

ASPEN DENTAL ANCHORED WALMART OUTLOT

WALMART RANKED IN THE TOP 10% FOR VISITS IN ILLINOIS | MAJOR RETAIL CORRIDOR
LONG TENANT OPERATING HISTORY | AVG HH INCOME OF \$111,905



7310 WALTON STREET
ROCKFORD, ILLINOIS 61108

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This 100% occupied retail center features all net-leased tenants, Aspen Dental, Sleep Number, and Fast Signs, with minimal landlord responsibilities and strong operating histories. The property is an outlot to a top-performing Walmart Supercenter, which ranks in the top 10% of Illinois locations by visits and attracts 2.7 million annual customers (Placer.ai). Tenants have demonstrated long-term commitment, with Aspen Dental operating at this location since 2009, Sleep Number since 2014, and Fast Signs since 2017. Sleep Number was recently acquired by Sleep Country; with the acquisition it will have more than 800 store locations and will become the second largest sleep retailer in the world.

The property is positioned along State Street with 26,600 VPD and just under a mile from Interstate-90 (72,700 VPD), the site benefits from excellent visibility and access. Surrounded by high-traffic shopping centers, including Forest Plaza, which ranks in the top 3% of shopping centers nationally by visits, the property is in a major retail corridor within a dense, affluent trade area.





\$4,135,000

LIST PRICE



7.00%

CAP RATE



\$459.44

PRICE / SF



\$289,496

NET OPERATING INCOME

Walmart

Supercenter

2.7 million annual visitors

Top 10% of stores in IL by visits





Interstate 90
72,700 VPD



S Bell School Rd

The UPS Store



SUBJECT PROPERTY

Walmart
Supercenter
2.7 million annual visitors
Top 10% of stores in IL by visits

sam's club
2.1 million annual visitors



State Street
26,600 VPD



Forest Plaza
6.6 million annual visitors | Ranked in the top 3% of shopping centers by visits nationwide

petco DICK'S SPORTING GOODS Olive Garden Binny's Storrid KOHL'S
EUROPEAN WAX CENTER Marshalls five BELOW Aaron's SHOE CARNIVAL BUFFALO WILD WINGS
Michaels OUTBACK STEAKHOUSE OfficeMax POTBELLY

State Street Market
1.9 million annual visitors

DOLLAR TREE Burlington PET SMART Schnucks SALLY BEAUTY SUPPLY

Rockford Crossings
3.7 million annual visitors

T Mobile HOBBY LOBBY HomeGoods DSW carter's ULTA TARGET

sam's club
2.1 million annual visitors

Panera BREAD

PLATO'S CLOSET

McDonalds

Perryville Road
20,900 VPD

GUSTAFSON'S

MAZDA NISSAN

L A Z BOY

PANDA EXPRESS

LONGHORN STEAKHOUSE

RED ROBIN

BOB'S DISCOUNT FURNITURE

BEST BUY ROSS DRESS FOR LESS

LOWE'S

THE HOME DEPOT

HYUNDAI

Chick-fil-A

SEVEN BREW DRIVE THRU COFFEE

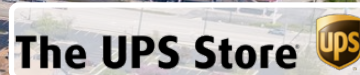
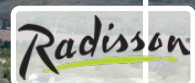
TEXAS ROADHOUSE

Ashley HOMESTORE planet fitness

Mobil

State Street
26,600 VPD

SUBJECT PROPERTY



State Street
26,700 VPD

Interstate 90
72,700 VPD



SUBJECT PROPERTY



THREE-TENANT WALMART OUTLOT

7310 WALTON STREET, ROCKFORD, IL 61108

FINANCIAL SUMMARY

PRICE **\$4,135,000**

CAP RATE **7.00%**

Price/ SF \$459.44

Gross Leasable Area 9,000 SF

Year Built 2008

Lot Size 1.04 Acres +/-

Parcel Numbers 12-23-377-025

Parking 61 Surface Spaces +/-

Current Rent \$299,232

Total Reimbursements \$79,179

Effective Gross Income \$378,410

Expenses \$88,914

NOI **\$289,496**



ASSUMABLE FINANCING

Loan Date	April 19, 2019
Loan Maturity	10 Years
Loan Amortization	25 Years
Interest Rate	4.75%
Loan Assumption Fee	2%
Current Loan Balance	\$2,029,673
Current LTV	49%
First Trust Deed/Mortgage	\$2,515,000
Debt Service	\$172,061
Debt Coverage Ratio	1.68
Net Cash Flow After Debt Services Return %	\$117,434 5.28%
Principal Reduction	\$53,759
Total Return Return %	\$171,194 8.13%

NEW FINANCING

Loan Amortization	25 Years
Interest Rate	6.50%
Lender Fee	1%
LTV	22%
Interest Rate Amortization	6.50% 25 Years
Down Payment	\$1,240,500
First Trust Deed/Mortgage	\$924,702
Debt Service	\$74,924
Debt Coverage Ratio	3.86
Net Cash Flow After Debt Services Return %	\$214,572 17.30%
Principal Reduction	\$15,268
Total Return Return %	\$229,840 18.53%

BLENDED FINANCING

LTV	71%
Interest Rate Amortization	5.30% 25 Years
Down Payment	\$1,180,626
First Trust Deed/Mortgage	\$2,954,374
Debt Service	\$246,985
Debt Coverage Ratio	1.17
Net Cash Flow After Debt Services Return %	\$42,511 3.60%
Principal Reduction	\$69,027
Total Return Return %	\$111,538 9.45%



CASH FLOW YR 1 - STARTING 2/1/2027

Base Rent	CURRENT	PER SF
Occupied Space	\$299,232	\$33.25
Available Space	-	-
Gross Potential Rent	\$299,232	\$33.25
Expense Reimbursements		
Real Estate Taxes	\$43,523	\$4.84
Insurance	\$7,199	\$0.80
CAM	\$19,252	\$2.14
Management Fee	\$5,963	\$0.66
Administrative Fee	\$3,241	\$0.36
Total Expense Reimbursements	\$79,179	\$8.80
Effective Gross Income	\$378,410	\$42.05
Expenses		
Real Estate Taxes	\$43,523	\$4.84
Insurance	\$7,199	\$0.80
CAM	\$28,988	\$3.22
Management Fee	\$9,204	\$1.02
Total Expenses	\$88,914	\$9.88
Net Operating Income	\$289,496	\$32.17

CAM BREAKDOWN

CAM	CURRENT	PER SF
Trash Removal	\$8,209	\$0.91
Snow Removal	\$7,867	\$0.87
Fire Safety	\$3,970	\$0.44
Landscaping	\$3,738	\$0.42
Repairs & Maintenance	\$1,903	\$0.21
Electric	\$1,898	\$0.21
Water	\$1,061	\$0.12
Lot Cleaning/Repair	\$342	\$0.04
Total CAM	\$28,988	\$3.22

REIMBURSEMENTS

Tenant	Taxes	Insurance	CAM	Management Fee	Administrative Fee	PSF	Gross Income
Aspen Dental	\$16,926	\$2,800	\$6,850	\$1,903	\$1,155	\$8.47	\$29,633
Sleep Number	\$16,926	\$2,800	\$6,146	\$1,395	\$1,034	\$8.09	\$28,301
Fast Signs	\$9,672	\$1,600	\$6,256	\$2,665	\$1,052	\$10.62	\$21,244
Total	\$43,523	\$7,199	\$19,252	\$5,963	\$3,241	\$8.80	\$79,179

RENT ROLL

Tenant / Suite #	SF Leased	% of Total SF	Start	End	Term Remaining (Yrs)	Rent Schedule						% of Total Rent	Renewal Options	Lease Type
						Period	Changes on	Monthly Rent	Annual Rent	Rent/ SF	In-crease			
Aspen Dental Retail, Suite A T/G: Aspen Dental Management, Inc.	3,500	38.89%	2/20/2009	2/28/2034	7.5	Base	Current	\$11,230	\$134,756	\$38.50	-	45%	2, 5-Year	Net
						-	3/1/2029	\$12,072	\$144,865	\$41.39	8%			
						Option 1	3/1/2034	\$13,291	\$159,495	\$45.57	10%			
						Option 2	3/1/2039	\$14,621	\$175,455	\$50.13	10%			

Note: Tenant has a five percent cap on CAM excluding snow removal and utilities. ROFO if any contiguous space within the building in which the premises are located become available.

Sleep Number Retail, Suite B T/G: Select Comfort Retail Corporation	3,500	38.89%	6/29/2014	12/31/2029	3.4	Base	Current	\$9,333	\$112,000	\$32.00	-	38%	1, 5-Year	Net
						Option 1	1/1/2030	\$10,250	\$123,000	\$35.14	10%			
						-	-	-	-	-	-			

Note: 5% cap on controllable CAM.

Fast Signs Retail, Suite C T: Next Adventure Enterprises, Inc. G: Personal	2,000	22.22%	8/28/2017	8/31/2027	1.0	Base	Current	\$4,266	\$51,195	\$25.60	-	17%	None	Net
						-	9/1/2026	\$4,373	\$52,475	\$26.24	3%			
						-	-	-	-	-	-			

Note: 5% controllable CAM cap.

Occupied	9,000	100%							\$299,232	\$33.25				
Vacant	-	-							-	-				
Total	9,000	100%							\$299,232	\$33.25				

*Annualized from 2/1/2027



AspenDental®

ASPENDENTAL.COM

- Largest branded network of dental practices in the U.S.
- State-of-the-art practices located in super-regional retail areas
- Over 1,100 Aspen Dental branded locations nationwide
- Found in 1998 in New York
- 3,000 dental experts in network



TEAMTAG.COM

- The Aspen Group operates more than 1,300 locations in 45 states under five brands: Aspen Dental, ClearChoice Dental Implant Center, WellNow Urgent Care, Chapter Aesthetic Studio, and AZPetVet
- Combined, the practices serve over 35,000 patients each day and more than eight million patients annually
- Headquartered in Chicago, Illinois
- Founded in 1998



1,000+
Locations



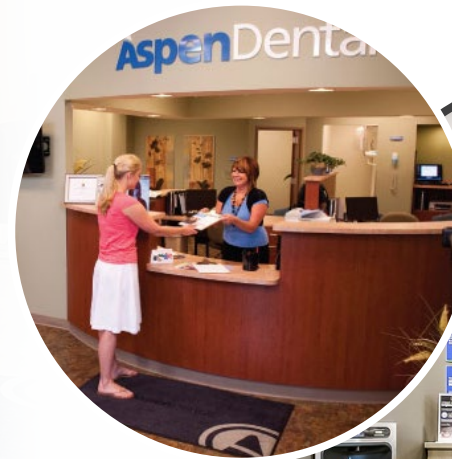
National
Tenant



30,000+
Dental Experts



27 Years
Experience





SLEEPNUMBER.COM

- Sleep Number is a wellness technology company that designs, manufactures, markets, and distributes sleep solutions, primarily known for its adjustable smart beds
- 570 stores nationwide and 307 Sleep Country Canada locations
- Backed by almost 40 years of innovation with 1,000+ patents
- Ranked #1 in customer satisfaction for mattresses purchased in-store and online, and #1 in comfort, by J.D. Power
- #126 on Forbes Best Customer Service list (2026)
- Sleep Country Canada announced that it is acquiring all of Sleep Number's assets and ongoing business operations under SNBR Inc., a wholly owned subsidiary of Sleep Country Canada Inc.



800+
Locations



\$1.41 Billion
in Revenue
(2025)

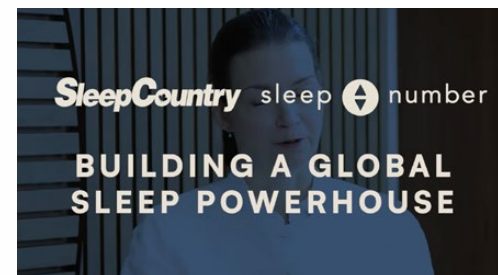
Forbes

Rated on
Forbes

SleepCountry

EN.SLEEP-COUNTRY.CA

- Second-largest sleep retailer in the world
- Founded in 1994
- Over 800 store locations globally Including Sleep Number - Before expanding into the U.S. market, Sleep Country maintained 307 corporate-owned stores and 18 warehouses across Canada



Click the image to watch
a video about the future of
Sleep Number and Sleep
Country

FASTSIGNS®

FASTSIGNS.COM

- Leader in custom signs and visual solutions industry
- Specializes in providing visuals that businesses rely on: interior decor, promotional products, printing mailers, digital signage, exhibits and much more
- Over 785 independently owned and operated locations worldwide
- Locations across United States, Puerto Rico, United Kingdom, Canada, Chile, Grand Cayman, Malta, the Dominican Republic and Australia
- Found in 1987
- Ranked the #1 franchise opportunity in its category in Entrepreneur's Franchise 500® for the ninth consecutive year (2025)
- The Franchise 500® ranks FASTSIGNS #100 overall for 2025



785+
Locations



FRANCHISE
500®
BY Entrepreneur

**Ranked #1 in
its Category**



**Global
Tenant**

TENANT PROFILE



100% OCCUPIED RETAIL CENTER | OUTLOT TO A TOP PERFORMING WALMART SUPERCENTER

- All tenants operate on a net lease | Minimal landlord responsibilities
- This Walmart Supercenter ranks in the top 10% of locations in Illinois by customer visits¹
 - ⟩ Attracts 2.7 million annual visitors¹

LONG OPERATING HISTORY

- Aspen Dental has been operating at this location since 2009 and has 7.5 years of term remaining
 - ⟩ Lease features 2, 5-year options to renew and a scheduled rental increase
- Sleep Number has been operating at this location since 2014 and just renewed
 - ⟩ Sleep Number is being acquired by Sleep Country Canada, Inc.
 - ⟩ The acquisition of Sleep Number positions Sleep Country as the world's second-largest sleep retailer, with a footprint exceeding 800 locations
- Fast Signs has been operating at this location since 2017 and has 1 year of term remaining
 - ⟩ Lease features a scheduled rental increase

HEAVILY TRAVELED AREA

- Nearly 100 ft of frontage along State Street, which has a daily traffic volume of 26,600 VPD
- 0.9 miles from on/off ramp of Interstate 90, which has a traffic volume of 72,700 VPD

SURROUNDED BY TOP RATED NATIONAL RETAILERS | MAJOR RETAIL CORRIDOR

- 1 mile from Rockford Crossings shopping center, which attracts 3.7 million annual visitors¹
 - ⟩ Notable tenants include Target, Hobby Lobby, DSW, HomeGoods, ULTA, Carter's, ALDI and more
- 1.2 miles from State Street Market shopping center, which attracts 1.9 million annual visitors¹
 - ⟩ Notable tenants include Dollar Tree, Burlington, PetSmart, Schnucks, Sally Beauty and more
- 1.4 miles from Forest Plaza shopping center, which ranks in the top 3% of shopping centers nationwide by visits¹
 - ⟩ Attracts 6.6 million annual visitors¹
 - ⟩ Notable tenants include Kohl's, Dick's Sporting Goods, Five Below, Petco, Marshalls, Michael's, Olive Garden, Old Navy and more
- Porsche, Cadillac, Subaru, and Hyundai have dealerships all within 1.1 miles of the subject property
- Over 16 hotels within a mile radius of the subject property
- 1 mile from Hard Rock Casino Rockford, a brand-new 175,000 SF, \$300 million development that opened in 2024
- Other notable retailers in the area include Best Buy, The Home Depot, Lowe's, Planet Fitness, Ashley Furniture, Sam's Club, and more

HIGHLY POPULATED AREA WITH AN AFFLUENT DEMOGRAPHIC

- 37,052 people live and 49,140 people work within a three mile radius
- Average household income of \$111,905 within a three mile radius

State Street
26,600 VPD

SUBJECT PROPERTY

NEW CONSTRUCTION
SEVEN 7B BREW
DRIVE THRU COFFEE >>>

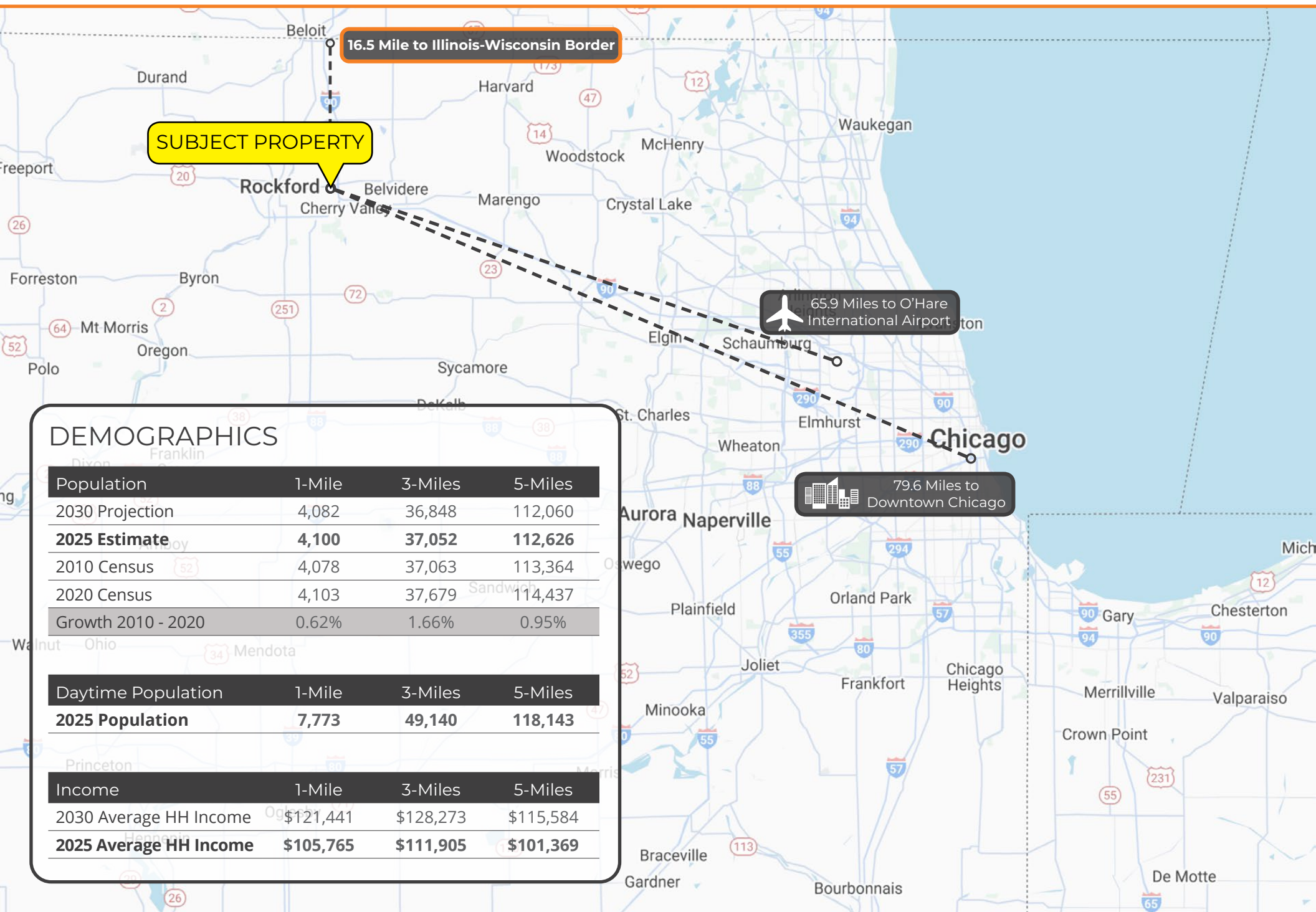


AspenDental®

FAST SIGNS®
More than fast. More than signs.®

sleep > number.®

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	4,082	36,848	112,060
2025 Estimate	4,100	37,052	112,626
2010 Census	4,078	37,063	113,364
2020 Census	4,103	37,679	114,437
Growth 2010 - 2020	0.62%	1.66%	0.95%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	7,773	49,140	118,143

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$121,441	\$128,273	\$115,584
2025 Average HH Income	\$105,765	\$111,905	\$101,369

AERIAL



MAJOR NORTHERN ILLINOIS ECONOMIC CENTER

- Fifth-largest city in Illinois and the largest Illinois city outside of the Chicago metropolitan area
- Anchors the Rockford metropolitan area and serves as the county seat of Winnebago County
- Strategically positioned approximately 66 miles from Madison, 85 miles from Downtown Chicago, and 94 miles from Milwaukee
- Located primarily in Winnebago County, with a portion extending into Ogle County

CONNECTED TO MAJOR MIDWEST MARKETS

- Positioned within a one-day drive of approximately one-third of the U.S. population
- Direct access to Interstate 90 and Interstate 39 connects Rockford with Chicago, Madison, Milwaukee and markets throughout the Midwest
- Considered an inland port due to the integration of interstate highways, freight rail and air-cargo infrastructure
- Approximately 65 miles from Chicago O'Hare International Airport and 90 miles from Milwaukee Mitchell International Airport

HOME TO ROCKFORD UNIVERSITY

- Rockford University is a nationally recognized Midwest regional university serving approximately 1,200 students and supported by 71 full-time faculty members
- Named among the Best Regional Universities in the Midwest by U.S. News & World Report

REGIONAL SPORTS AND ENTERTAINMENT DESTINATION

- Regional entertainment amenities include the BMO Center, Hard Rock Casino Rockford, Anderson Japanese Gardens, Rockford City Market, museums, live music venues, and year-round festivals and events
- Home to the Rockford IceHogs, the American Hockey League affiliate of the Chicago Blackhawks
 - › The team plays at the 6,000-seat BMO Center in Downtown Rockford

NATIONALLY RECOGNIZED AIR-CARGO AND LOGISTICS HUB

- Home to Chicago Rockford International Airport, the 12th-largest cargo airport in the United States
- RFD supports major operations for UPS, Amazon Air and Maersk Air Cargo
- Home to the second-largest UPS air hub in North America
- The airport's growing cargo infrastructure has established Rockford as a major Midwest distribution and e-commerce hub

ROCKFORD DEVELOPMENT



Colman Yards Redevelopment Project

- The overall 26-acre former Barber-Colman complex will ultimately feature 970 apartments and townhomes, 110,000 square feet of commercial space, and 150,000 square feet of public open space along the Rock River.
- Next Steps: Phase 1B - The current priority is securing a \$60 million “capital stack” explicitly for Buildings 12 and 13 to create the first 150 apartments. Target Timeline: Finalizing these contract details and budgets is pacing toward an expected construction restart on-site by this fall.



District 815 - Brand New Strip Mall, Housing Development

A local development team is create a new residential community with over 200 housing units (Duplexes and townhomes) and Halal/Kosher grocery store, a convenience store, a dry cleaner, and restaurants. Construction will take place in four phases - Ground broke in early 2025.

South Rockford Industrial Park

- Backed by the freshly minted South Rockford Industrial TIF District, Venture One Real Estate is planning a sprawling 166-acre industrial logistics park situated to support the nearby cargo hub at Chicago Rockford International Airport.
-

In 2024, Viking Chemical Relocated and Expanded

- Viking Chemical, relocated their headquarters and expanded by taking over 230,000 square feet of the vacant Rockford Products building.



ROCKFORD DEVELOPMENT



Hard Rock Casino Opened August 2024 - 7801 E State St

- \$300 Million Casino - 175,000 square feet of gaming and entertainment space, including nearly 1,300 slot machines, 50 live table games including poker, a sportsbook, a variety of food and beverage options, a Rock Shop, a 1,600 seat Hard Rock Live entertainment venue.

Hard Rock Hotel and Convention Center - Final Planning

- \$300 Million Casino - 175,000 square feet of gaming and entertainment space, including nearly 1,300 slot machines, 50 live table games including poker, a sportsbook, a variety of food and beverage options, a Rock Shop, a 1,600 seat Hard Rock Live entertainment venue.

Ample New Retail Developments Since 2024

- 7-Brew, Chipotle, 24/7 Laundromat, 4,048 SF of retail at 7450 Cherryvale North Blvd. & Dutch Brothers Coffee (2026)
- Three Starbucks Locations, Raising Cane's Chicken Fingers, & Quick Trip (2025)
- Walmart Gas & Dollar General (2024)

Numerous Housing Developments

- Lafayette Apartments - 54 units, built in 2026
- Nu-State Apartments - 36 units, built in 2026
- Water Power Lofts - 64 units, built 2024
- 3484 N Bell School Road - 18 units, built 2024
- 910 N Mulford Road - 20 units, Under Construction
- University Hill - Officially greenlit by the City Council, with 350 units



ROCKFORD ILLINOIS TOP EMPLOYERS

Large Employment Hub in a Variety of Industries

- Healthcare is one of the region's largest employment sectors, anchored by UW Health, Mercyhealth, and OSF HealthCare. Other major employers include Rockford Public Schools #205, Collins Aerospace, UPS, Woodward, and Stellantis, reflecting the area's diverse economic base.

Leader in Manufacturing

- More than 18% of the region's workforce is employed in manufacturing, underscoring Rockford's leadership in automation, precision machining, and industrial design. Backed by a long-standing tradition of engineering excellence, the city remains a key manufacturing hub for the Midwest.

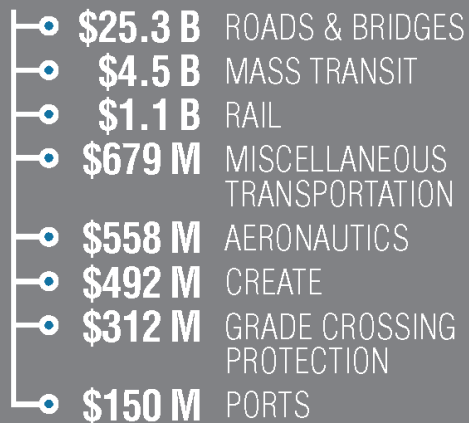


RECENT SUCCESS

Companies are upgrading operations, reactivating idled plants, and bringing new jobs and infrastructure online

- Rockford Brake Manufacturing** – Investing \$6.6 million to reopen the former Gunito plant, restore 150 jobs, and revive Rockford's brake manufacturing legacy.
- Hennig Inc.** – Supports Rockford's advanced manufacturing sector, where more than 18% of the regional workforce is employed in manufacturing.
- Air Liquide** – Partnered with local Airgas to develop the world's largest biomethane production facility in the Rockford MSA.
- Woodward Aerospace** – Investing \$55 million to transform its aerospace maintenance, repair, and overhaul facility and support growing aircraft-industry demand.
- Collins Aerospace** – The GRID – Investing \$50 million in next-generation hybrid-electric propulsion technology.
- Stellantis** – Investing \$600 million to reopen the Belvidere Assembly Plant in 2027 for production of the Jeep Cherokee and Compass.

FUNDING BREAKDOWN

\$33.2 B FOR TRANSPORTATION OVER SIX YEARS

WHY REBUILD ILLINOIS?

Illinois is the transportation hub of the nation and the sixth-largest state in the United States but has not had a comprehensive capital plan since 2009. Illinois infrastructure is in dire shape.

- ❑ \$30 billion maintenance backlogs for our road and transit systems
- ❑ The state is in danger of losing federal funds due to historically insufficient funding commitments by the state and deteriorating system conditions
- ❑ Average motorist paying \$564 in repairs annually due to poor infrastructure

Rebuild Illinois repairs our crumbling roads, bridges and transit.

- ❑ \$44.8 billion invested over six years, with \$33.2 billion of that on transportation across all modes
- ❑ 540,000 direct, indirect, and induced jobs, including almost 431,600 in transportation, supported over six years of Rebuild Illinois
- ❑ Provides necessary funding to secure federal dollars for transportation

ROCKFORD HIGHLIGHTS



Passenger rail: \$275 million to re-establish service between Rockford and Chicago, with stops in Chicago, Elgin, Huntley, Belvidere and Rockford.



Illinois 2: \$72.5 million for reconstruction, bridge replacements from Illinois 72 in Byron to Beltline Road south of Rockford.



U.S. 20 Business: \$58.9 million to reconstruct and widen from Shaw Road east of Winnebago County line to State Street in Belvidere.



U.S. 20: \$31.5 million for reconstruction and resurfacing from Pecatonica Road to Simpson Road southwest of Rockford.



I-39/U.S. 20/U.S. 51: \$19 million to resurface and repair ramps from Baxter Road to I-90 at Harrison Avenue and U.S. 20 from the I-39 southbound ramp to I-39 in Winnebago County.



Illinois 2: \$18.4 million to replace the bridge that carries Illinois 2 over the Rock River in Rockton.



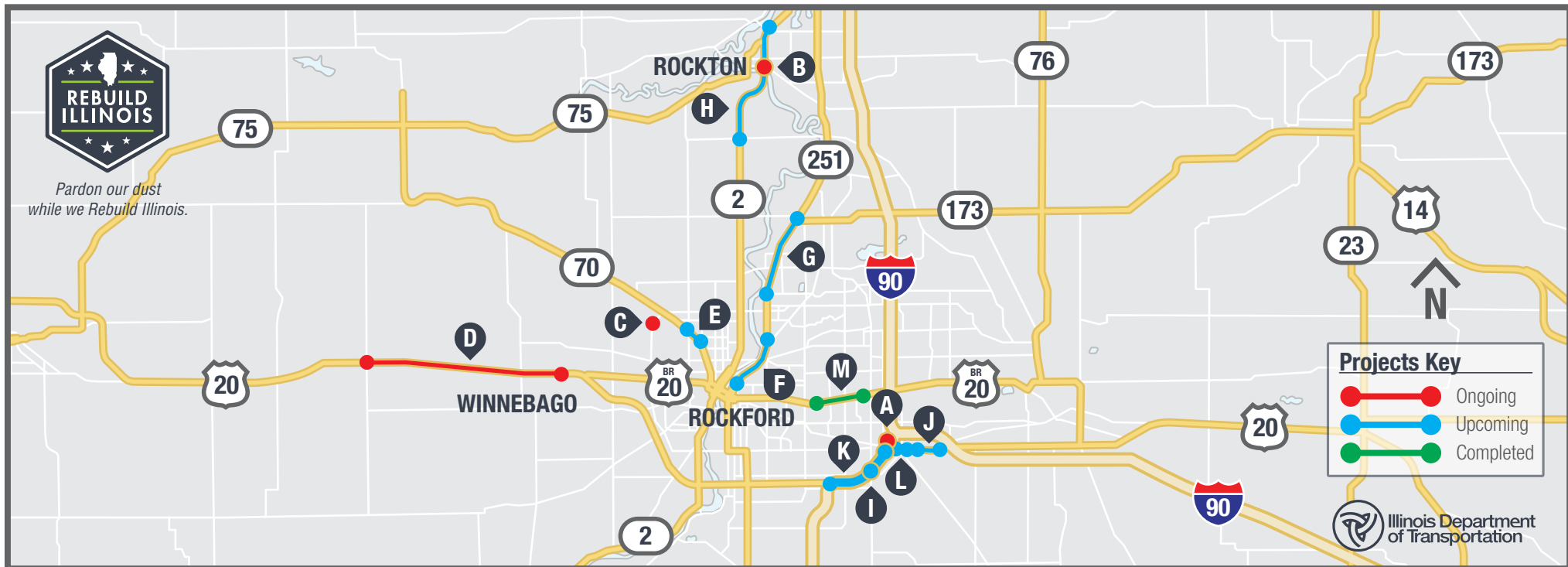
Illinois 75: \$16.5 million to replace the bridge that carries Illinois 75 over the Rock River in Rockton.



Illinois 251: \$13 million to replace bridges over the Union Pacific Railroad and Rockton Road in Rockton.



U.S. 20 Business: \$8 million for reconstruction, widening and intersection improvement from Day Avenue to Independence Avenue in Rockford.



ROCKFORD AREA PROJECTS *August 2025*

ONGOING PROJECTS

- A I-39 AT U.S. 20/HARRISON AVENUE**
Scope: Interchange reconstruction, additional lanes, new multipurpose trail, lighting, traffic signal replacement and culvert replacement.
Project Cost: \$44.3M
Duration: April 2024 – December 2025
Traffic Impacts: U.S. 20/Harrison Avenue is now in a diverging diamond interchange formation. Two lanes of traffic will be maintained at all times during the project.
- B ILLINOIS 2 OVER ROCK RIVER**
Scope: Bridge replacement.
Project Cost: \$25.3M
Duration: March 2024 – June 2026
Traffic Impacts: Southbound bridge will be rebuilt first, followed by northbound bridge. One lane will be open in each direction at all times.
- C SPRINGFIELD AVENUE OVER NORTH FORK OF KENT CREEK**
Scope: Bridge replacement.
Project Cost: \$4M

Duration: April 2025 – November 2025
Traffic Impacts: Springfield Avenue will be closed between Safford Road and Illinois 70 (Kilburn Avenue). Posted detour using Auburn Street, Central Avenue and Kilburn Avenue.

- D U.S. 20 FROM WEST OF PECATONICA ROAD TO FALCONER ROAD**
Scope: Resurfacing.
Project Cost: \$3.5M
Duration: May 2025 – August 2025
Traffic Impacts: One lane closed in each direction.

UPCOMING PROJECTS

- E ILLINOIS 70 (KILBURN AVENUE) FROM SAFFORD ROAD TO GLENWOOD AVENUE**
Scope: Patching, resurfacing, bridge repairs, traffic signal modernization.
Project Cost: \$1M
Duration: Scheduled for 2025
Traffic Impacts: Daily lane closures controlled by flaggers.

- F ILLINOIS 251 FROM SNOW AVENUE TO WHITMAN STREET**
Scope: Resurfacing.
Project Cost: \$5.7M
Duration: August 2025 – November 2025
Traffic Impacts: Daily lane closures.

- G ILLINOIS 251 FROM WINDSOR ROAD TO ILLINOIS 173**
Scope: Resurfacing, ADA sidewalk improvements.
Project Cost: \$5M
Duration: Scheduled for 2025
Traffic Impacts: Daily lane closures.

- H ILLINOIS 2 FROM ROSCOE ROAD TO PRAIRIE HILL ROAD**
Scope: Resurfacing.
Project Cost: \$2.5M
Duration: August 2025 – October 2025
Traffic Impacts: Daily lane closures.

- I I-39 AT PERRYVILLE ROAD**
Scope: Patching.
Project Cost: \$5M
Duration: Scheduled for 2025
Traffic Impacts: TBD

- J U.S. 20 FROM EAST OF THE KISHWAUKEE RIVER TO WHEELER ROAD IN CHERRY VALLEY**
Scope: Resurfacing.
Project Cost: \$2.4M
Duration: August 2025 – November 2025
Traffic Impacts: Daily lane closures are anticipated.

- K I-39 FROM U.S. 20 TO HARRISON AVENUE**
Scope: Reconstruction, additional lanes.
Project Cost: \$102M
Duration: Spring 2026 – Winter 2027
Traffic Impacts: Lane closures, staged traffic.

- L U.S. 20 FROM MILL ROAD TO KISHWAUKEE RIVER**
Scope: Intersection improvement, bridge replacement.
Project Cost: \$25.5M
Duration: Spring 2026 – Winter 2027
Traffic Impacts: Lane closures, staged traffic.

COMPLETED PROJECTS

- M U.S. BUSINESS 20 (EAST STATE STREET) FROM MILL ROAD TO EASTON PARKWAY**
Scope: Longitudinal joint repair.
Project Cost: \$200K
Duration: June 2025 – July 2025

**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

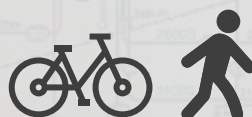
Bus and Train Rides.

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.

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 **29 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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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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