,700 vehicles per day
- Multiple points of ingress/egress
- 3 miles from Lake Villa Metra train station | The North Central Service line had 663,660 passengers in 2025
- 11 miles from Waukegan National Airport

STRONG COMMUNITY DRIVERS

- 0.5 miles from B J Hooper Elementary School, which serves 571 students
- Notable retailers in the area include CVS, Taco Bell, McDonald's, RJ's On The Lake, Great American Tire and Auto Repair, Athletico, Butera Market and more
- Surrounded by multiple lakes including Salt Lake, Fourth Lake, Miltmore Lake, Slough Lake, Crooked Lake, Hastings Lake and more
- 4.7 miles from Gurnee Mills, the #1 most visited factory outlet mall in Illinois and #4 in the nation attracting 9.9 million annual visitors¹

EXTREMELY AFFLUENT AND DENSELY POPULATED TRADE AREA

- 40,420 residents live within a three-mile radius and 119,712 residents within a five-mile radius
- Average household income of \$146,485 within a three-mile radius



WINTRUST



Buschs Bait Shop



Sand Lake

Grand Avenue
14,700 VPD

SUBJECT PROPERTY



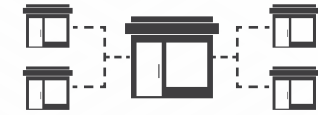


ACEHARDWARE.COM

- » Independently owned and operated local hardware stores that sell tools, home improvement products, and household supplies
- » Over 5,000 stores around the world (60 different countries)
- » Over the past 5 years, Ace opened more than 930 new stores with approximately 175 new stores in 2025
- » Founded in 1924 by a small group of Chicago hardware store owners
- » Headquartered in Oak Brook, IL
- » Named to Entrepreneur magazine's 2025 "Best of the Best" franchises list, recognized for excellence in support, stability, and long-term growth potential
- » The hardware retail leader has also ranked fifth overall on Entrepreneur's "Franchise 500" list for four consecutive years
- » Ace operates an expansive network of U.S. distribution centers, along with international capabilities in Ningbo, China, and Cuautitlán Izcalli, Mexico
- » Consolidated revenues for fiscal 2025 totaled \$10.0 billion, an increase of \$552.2 million, or 5.8 percent, as compared to the prior year



5,000+
Locations



Expanding
Tenant



\$10 Billion
Revenue
Up 5.8% YOY



Global
Tenant





HRBLOCK.COM

Stock Symbol:

HRB | NYSE

Market Cap (4/16/2026)

\$3.92 Billion

Enterprise Value (4/16/2026)

\$6.50 Billion

Revenue (FY 2025)

\$3.76 Billion

Net Income (FY 2025)

\$609.45 Million

Standard & Poor's Credit Rating

BBB

- » Global consumer tax and small business service provider
- » Operates under H&R Block, Block Advisors, Wave, and Spruce Brands
- » Located in all 50 states and internationally
- » Over 70,000 experienced tax pros working in over 12,000 offices across the globe
- » 11.4 million U.S. tax returns were prepared by H&R Block (2024)
- » Founded in 1955 | 70 years of experience
- » BBB credit rating
- » Full year total revenue of \$3.6 billion, 4% increase over previous year (2024)
- » Ranked on 2024 Forbes America's Best Tax and Accounting Firms list



70 Years Experience



\$3.6 Billion in Revenue



4% Increase in Revenue



11.4 Million U.S. Tax Returns





RECRUITING.ARMY.MIL

- » The largest United States military branch
- » Land-service branch of the United States armed forces
- » More than 400 officers, enlisted members and civilian employees work in diverse areas
- » Approximately 10,900 soldier and civilian recruiters
- » More than 1,400 recruiting stations across America and overseas
- » Established in June 14, 1775
- » The oldest branch of the United States military
- » Exceeded its Fiscal Year 2025 recruiting goal, signing 62,050 new regular active-duty soldiers, which was 108% of its target
- » Recruitment for early fiscal 2026 has been described as having a strong start



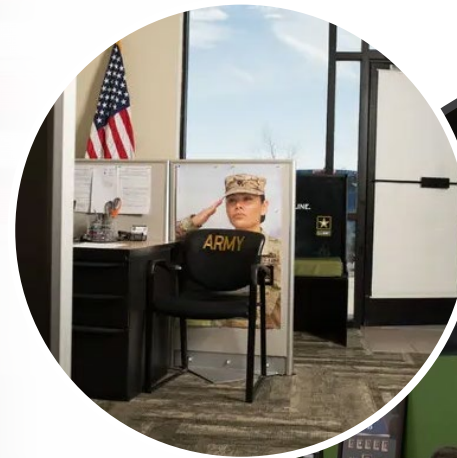
1,400+
Recruiting
Stations



Expanding
Tenant



10,900+
Recruiters



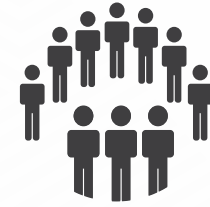


SUBWAY.COM

- » World's largest submarine sandwich chain
- » One of the largest franchises in the world in terms of unit count | Founded in 1965
- » Over 37,000 locations in 100 countries
- » 410,000 employees including franchisees
- » Serving an average of 7.6 million sandwiches daily
- » Rolled out smart vending machines with pre-made sandwiches, chips, and drinks (2022)
- » Brand controls 60% of the quick-service sandwich market
- » Also ranked among The World's Top Companies for Women (2025) & America's Best Employers by State (2025) by Forbes
- » Ranked #188 on Entrepreneur Magazine's Franchise 500 list (2025)
- » Ranked #9 on Franchise Times Top 400 list (2025)



Global
Tenant



410,000
Employees



37,000+
Locations

Franchise Times
TOP 400





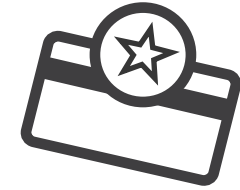
DOMINOS.COM

Stock Symbol:	SBUX NASDAQ
Market Cap (4/24/2026)	\$12.52 Billion
Enterprise Value (4/24/2026)	\$17.44 Billion
Revenue (FY 2025)	\$4.94 Billion
Net Income (FY 2025)	\$601.7 Million
Standard & Poor's Credit Rating	BBB+

- » The largest pizza company in the world in delivery and carryout
- » Among the world's top public restaurant brands
- » Over 22,142 stores across 90 markets
- » More than 350,000 employees globally
- » 33 million active rewards members
- » Delivers more than 1.5 million pizzas each day
- » Global retail sales, excluding foreign currency impact, increased 4.9% in fiscal 2025
- » U.S. same store sales growth of 3.0% and 1.9% for international for fiscal 2025
- » Global net store growth of 776 for fiscal 2025
- » Income from operations increased 8.5% in 2025
- » Founded in 1960



Global Tenant



33 Million Active Loyalty Members



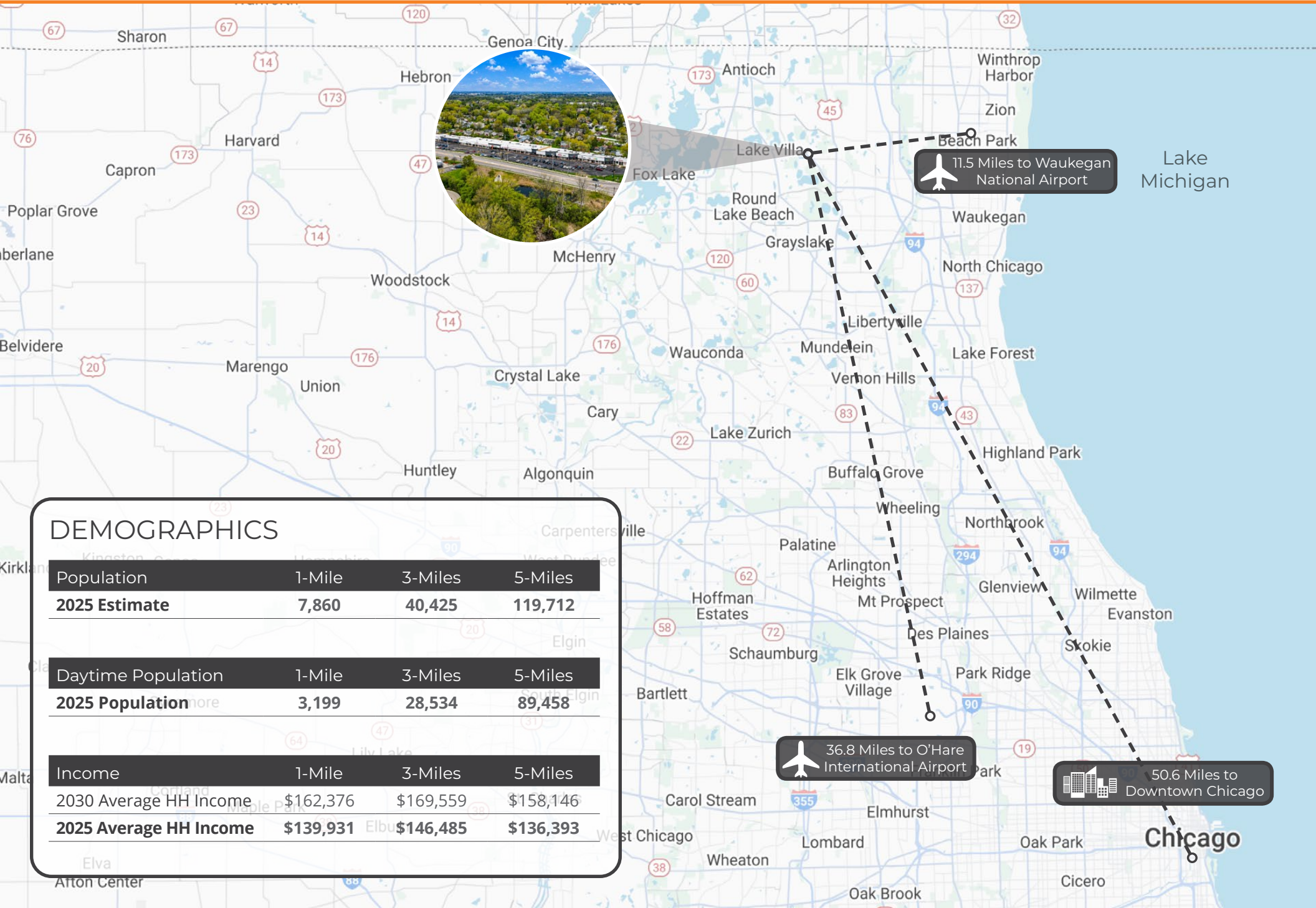
776 Net New Stores in 2025



4.9% Increase in Global Retail Sales



LOCATION OVERVIEW



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population			
2025 Estimate	7,860	40,425	119,712
Daytime Population			
2025 Population	3,199	28,534	89,458
Income			
2030 Average HH Income	\$162,376	\$169,559	\$158,146
2025 Average HH Income	\$139,931	\$146,485	\$136,393

AERIAL



Lake Villa District Library

Grand Avenue
14,700 VPD

BUTERA
Market

Duck Farm
Off-Leash Dog Area

ANTIOCH
PIZZA SHOP
Since 1977
ATHLETICO
PHYSICAL THERAPY
GREAT AMERICAN
TIRE AND AUTO REPAIR
Emily's
PANCAKE HOUSE
Breakfast - Lunch
FIRST AMERICAN
BANK

CVS

SUBJECT PROPERTY

Millennium Park

Bonner Heritage Farm

Sand Lake Road
6,650 VPD



Mobil

McDonalds

BJ Hooper
Elementary School
(571 students)

Duck Farm
Forest Preserve

Lake County Forest
Preserves-Operations
and Public Safety Facility



VILLAGE IN LAKE COUNTY

- 7.6 miles from Illinois and Wisconsin border
- Situated between Chicago and Milwaukee, offering access to two major Midwest markets
 - › 50 miles north of Downtown Chicago
 - › 50 miles south of Milwaukee, Wisconsin

EASILY ACCESSIBLE

- Direct access to the Tri-State Tollway (I-294) and I-80
- Served by the NC Service Metra Line via the Lake Villa Station, providing direct commuter service to downtown Chicago
- Approximately 10 miles to Waukegan National Airport, a full-service general aviation airport supporting corporate and private flights
- Approximately 35 miles to O'Hare International Airport, the most connected airport in the world

BUSINESS DEVELOPMENT

- Active Economic Development program offering direct staff support, streamlined permitting, and zoning assistance for new and expanding businesses
- Financial incentives available, including grants and sales-tax rebates for qualifying commercial, retail, office, and restaurant projects

MAJOR ATTRACTIONS NEARBY

- Six Flags Great America
 - › Major regional amusement park drawing 2.4 million annual visitors¹
 - › #1 most visited attraction in Illinois¹
- Gurnee Mills
 - › One of the largest outlet shopping destinations in the Midwest, featuring 200+ stores, dining, and entertainment
 - › Top 1% of shopping centers in Illinois and attracts 9.9 million annual visitors¹
- Great Wolf Lodge
 - › Year-round indoor water park resort and family entertainment destination drawing 725.5K annual visitors¹
- Lake County Forest Preserves | Extensive regional preserve system offering trails, lakes, and recreation
- Illinois Beach State Park | Lake Michigan shoreline recreation and state park approximately 20 minutes northeast



(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 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).

SITSELECTION

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 - Februray 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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