

# STONE HILL CENTER

SHADOW-ANCHORED BY JEWEL-OSCO | WEIGHTED TENANT TENURE: 17.69 YEARS

Brand New Tear Off Roof  
Replacement In Process  
20 Year Warranty | \$1.7M+ Capital  
Improvement

900-980 IL-22,  
FOX RIVER GROVE, IL 60021

Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

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# THE OFFERING

Investors are offered the opportunity to acquire Stone Hill Center, a 72,417 square foot shopping center located in Fox River Grove, IL (McHenry County). This is the first time the property has been offered for sale, as it has been owned by the original developer for 36 years. Stone Hill is currently 82% occupied, providing investors an opportunity to add significant value through lease up. In addition, investors may capture upside through converting numerous gross leases to net leases as terms roll over. The property features an excellent mix of medical, service and food-based tenants. Stone Hill Plaza enjoys a weighted average tenant tenure of 17.69 years, demonstrating the long-term stability of the center.

Stone Hill Center is situated on a 7.03-acre site with 320 parking spaces. The property is shadow-anchored by Jewel-Osco, which attracts approximately 627,700 annual visitors, driving consistent traffic and visibility. Located near the Metra UP-NW Line, which served 5.72 million passengers in 2025, the property benefits from strong commuter access and is supported by nearby schools, a regional hospital, and national retailers. The center is further underpinned by an affluent trade area, with average household incomes exceeding \$166,500 within a three-mile radius, supporting durable long-term demand.



**Jewel-Osco**  
627.9K annual visitors



 <b>\$8,630,000</b> LIST PRICE	 <b>8.16%</b> CAP RATE	 <b>\$118.24</b> PRICE / SF	 <b>\$704,425</b> NET OPERATING INCOME
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**ups T Mobile**

**Metra**

UP-NW Line Train Station  
5,721,102 Annual  
Ridership

**\$162,421 Average Household Income  
Within a One-Mile Radius**

**McDonalds**

**BMO**  
**Harris Bank**

**vca**  
animal  
hospitals

**Wonderland  
kids academy**

**Jewel-Osco**  
627.9K annual visitors

**Walgreens**

S Northwest Hwy  
25,700 VPD



**Brand New Tear Off Roof  
Replacement In Process**  
20 Year Warranty | \$1.7M+ Capital  
Improvement

IL Route 22  
56,250 VPD



Downtown Chicago

S Northwest Hwy  
25,700 VPD

U-HAUL

US  
14

DUNKIN'

Dotty's JIMMY JOHN'S

Advance Auto Parts  
SHERWIN-WILLIAMS

Walgreens

Metra  
UP-NW Line  
5,721,102 Annual Ridership

IL Route 22  
56,250 VPD

22

BMO  
Harris Bank

Jewel-Osco  
627.9K annual visitors





# STONE HILL CENTER | GROCERY SHADOW ANCHORED

900-980 IL-22, FOX RIVER GROVE, IL 60021

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$8,630,000</b>
<b>CAP RATE</b>	<b>8.16%</b>
Price/ SF	\$118.24
Gross Leasable Area	72,990 SF
Year Built	1990
Lot Size	7.03 Acres +/-
Parcel Numbers	20-20-203-007
Parking	320 Surface Spaces +/-
Current Rent	\$929,336
Total Reimbursements	\$73,839
Vacancy/Collection Allowance	(\$147,450)
Effective Gross Income	\$1,003,174
Expenses	\$298,749
<b>NOI</b>	<b>\$704,425</b>

## PROPOSED FINANCING

LTV	70%
Interest Rate   Amortization	6.35%   25 Years
Down Payment	\$2,589,000
First Trust Deed/Mortgage	\$6,041,000
Debt Service	\$482,698
Debt Coverage Ratio	1.46
Net Cash Flow After Debt Services   Return %	\$221,727   8.56%
Principal Reduction	\$102,030
Total Return   Return %	\$323,757   12.51%
Loan constant	7.99%



# CASH FLOW YR 1 - 9/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$929,336	\$15.46
Available Space	\$147,450	\$11.45
Gross Potential Rent	\$1,076,786	\$14.75
Expense Reimbursements		
RE Taxes/Insurance/CAM	\$73,839	\$1.01
Total Expense Reimbursements	\$73,839	\$1.01
Gross Potential Income	\$1,150,624	\$15.76
Vacancy/Collection Allowance	(\$147,450)	(\$2.02)
<b>Effective Gross Income</b>	<b>\$1,003,174</b>	<b>\$13.74</b>

## Expenses

Real Estate Taxes	\$146,746	\$2.01
Insurance	\$29,762	\$0.41
CAM	\$103,386	\$1.42
Non-recoverable Vacancy Utility	\$3,348	\$0.05
Management Fee	\$15,508	\$0.21
Total Expenses	\$298,749	\$4.09

**NET OPERATING INCOME \$704,425 \$9.65**



CAM	CURRENT	PER SF
Snow Removal	\$42,000	\$0.58
Landscaping	\$26,543	\$0.37
Water & Sewer	\$14,145	\$0.20
Electric	\$9,595	\$0.13
Window Cleaning	\$8,439	\$0.12
HVAC Filters	\$1,683	\$0.02
Gas	\$936	\$0.01
Exit/Sprinkler Batteries	\$44	\$0.00
<b>TOTAL CAM</b>	<b>\$103,386</b>	<b>\$1.43</b>

**CAM  
BREAKDOWN**



# EXPENSE REIMBURSEMENTS

TENANT	RE TAXES/ INSURANCE/CAM	PSF	GROSS INCOME
Needle Drop Record Shop	\$4,857	\$4.05	\$4,857
Fox River Foot Spa	\$6,026	\$4.03	\$6,026
Northwestern Medicine Outpatient Rehabilitation	\$10,442	\$4.05	\$10,442
United States Postal Service	\$9,666	\$2.04	\$9,666
Subway	\$6,203	\$4.14	\$6,203
Fox River Grove Ace Hardware	\$28,433	\$2.37	\$28,433
Admired Smiles P.C.	\$4,372	\$4.04	\$4,372
Urban Forest Management Inc.	\$3,840	\$4.00	\$3,840
<b>TOTAL</b>	<b>\$73,839</b>	<b>\$28.71</b>	<b>\$73,839</b>



### SECOND FLOOR

Suite 204	Flex It
Suite 206	Admired Smiles P.C.
Suite 207	Urban Forest
Suite 208	Thermo Pro HVAC
Suite 209	Curran Contracting
Suite 210	James C Wagner
Suite 212	A. Robert Abboud & Company, Inc.
Suite 215	Vacant
Suite 216	Lewis Counseling Group
Suite 220	Cheri's Attic

**VACANT**

*Second Season*  
Adult Day Retreat

VACANT\*

**Needle Drop**  
Recovery Step 60 Here

**Majestic FITNESS**

**KUWA SUSHI**

FOX RIVER FOOT SPA

FOUR SEASONS CLEANERS

**TINMAN'S PUB**

**Functional Speech Therapy**

**Northwestern Medicine**

**UNITED STATES POSTAL SERVICE**

**SUBWAY**

LOBBY TO OFFICES

**JULIE'S NAILS**

**ACE Hardware**



\*The space is occupied by Majestic Forest Bookstore but is considered vacant for underwriting purposes as the tenant is not currently paying rent.

# RENT ROLL

[Click Here for Full Financials, CA Needed](#)

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Vacant Retail, Suite 900	10,000	13.70%	-	9%	-	-

Note: Assumed rent based off pro forma of \$10/Sf.

Vacant Retail, Suite 902	1,200	1.64%	-	2%	-	-
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Note: This suite is currently occupied by Magical Forest Bookstore though the tenant is currently not paying rent. The scheduled rent for Magical Forest Bookstore is \$20.00 sq/ft Modified Gross. For underwriting purposes, the financial model assumes this space as vacant.

Needle Drop Record Shop Retail, Suite 904 T: Needle Drop Record Shop, LLC	1,200	1.64%	6/1/2026	3%	1, 5-Year	Net
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Note: Tenant has option to renew lease for an additional Five-year (5-Yr.) period at "Market Rental Rates" on the condition there are no defaults under the lease provisions; assumed 3% increase for underwriting purposes. Rent abatement until 9/30/26.

Ella Home Care, Inc. Retail, Suite 906 T: Ela Home Care, Inc. G: Personal	7,000	9.59%	8/1/2018	9%	1, 5-Year	Gross
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Note: Tenant responsible for utility expenses.

Majestic Fitness Retail, Suite 910 T: Majestic Fitness, Inc. G: Personal	5,387	7.38%	2/1/2023	7%	None	Gross
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Note: Tenant responsible for utility expenses.

*Continue on next page*

# RENT ROLL

[Click Here for Full Financials, CA Needed](#)

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
La Pizza Via Retail, Suite 914	1,846	2.53%	6/1/2016	4%	2, 5-Year	Gross
T: Valentino Holdings						

Notes: Option period rents based on market rates; assumed 3% increase for underwriting purposes. Tenant responsible for utility expenses.

Kuwa Sushi Retail, Suite 918	2,580	3.53%	1/15/2012	5%	None	Gross
T: Personal G: Personal						

Fox River Foot Spa Retail, Suite 922	1,495	2.05%	12/1/2023	3%	1, 5-Year	Net
T: Personal						

Notes: Tenant has one 5-year option to renew lease at market rates; assumed 3% increase for underwriting purposes. HVAC expense capped at \$1,000/yr.

Four Seasons Cleaners Retail, Suite 924	1,200	1.64%	1/18/1991	3%	None	Gross
T: Personal G: Personal						

Tinman's Pub Retail, Suite 926	3,050	4.18%	5/1/1989	6%	None	Gross
T: Personal						

Note: Tenant responsible for utility expenses.

*Continue on next page*

# RENT ROLL

[Click Here for Full Financials, CA Needed](#)

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
FUNctional Pediatric Therapies  Retail, Suite 930 T: Personal G: Personal	2,880	3.95%	3/1/2023	5%	1, 5-Year	Modified

Notes: Tenant has option to renew lease for an additional Five-year (5-Yr.) period at "Market Rental Rates" on the condition there are no defaults under the lease provisions; assumed 3% increase for underwriting purposes. Water and sewer included in tenant's base rent as a fixed cost; Tenant responsible for all other utility expenses.

Northwestern Medicine Outpatient Rehabilitation  Retail, Suite 934 T: Northwestern Medical Faculty Foundation	2,580	3.53%	8/21/2025	5%	2, 5-Year	Net
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Notes: Right of First Refusal to lease adjacent space within the shopping center with 30-days notice. Landlord shall abate two months' Rent (Base Rent and Tenant' Pro Rata Share of Real Estate Taxes and Operating Costs), provided Tenant is not then in default beyond applicable notice and cure periods. The first month's abated Rent period shall be from January 1, 2028 to and including January 31, 2028 and the second month's abated Rent period shall be from January 1, 2029 to and including January 31, 2029. Controllable non-cumulative CAM cap of 4%; HVAC expense reimbursement capped at \$3k per year (except for routine maintenance costs). Annual Base Rent in the Renewal Option periods shall be the lesser of "Fair Market Rent" or the then escalated Annual Base Rent of 10% (10% increase was used for underwriting purposes).

United States Postal Service  Retail, Suite 938 T: United States Postal Service	4,746	6.50%	11/1/1986	8%	2, 5-Year	Net
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Note: Right to terminate with 365 days notice.

Buettner Boxing  Retail, Suite 944 T: Personal	3,550	4.86%	2/1/2026	2%	1, 5-Year	Modified
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Note: Tenant has option to renew lease for an additional Five-year (5-Yr.) period at "Market Rental Rates" on the condition there are no defaults under the lease provisions. \$1,500 HVAC expense cap. Tenant responsible for utility expenses.

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# RENT ROLL

[Click Here for Full Financials, CA Needed](#)

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Subway  Retail, Suite 950 T: Subway Real Estate LLC	1,500	2.06%	2/1/1997	3%	2, 5-Year	Net

Notes: If gross sales exceed \$510,000 during any lease year, percentage rent shall be payable at a rate of five percent (5%) of the amount of gross sales exceeding \$510,000; sales reports due to landlord at end of each lease year. 15% CAM cap (excludes taxes and insurance). Option period rent determined by CPI increase; assumed 3% for underwriting purposes. Both option periods automatically renew unless given 3 months notice before expiration date of term.

Julie's Nails  Retail, Suite 976 T: Personal	1,100	1.51%	7/1/2002	3%	None	Gross
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Note: Tenant responsible for utility expenses.

Fox River Grove Ace Hardware  Retail, Suite 980 T: JRC Hardware Fox River Grove Inc. G: Personal	12,000	16.44%	4/13/2001	10%	1, 5-Year	Net
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Note: Tenant has a Right of First Offer with 15-days notice. Tenant shall pay Landlord as annual percentage rent the amount, if any, by which Three and one-half percent (3 1/2%) of Tenant's Gross Sales for each Lease Year exceeds the Applicable Breakpoint for such Lease Year. The "Applicable Breakpoint" means the Annual Fixed Minimum Rent payable for such Lease Year divided by the three and one-half percent (3.5%). \$1,000 HVAC expense cap per year; however tenant is responsible to replace HVAC system. Option period will automatically be executed unless tenant provides 180-days notice they wish to not execute.

Flex IT  Office, Suite 204 T: Personal	1,410	1.93%	8/1/2025	2%	None	Gross
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Notes: Tenant responsible for utility expenses.

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# RENT ROLL

[Click Here for Full Financials, CA Needed](#)

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Admired Smiles P.C. Office, Suite 206 T: Admired Smiles P.C.	1,081	1.48%	5/1/1983	2%	None	Net

Note: Right of First Refusal to lease adjacent space with 10-days notice.

Urban Forest Management Inc. Office, Suite 207 T: Personal	960	1.32%	3/1/1997	1%	None	Net
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Note: Lease annually renews at market rate.

ThermPro Heating & Cooling Office, Suite 208 T: Personal	430	0.59%	4/1/2024	1%	None	Gross
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Note: Landlord can terminate the lease with 30-days notice.

Martam Construction Office, Suite 209 T: Martam Construction	795	1.09%	6/1/2026	2%	None	Gross
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Note: At end of term, tenant will have the ability to extend the lease on a MTM basis. Landlord can terminate the lease with 30-days notice.

James C. Wagner, Attorney at Law Office, Suite 210 T: Personal	650	0.89%	1/1/2003	2%	2, 5-Year	Gross
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Notes: Option period rent increases 3% annually. Landlord to pay lessee \$350/yr for electric and utility reimbursement plus an additional \$350/yr for the use of the fax/copy machine. Landlord can terminate lease with 90-days notice.

*Continue on next page*

# RENT ROLL

[Click Here for Full Financials, CA Needed](#)

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
A. Robert Abboud & Company Office, Suite 212 T: A. Robert Abboud & Company, Inc.	2,035	2.79%	6/1/1986	3%	None	Gross

Note: Tenant is responsible for utility expenses. Landlord can terminate the lease with 30-days notice.

Vacant Office, Suite 215	1,080	1.48%	-	1%	-	-
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Note: Assumed rent based off pro forma of \$14/Sf.

Lewis Counseling Group Office, Suite 216 T: Personal	640	0.88%	5/1/2026	1%	1, 5-Year	Gross
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Note: Option period rent increases 3% annually. Tenant is responsible for utility expenses.

Vacant Office, Suite 220	595	0.82%	-	1%	-	-
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Note: Assumed rent based off pro forma of \$14/Sf.

Occupied	60,115	82%	\$929,336	\$15.46		
Vacant	12,875	18%	\$147,450	\$11.45		
<b>Total</b>	<b>72,990</b>	<b>100%</b>	<b>\$1,076,786</b>	<b>\$14.75</b>		



## 82% OCCUPIED RETAIL CENTER ANCHORED BY ACE HARDWARE | WEIGHTED TENANT TENURE OF 17.69 YEARS

- Brand new tear off roof in process featuring a 20-year warranty | \$1.7M+ capital improvement
- Tenants with 23+ year operating history include:
  - › Ace Hardware (2001), Four Seasons Cleaners (1991), Tinman's Pub (1989), United States Postal Service (1986), Subway (1997), Julie's Nails (2002), Admired Smiles P.C. (1983), Urban Forest Management (1997) and James C. Wagner (2003), and A. Robert Abboud & Company (1986).
- Add-value opportunity | 12,875 SF of vacancy and the potential to convert gross/modified leases to net leases
- 18 tenants have scheduled rental increases
- Strong mix of local, regional and national tenants
- Situated on a large 7.03-acre lot with 320 available parking spaces

## SHADOW-ANCHORED BY JEWEL-OSCO

- This Jewel-Osco store attracts 627.7K annual visitors<sup>1</sup>

## HEAVILY TRAVELED AREA | CLOSE PROXIMITY TO METRA TRAIN STATION

- Just off S Northwest Highway, which sees 25,500 vehicles per day
- Frontage along Route 22, which sees 9,200 vehicles per day
- 0.8 miles from Fox River Grove Metra train station
  - › The UP-NW line had 5.72 million passengers in 2025, up 3.04% from 2024

## STRONG SURROUNDING DRIVERS

- Notable retailers in the area include Walgreens, Jimmy Johns, Advance Auto Parts, Sherwin-Williams Paint Store, McDonald's, BMO Bank, VCA Animal Hospital, Culver's, Dunkin' and more
- 0.6 miles from Fox River Grove Middle School, which serves 185 students
- 1.5 miles from Algonquin Road Elementary School, which serves 244 students
- 1.8 miles from Advocate Good Shepherd Hospital, which has 176-beds

## AFFLUENT TRADE AREA

- 26,021 people live and 20,312 people work within a three-mile radius
- Average household income of \$166,507 within a three-mile radius

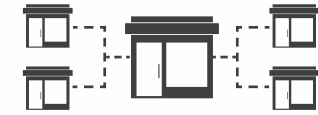


**ACEHARDWARE.COM**

- » 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



# M Northwestern Medicine®

NM.ORG

- » Northwestern Medicine is a nonprofit academic health system with 11 hospitals and more than 200 locations, serving patients in Chicagoland and around the world
- » Northwestern Medicine is proud to have five hospitals ranked among “America’s Best,” including Northwestern Memorial Hospital, the only Illinois hospital to be ranked No. 1 for 14 straight years, by *U.S. News & World Report*, 2025 – 2026
- » CMS rated Northwestern Memorial Hospital a 5-star hospital, the highest possible rating (2025)
- » More than 5,400 physicians and countless care teams, all dedicated to the best possible patient experience
- » Care informed by innovative research from Northwestern University Feinberg School of Medicine



Nationally  
Recognized



11 Hospitals

# #1

Ranked #1 Hospital  
in the Nation



5,400 Physicians



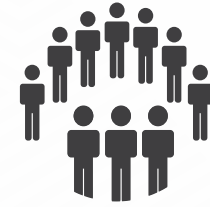


SUBWAY.COM

- » 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**





# UNITED STATES POSTAL SERVICE

**USPS.COM**

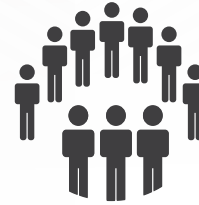
- » Independent agency of the United States federal government
- » Founded in 1971
- » Responsible for providing postal services in the United States
- » \$80.5 billion in annual operating revenue (2025)
- » 33,780 post office locations nationwide (2026)
- » Headquartered in Washington, D.C.
- » Embracing new technologies and innovation through initiatives such as the label broker system
- » The only organization in the United States with the infrastructure to deliver to every residential and business address, serving approximately 168.6 million delivery points
- » Over 630,000 employees nationwide (2025)



National  
Tenant



33,780  
Locations



630,000+  
Employees



55  
Years  
Experience





**NEELEDROPRECORDSHOP.COM**



**SECONDSEASONRETREAT.COM**

5.0 ★ 19 GOOGLE REVIEWS



**MAJESTICFIT.COM**

4.8 ★ 25 GOOGLE REVIEWS



**LAPIZZAVIA.COM**

4.5 ★ 258 GOOGLE REVIEWS

**KUWA SUSHI**

**KUWASUSHI.COM**

4.6 ★ 199 GOOGLE REVIEWS



**FUNCTIONALSPEECHTHERAPY.COM**

5.0 ★ 30 GOOGLE REVIEWS

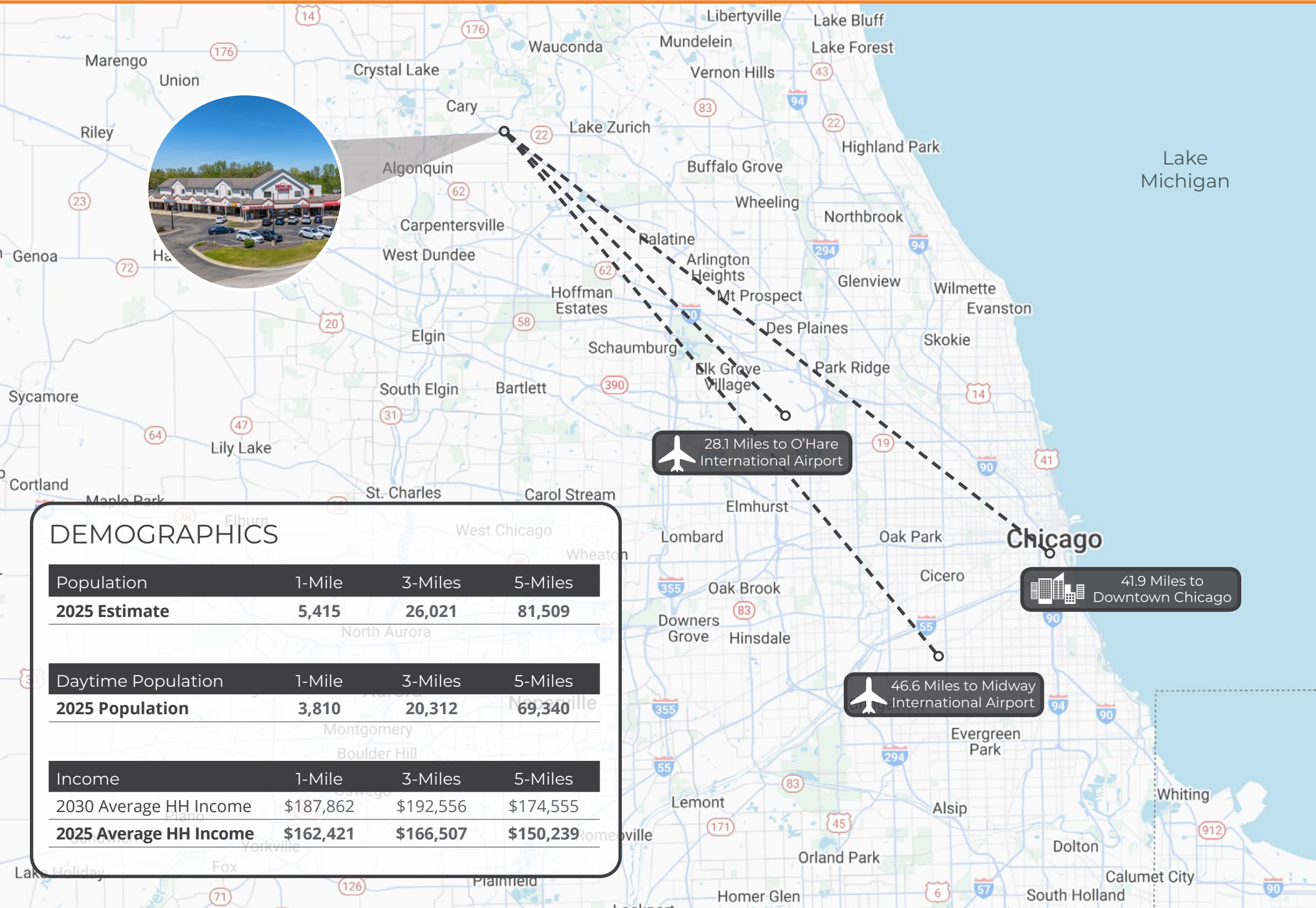


**BUETTNERBOXING.COM**

5.0 ★ 27 GOOGLE REVIEWS



# LOCATION OVERVIEW



## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
<b>2025 Estimate</b>	<b>5,415</b>	<b>26,021</b>	<b>81,509</b>
<b>Daytime Population</b>	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
<b>2025 Population</b>	<b>3,810</b>	<b>20,312</b>	<b>69,340</b>
<b>Income</b>	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
2030 Average HH Income	\$187,862	\$192,556	\$174,555
<b>2025 Average HH Income</b>	<b>\$162,421</b>	<b>\$166,507</b>	<b>\$150,239</b>

# AERIAL



Placer.ai

Fox River Grove Middle School  
(185 students)



**Jewel-Osco**  
627.9K annual visitors<sup>1</sup>

**Metra**  
UP-NW Line Train Station  
5,721,102 Annual Ridership

Bettendorf Castle

**SUBJECT PROPERTY**

IL Route 22  
56,250 VPD

22

McDonald's BMO  
T-Mobile Harris Bank  
vca animal hospitals ups  
Wonderland kids academy DAY CARE CENTER

**Edward Jones**  
MAKING SENSE OF INVESTING

Advance Auto Parts U-HAUL  
Dotty's DUNKIN'  
Walgreens JIMMY JOHN'S  
SHERWIN-WILLIAMS

S Northwest Hwy  
25,700 VPD

US 14

Avante Banquets



## CITY LOCATED IN MCHENRY & LAKE COUNTIES

- Part of the Chicago MSA
- Located along the Fox River
- 29 miles from the Illinois & Wisconsin border
- 42.6 miles from Downtown Chicago

## EASILY ACCESSIBLE

- Route 14 (Northwest Highway) runs through the city
  - › Convenient access to Interstate 90 via Route 14
- Served by the Fox River Grove Metra station
  - › The UP-NW line had 5.72 million passengers in 2025
- 28.8 miles from O'Hare International Airport
  - › The most connected airport in the world

## ABUNDANCE OF OUTDOOR ACTIVITIES

- Direct access to the Fox River for boating, fishing, and kayaking
- Norge Ski Club | A historic ski jumping facility in Fox River Grove that hosts training and competitive events, drawing athletes and spectators from across the region
- Nearby forest preserves and trail systems offer extensive outdoor recreation
- Proximity to Algonquin Lake and regional open space amenities
- Surrounded by golf courses and country clubs that contribute to an affluent consumer base and regional draw



(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 - 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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