

LAKE PARK PLAZA

5.34 YEAR WALT | LONG-TERM TENANTS | AVG HH INCOME OF \$128,057
JUST OFF OF LAKE SHORE DRIVE & NEXT TO THE METRA STATION



1400 E 47TH ST,
CHICAGO, IL 60653

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

Investors are offered the rare opportunity to acquire a 20,815 square foot unanchored strip center located in one of the most supply constrained markets in the country. Lake Park Plaza is ideally positioned at the hard corner, lighted intersection of 47th Street and Lake Park Avenue, less than one quarter mile from Lake Michigan. The center features direct access off Lake Shore Drive (108,300 vehicles per day) and is situated steps from the Kenwood Metra Station. Surrounding Lake Park Plaza are numerous high density residential complexes which provide a steady stream of patrons to tenant base. The Kenwood/Hyde Park area is densely populated and affluent with a daytime population of 110,737 people within a 2-mile radius and an average household income of \$128,057 within a 0.5-mile radius. Area landmarks include the University of Chicago, world renowned University of Chicago Medical Center and the Obama Presidential Center. Underpinning the center's exceptional location are strong property level fundamentals. Lake Park Plaza benefits from a secure weighted average lease term (WALT) of 5.34 years. NOI growth is strong as all tenant leases have annual rent increases, resulting in a 5-year CAGR of 2.58%. Furthermore, the tenant roster contains an optimal mix of food and service users, providing an investor with a true daily need/necessity-based center.







The Newport
728 Units

Regents Park
1,025 Units

Harper Square
Cooperative
591 Units

City Hyde Park
180 Units

The Barclay
210 Units

The Powhatan
126 Units

The Kenwood
98 Units

The Narragansett
59 Units

Burnham Park

Lake Park Pointe Shopping Center
1.6 million annual visitors



Metra

ME Line Train Station
3,687,221 Annual
Ridership

LAKE MICHIGAN

Lake Shore Drive
108,300 VPD

E 47th St
12,200 VPD

S Lake Park Ave
16,100 VPD

4700 Lake Park
Apartments - 218 Units



\$6,950,000

LIST PRICE



7.05%

CAP RATE



\$333.89

PRICE / SF



\$489,697

NET OPERATING INCOME

LAKE MICHIGAN

47th Street Exit
from Lake Shore
Drive

Metra

ME Line Train Station
3,687,221 Annual
Ridership

Lake Park Pointe Shopping Center

1.6 million annual visitors

Walgreens

ROSS
DRESS FOR LESS

citi

PANCAKE HOUSE

Binny's
BEVERAGE DEPOT

SHERWIN
WILLIAMS



NEIGHBORHOOD STRIP CENTER LEASED TO AN EXCELLENT MIX OF FOOD AND SERVICE TENANTS

- Diversified Income Stream with 10 out of 11 Tenants Accounting for Less than 76% of Total Base Rent
- All Tenants Operating Under Net Leases with Management Fee Reimbursement
- Leases Feature Annual Rent Increases, Providing an Investor with an Optimal Hedge Against Inflation | 5-Year CAGR of 2.74%
- Highly Stable Rent Roll | Weighted Average Lease Term (WALT) of 5.34 Years

OUTSTANDING REAL ESTATE FUNDAMENTALS

- Positioned at Hard Corner, Signalized Intersection with Large Pylon Sign
- 390 Feet of Frontage Along 47th Street and Lake Park Avenue | 28,300 Daily Traffic Counts
- Elevated Grading and Unobstructed Views Allow for Maximum Visibility of the Center
- Rare Infill 1.11 Acre Lot with 62 Surface Parking Spaces and Two Points of Ingress/Egress
- Majority of the Tenant Suites have 60 Foot Bay Depths which allows for Leasing Flexibility

DENSELY POPULATED TRADE AREA WITH AFFLUENT DEMOGRAPHICS

- Population Count of 95,793 and Daytime Population Count of 110,737 People within a Two-Mile Radius
- Average Household Income of \$128,057 within a 0.5 Mile Radius
- Substantial High Density Residential Properties Located within Walking Distance of Lake Park Plaza
- 508 Multi-family Units Located within a Quarter-Mile, 3,096 Units within a Half-Mile and 11,576 Units Located within a Three-Quarter Mile Radius of the Property

STRONG SURROUNDING DRIVERS

- Positioned Across the Street from Lake Park Pointe Shopping Center which sees 1.6 Million Annual Visitors
- Notable National Retailers in the Area include Walgreens, Citibank, Ross Dress 4 Less, Binny's, Sherwin Williams, Planet Fitness, O'Reilly Auto Parts, Dollar Tree, McDonald's, and More
- 0.2 miles from 47th Street Exit of Lake Shore Drive, which sees 108,300 vehicles per day
- 0.2 miles from Kenwood (47th Street) Metra Train Station | Metra Served 3.68 Million Passengers in 2025



LAKE PARK PLAZA

1400 E 47TH ST, CHICAGO, IL 60653

FINANCIAL SUMMARY

PRICE **\$6,950,000**

CAP RATE **7.05%**

Price/ SF \$333.89

Gross Leasable Area 20,815 SF

Year Built 1990

Lot Size 1.11 Acres +/-

Parcel Numbers 20-02-405-054-0000, 20-02-405-055-0000
20-02-405-056-0000, 20-02-405-057-0000

Parking 62 Surface Spaces +/-

Current Rent \$489,697

Total Reimbursements \$271,354

Effective Gross Income \$761,051

Expenses \$271,354

NOI **\$489,697**

5-Year CAGR **2.74%**

PROPOSED FINANCING

LTV 65%

Interest Rate | Amortization 6.50% | 25 Years

Down Payment \$2,432,500

First Trust Deed/Mortgage \$4,517,500

Debt Service \$366,030

Debt Coverage Ratio 1.34

Net Cash Flow After Debt Services | Return % \$123,668 | 5.08%

Principal Reduction \$74,588

Total Return | Return % \$198,257 | 8.15%



CASH FLOW YR 1 - STARTING 11/1/2026

BASE RENT	CURRENT	PER SF
Occupied Space	\$489,697	\$23.53
Available Space	-	-
Gross Potential Rent	\$489,697	\$23.53

Expense Reimbursements

Real Estate Taxes	\$115,961	\$5.57
Insurance	\$16,453	\$0.79
CAM	\$107,010	\$5.14
Management Fee	\$31,929	\$1.53
Total Expense Reimbursements	\$271,354	\$13.04

Effective Gross Income	\$761,051	\$36.56
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Expenses

Real Estate Taxes	\$115,961	\$5.57
Insurance	\$16,453	\$0.79
CAM	\$107,010	\$5.14
Management Fee	\$31,929	\$1.53
Total Expenses	\$271,354	\$13.04

NET OPERATING INCOME	\$489,697	\$23.53
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CAM	CURRENT	PER SF
Painting-CAM	\$22,696	\$1.09
Scavenger-CAM	\$22,634	\$1.09
Snow Removal-CAM	\$13,023	\$0.63
Electrical CAM	\$12,950	\$0.62
Parking Lot Cleaning-CAM	\$10,725	\$0.52
Water/Sewer-CAM	\$8,244	\$0.40
Electricity-CAM	\$4,859	\$0.23
Roof CAM	\$3,965	\$0.19
Landscaping Contract-CAM	\$2,400	\$0.12
Janitorial Above Contract CAM	\$2,360	\$0.11
Janitorial Contract CAM	\$975	\$0.05
Pest Control-CAM	\$924	\$0.04
Parking Lot Repairs-CAM	\$480	\$0.02
Signs CAM	\$285	\$0.01
Building Lighting CAM	\$250	\$0.01
Driveway Permits-CAM	\$240	\$0.01
TOTAL CAM	\$107,010	\$5.14

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	PSF	GROSS INCOME
Your Neighborhood Laundromat	\$33,432	\$4,743	\$29,102	\$9,204	\$12.75	\$76,481
Dunkin' Donuts Baskin-Robbins	\$14,866	\$2,109	\$13,353	\$4,094	\$12.90	\$34,423
Beauty Supply	\$11,724	\$1,663	\$10,089	\$3,229	\$12.69	\$26,705
Hyde Park Nails	\$6,436	\$913	\$5,941	\$1,772	\$13.04	\$15,061
Taco Pros Mexican Cocina	\$7,677	\$1,089	\$7,257	\$2,112	\$13.17	\$18,135
Beggars Pizza	\$9,868	\$1,400	\$8,574	\$2,717	\$12.74	\$22,559
Charleys Cheesesteaks	\$7,143	\$1,013	\$7,063	\$1,968	\$13.40	\$17,188
Tropical Smoothie Café	\$7,352	\$1,043	\$6,785	\$2,025	\$13.03	\$17,205
Eyebrow Threading Studio	\$4,905	\$696	\$4,528	\$1,350	\$13.04	\$11,479
Fung's Chop Suey	\$6,123	\$869	\$7,892	\$1,687	\$15.06	\$16,570
J&J Fish & Chicken	\$6,436	\$913	\$6,427	\$1,772	\$13.46	\$15,547
TOTAL	\$115,961	\$16,453	\$107,010	\$31,929	\$145.28	\$271,354



SITE PLAN



YNL

DUNKIN'

Beauty Supply

Hyde Park Nails

TACO PROS

BEGGARS PIZZA

CHARLEYS

tropical CAFE

Eyebrow Threading Studio

Fung's Chop Suey

FISH & CHICKEN

E 47TH STREET
12,200 VPD

S LAKE PARK AVENUE | 16,100 VPD

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			
Your Neighborhood Laundromat Retail, Suite A T: Neighborhood Laundry Mat, Inc.	6,000	28.83%	6/27/2012	9/30/2035	8.9 Years	Base	Current	\$9,711	\$116,532	\$19.42	-	24%	1, 5-Year	Net
						-	10/1/2026	\$10,002	\$120,028	\$20.00	3%			
						-	10/1/2027	\$10,302	\$123,628	\$20.60	3%			
						-	10/1/2028	\$10,611	\$127,337	\$21.22	3%			
						-	10/1/2029	\$10,930	\$131,157	\$21.86	3%			

Note: Option period rent increases 3% annually.

Dunkin' Donuts Baskin-Robbins Retail, Suite B T: Lake Park Two Inc.	2,669	12.82%	10/10/2013	10/31/2028	2.0 Years	Base	Current	\$3,648	\$43,772	\$16.40	-	9%	1, 5-Year	Net
						-	11/1/2027	\$3,867	\$46,399	\$17.38	6%			
						Option 1	11/1/2028	\$3,867	\$46,399	\$17.38	0%			
						-	11/1/2030	\$4,099	\$49,183	\$18.43	6%			

Shiny Beauty Supply Retail, Suite C T: Walaa Bozo and Tamer Etoom	2,105	10.11%	3/20/1998	1/31/2027	0.2 Years	Base	Current	\$3,536	\$42,431	\$20.16	-	9%	None	Net
						-	-	-	-	-	-			

Notes: Controllable non-cumulative CAM cap of 2%. CapEx and replacement expense part of tenant's CAM pool (excluding roof and structure).

Hyde Park Nails Retail, Suite D T: Phuoc Truong G: Personal	1,155	5.55%	5/1/2012	3/31/2027	0.4 Years	Base	Current	\$2,308	\$27,690	\$23.97	-	6%	None	Net
						-	-	-	-	-	-			

Note: CapEx and replacement expense part of tenant's CAM pool (excluding roof and structure).

Taco Pros Mexican Cocina Retail, Suite E T: 1400 Lake Park Inc.	1,377	6.62%	6/1/2024	6/30/2031	4.7 Years	Base	Current	\$2,958	\$35,499	\$25.78	-	7%	None	Net
						-	7/1/2027	\$3,047	\$36,564	\$26.55	3%			
						-	7/1/2028	\$3,138	\$37,661	\$27.35	3%			
						-	7/1/2029	\$3,233	\$38,791	\$28.17	3%			
						-	7/1/2030	\$3,330	\$39,955	\$29.02	3%			

Notes: In the event that a replacement of the HVAC is necessary during the term of this Lease, the replacement cost, which includes labor and material, will be amortized over one hundred twenty (120) months and Tenant shall be responsible for an amount equal to (i) the number of months remaining in the Term divided by one hundred twenty (120), multiplied by (ii) the cost of the replacement of the HVAC. CapEx and replacement expense part of tenant's CAM pool.

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			
Beggars Pizza Retail, Suite F1 T: JMB Hyde Park LLC G: Personal	1,771	8.51%	6/3/2021	6/30/2032	5.7 Years	Base	Current	\$3,132	\$37,588	\$21.22	-	8%	2, 5-Year	Net
						-	7/1/2026	\$3,195	\$38,340	\$21.65	2%			
						-	7/1/2027	\$3,259	\$39,107	\$22.08	2%			
						-	7/1/2028	\$3,324	\$39,889	\$22.52	2%			
						-	7/1/2029	\$3,391	\$40,686	\$22.97	2%			

Note: Option period rents increases 2% annually.

Charleys Cheesesteaks Retail, Suite F2 T: Lake Park F2 Inc.	1,283	6.16%	7/1/2024	6/30/2031	4.7 Years	Base	Current	\$3,061	\$36,732	\$28.63	-	8%	None	Net
						-	7/1/2027	\$3,153	\$37,834	\$29.49	3%			
						-	7/1/2028	\$3,247	\$38,969	\$30.37	3%			
						-	7/1/2029	\$3,345	\$40,138	\$31.28	3%			
						-	7/1/2030	\$3,445	\$41,343	\$32.22	3%			

Note: CapEx and replacement expense part of tenant's CAM pool.

Tropical Smoothie Café Retail, Suite G T: Krishna 23 LLC	1,320	6.34%	4/6/2026	8/31/2036	9.8 Years	Base	Current	\$3,544	\$42,530	\$32.22	-	9%	2, 5-Year	Net
						-	8/1/2028	\$3,651	\$43,806	\$33.19	3%			
						-	8/1/2029	\$3,760	\$45,121	\$34.18	3%			
						-	8/1/2030	\$3,873	\$46,474	\$35.21	3%			
						-	8/1/2031	\$3,989	\$47,868	\$36.26	3%			

Notes: Option period rent increases 3% annually. Guaranty expires after the first 5 years of the lease; landlord allowed to request financial statements annually when guaranty is in effect. Controllable CAM cap of 5% (excludes snow removal, security, and utilities). Tenant responsible for roof and HVAC replacement.

Eyebrow Threading Studio Retail, Suite H T: Sai Arman, Inc. G: Personal	880	4.23%	11/28/2018	11/30/2031	5.1 Years	Base	Current	\$2,165	\$25,975	\$29.52	-	5%	1, 5-Year	Net
						-	12/1/2026	\$2,230	\$26,754	\$30.40	3%			
						-	12/1/2027	\$2,296	\$27,557	\$31.31	3%			
						-	12/1/2028	\$2,365	\$28,384	\$32.25	3%			
						-	12/1/2029	\$2,436	\$29,235	\$33.22	3%			

Note: Option period rents increase 3% 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			
Fung's Chop Suey Retail, Suite I T: Fung's Chop Suey II, Inc. G: Personal	1,100	5.28%	7/1/2026	6/30/2031	4.7 Years	Base	Current	\$2,803	\$33,638	\$30.58	-	7%	1, 5-Year	Net
						-	7/1/2027	\$2,933	\$35,200	\$32.00	5%			
						-	7/1/2028	\$3,021	\$36,256	\$32.96	3%			
						-	7/1/2029	\$3,112	\$37,344	\$33.95	3%			
						-	7/1/2030	\$3,205	\$38,464	\$34.97	3%			

Note: One (1) five-year renewal option with 3% annual contractual rent growth.

JJ Fish & Chicken Retail, Suite J T: J&J Fish of Hyde Park, Inc.	1,155	5.55%	10/1/2015	9/30/2030	3.9 Years	Base	Current	\$3,273	\$39,270	\$34.00	-	8%	1, 5-Year	Net
						-	10/1/2026	\$3,371	\$40,448	\$35.02	3%			
						-	10/1/2027	\$3,472	\$41,662	\$36.07	3%			
						-	10/1/2028	\$3,576	\$42,911	\$37.15	3%			
						-	10/1/2029	\$3,683	\$44,199	\$38.27	3%			

Note: Option period rent increases 3% annually.

Occupied	20,815	100%							\$489,697	\$23.53				
Vacant	-	-							-	-				
Total	20,815	100%							\$489,697	\$23.53				



DUNKIN'

DUNKIN.COM

- » Dunkin' is the largest coffee and donuts brand in the United States serving more than five million customers each day
- » #1 in customer loyalty for over 15 consecutive years
- » Founded in 1950
- » Dunkin' has more than 13,700 restaurants in nearly 38 global markets
- » Dunkin' was ranked #3 on the Franchise 500 list (Entrepreneur, 2026)

INSPIRE Brands

PARENT COMPANY | INSPIREBRANDS.COM

- » Brands include Arby's, Buffalo Wild Wings (and GO), SONIC, Jimmy Johns, Dunkin', and Baskin-Robbins
- » Multi-brand restaurant company
- » Second largest restaurant company in the United States
- » Over 32,600 restaurants throughout 57 countries with 675,000 company and franchise team members
- » More than 2,900 franchisees
- » Achieved over \$33.4 billion in global system sales in 2025

BR

BASKIN • ROBBINS™

BASKINROBBINS.COM

- » Largest ice cream specialty retailer focused on flavor variety and high-repeat visits
- » 7,800+ Global locations, with 2,400 locations in the United States



tropical SMOOTHIE CAFE®

TROPICALSMOOTHIECAFE.COM

- » Cafe serving smoothies, wraps, sandwiches, flatbreads and salads
- » Over 1,600 locations across 44 U.S. states
- » Founded in 1997
- » Actively expanding | Opened 165 new cafes nationwide in 2025
- » 13 consecutive years of same-store sales growth
- » 2026 Franchise 500 ranked #14 overall, #1 in smoothie/juice category | Ranked for 13 consecutive years
- » 2026 Franchise Times Fast & Serious ranked #39
- » One of the top franchise concepts analyzed by FRANData
- » Blackstone, a global investment firm, purchased Tropical Smoothie Cafe for \$2 billion in 2024

Blackstone

PARENT COMPANY | BLACKSTONE.COM

- » Leading global alternative asset manager specializing in private equity, real estate, credit, and hedge fund investments
- » \$1.3 trillion assets under management (as of 12/2025)
- » Key brands under Blackstone's management include Jersey Mike's Subs, Spanx, Ancestry, SERVPRO, Invitation Homes, BioMed Realty, Logico, Tropical Smoothie Cafe and more



National
Tenant



13 Consecutive
Years of Same-
Store Sales Growth



1,600+
Locations

**FRANCHISE
500®**

BY Entrepreneur
Ranked #14





BEGGARSPIZZA.COM

- » Franchised pizza brand
- » Franchising for over 45 years
- » Over a dozen locations in Illinois and Northern Indiana



YOURNEIGHBORHOODLAUNDRY.COM

- » Full-service laundry provider offering both self-service laundromats and pickup & delivery wash-and-fold services
- » 9 Locations in the Chicagoland area



TACOPROS.COM

- » 36 locations in Illinois, Indiana, Wisconsin and Ohio
- » Established in 2019



CHARLEYS.COM

- » #1 cheesesteak franchise in the world
- » Founded in 1986 and started franchising in 1991
- » Over 700 locations in 46 U.S. states and in 17 countries
- » On track to surpass 1000 stores within the next few years
- » Consecutive years of store sales increase
- » 1 million+ members in our loyalty program with continuous growth
- » "Our long term goal is to reach 3,000 stores" says Charley Shin, CEO and founder of Charleys Philly Steaks. "Over half of our annual growth comes from our existing franchisees reinvesting in the brand"



FUNGCHOPSUEY.COM

- » Restaurant offering lots of Chinese favorites for takeout or delivery



THREADINGSTUDIOCHICAGO.COM

- » Expert threading, lashes, facials and waxing

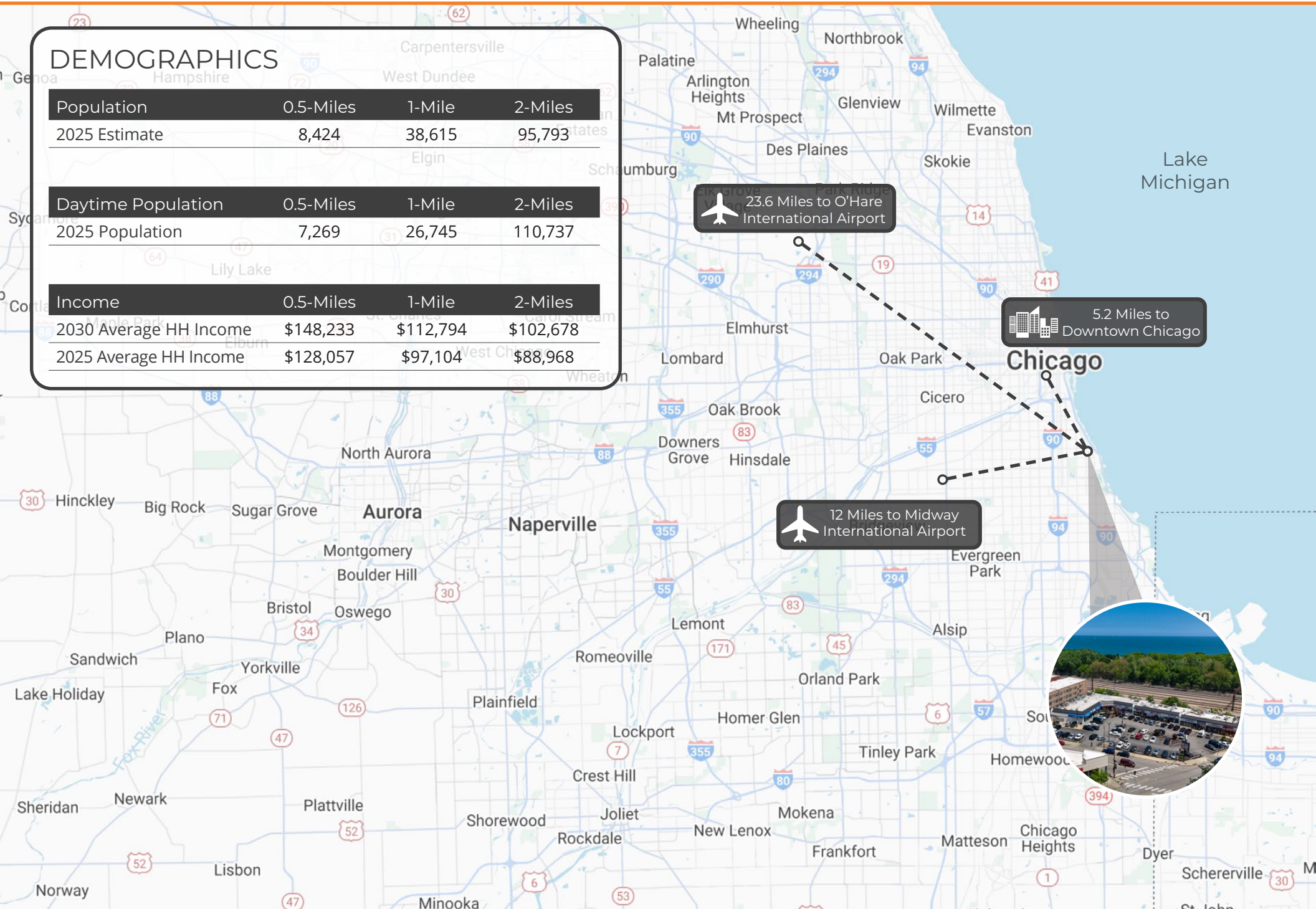
LOCATION OVERVIEW

DEMOGRAPHICS

Population	0.5-Miles	1-Mile	2-Miles
2025 Estimate	8,424	38,615	95,793

Daytime Population	0.5-Miles	1-Mile	2-Miles
2025 Population	7,269	26,745	110,737

Income	0.5-Miles	1-Mile	2-Miles
2030 Average HH Income	\$148,233	\$112,794	\$102,678
2025 Average HH Income	\$128,057	\$97,104	\$88,968



AERIAL



Dr. Martin Luther
King Jr. College
Preparatory High School
(721 students)

Lake Shore Drive
108,300 VPD

Lake Park Pointe Shopping Center
1.6 million annual visitors¹
Walgreens ROSS
citi THE ORIGINAL PANCAKE HOUSE DRESS FOR LESS Binny's SHERWIN WILLIAMS

Lakefront Trail
47th Street

UChicago Medicine
Kenwood

McDonalds
POPEYES
LOUISIANA KITCHEN

SUBJECT PROPERTY

E 47th St
12,200 VPD

Metra
ME Line Train Station
3,687,221 Annual
Ridership



O'Reilly
AUTO PARTS



S Lake Park Ave
16,100 VPD

Burnham Park

Northwestern Medicine
Immediate Care Bronzeville

Kenwood
Community Park

Bronzeville Academy
Charter School
(330 students)

THE UNIVERSITY OF
CHICAGO
19,287 Students

Kenwood Academy
High School
(2,338 students)

**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).

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

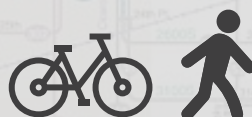
Bus and Train Rides.

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



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



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



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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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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 | 6) Help the buyer to arrange for property inspections. |
| 2) Provide information about the property to the buyer. | 7) Explain closing costs and procedures. |
| 3) Disclose all latent material defects in the property that are known to the Broker. | 8) Help the buyer compare financing alternatives. |
| 4) Disclose financial qualification of the buyer to the seller. | 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer. |
| 5) Explain real estate terms. | |

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. | 5) A recommended or suggested price the seller should counter with or accept |
| 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. | |

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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