

CHIPOTLE & DUNKIN' ANCHORED CENTER

PART OF PRAIRIE MARKET SHOPPING MALL - ANCHORED BY WALMART



2420-2432 US-34,
OSWEGO, IL 60543

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

This 100% occupied center is anchored by Chipotle and shadow-anchored by Walmart, featuring a roster of national net-leased tenants with a 17.53-year weighted tenant tenure and a 5.31-year WALT. Jersey Mike's recently extended early and has over 9 years of term remaining. Chipotle has over 7 years remaining with four 5-year renewal options and ranks as the 20th highest-grossing location in Illinois, placing it in the top 20% nationally with approximately \$4.0 million in sales (Placer.ai). Dunkin' has over six years remaining on its lease and features a drive-thru, adding value and flexibility for the existing tenancy and future users. Visionworks is the most visited location in the state and ranks in the top 13% nationally (Placer.ai). The property is located within the Prairie Market, ranked #8 most visited power center in Illinois with approximately 8.0 million annual visitors (Placer.ai). The center is strategically positioned between two stoplights and benefits from exceptional visibility along US Highway 34 with 26,300 vehicles per day. Surrounding traffic drivers include Oswego Commons and Gerry Centennial Plaza, together generating over 11 million annual visits (Placer.ai). The area is supported by 201,712 residents within five miles and an average household income of \$125,013 within one mile.



Prairie Market

8M annual visitors - Ranked #8 for power center visits in Illinois



Gerry Centennial Plaza

4.9M annual visitors - Ranked in the top 8% in Illinois and 11% nationally for community shopping center visits



Oswego Commons

6.2M annual visitors - Ranked in the top 4% in Illinois for community shopping center visits and 5% nationally



SUBJECT PROPERTY

US Highway 34
26,300 VPD



Walmart
Supercenter

HOBBY LOBBY  **Burlington**



ALDI **JIMMY JOHN'S**
PETSMART
ME Massage Envy

AspenDental
Great Clips
CHASE
physicians
immediate care

Burger King
POTBELLY
SANDWICH SHOP
noodles
& COMPANY

Walmart
Supercenter

DICK'S SPORTING GOODS
five BELOW
DOLLAR TREE
KOHL'S
Burlington **HOBBY LOBBY**
ULTA BEAUTY

Canes
CHICKEN FINGERS

PANDA EXPRESS
CHINA CHINESE JAPANESE
Olive Garden

LONGHORN
STEAKHOUSE

BEST BUY **BARNES & NOBLE**

FIFTH THIRD BANK

Firestone

SUBJECT PROPERTY

US Highway 34
26,300 VPD

Prairie Market
8M annual visitors - Ranked #8 for
power center visits in Illinois

US
34



\$6,200,000
LIST PRICE



6.48%
CAP RATE



\$621.37
PRICE / SF



\$401,483
NET OPERATING INCOME



CHIPOTLE ANCHORED CENTER

2420-2432 US-34, OSWEGO, IL 60543

FINANCIAL SUMMARY

PRICE **\$6,200,000**

CAP RATE **6.48%**

Price/ SF \$621.37

Gross Leasable Area 9,978 SF

Year Built 2008

Lot Size 1.83 Acres +/-

Parcel Numbers 03-10-276-003

Parking 95 Surface Spaces +/-

Current Rent \$403,409

Total Reimbursements \$112,738

Effective Gross Income \$516,147

Expenses \$114,664

NOI **\$401,483**

5-Year CAGR 2.21%



CASH FLOW YR 1 - STARTING 12/1/26

BASE RENT	CURRENT	PER SF
Occupied Space	\$403,409	\$40.43
Available Space	-	-
Gross Potential Rent	\$403,409	\$40.43

Expense Reimbursements

Real Estate Taxes	\$50,309	\$5.04
Insurance	\$7,552	\$0.76
CAM	\$48,458	\$4.86
Administrative Fee	\$6,418	\$0.64
Total Expense Reimbursements	\$112,738	\$11.30

Effective Gross Income	\$516,147	\$51.73
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Expenses

Real Estate Taxes	\$50,309	\$5.04
Insurance	\$7,771	\$0.78
CAM	\$50,166	\$5.03
Management Fee	\$6,418	\$0.64
Total Expenses	\$114,664	\$11.49

NET OPERATING INCOME	\$401,483	\$40.24
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EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	ADMIN	PSF	GROSS INCOME
Dunkin'	\$7,563	\$967	\$6,612	\$940	\$10.72	\$16,082
VisionWorks	\$14,990	\$2,315	\$14,947	\$1,726	\$11.43	\$33,979
Jersey Mike's Subs	\$9,076	\$1,384	\$8,936	\$1,548	\$11.64	\$20,943
Sports Clips Haircuts	\$6,040	\$933	\$5,360	\$944	\$11.08	\$13,277
Chipotle Mexican Grill	\$12,640	\$1,952	\$12,604	\$1,260	\$11.35	\$28,457
TOTAL	\$50,309	\$7,552	\$48,458	\$6,418	\$56.22	\$112,738



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			
Dunkin' Retail, Suite 2420 T: Oswego Donuts, Inc.	1,500	15.03%	12/19/2012	12/31/2032	6.1 Years	Base	Current	\$4,000	\$48,000	\$32.00	-	12%	2, 10-Year	Net
						-	1/1/2028	\$4,375	\$52,500	\$35.00	9%			
						Option 1	1/1/2033	\$4,594	\$55,125	\$36.75	5%			
						-	1/1/2038	\$4,823	\$57,881	\$38.59	5%			
						Option 2	1/1/2043	\$5,065	\$60,775	\$40.52	5%			

Note: CAM expenses and tax shall not exceed 104% of the previous year's CAM expenses and taxes. Tenant responsible for premises HVAC repair and maintenance. Option period rent increases 5% every 5 years.

VisionWorks Retail, Suite 2422 T: Visionary Properties, Inc. G: Eye Care Centers of America, Inc.	2,973	29.80%	2/29/2008	2/29/2028	1.2 Years	Base	Current	\$10,890	\$130,680	\$43.96	-	31%	1, 5-Year	Net
						Option 1	3/1/2028	\$12,523	\$150,270	\$50.54	15%			
						-	-	-	-	-	-			

Note: Tenant responsible for premises HVAC repair and maintenance.

Jersey Mike's Subs Retail, Suite 2428 T/G: JS8, LLC	1,800	18.04%	2/14/2012	2/28/2036	9.2 Years	Base	Current	\$4,275	\$51,300	\$28.50	-	13%	1, 5-Year	Net
						-	3/1/2031	\$4,703	\$56,430	\$31.35	10%			
						Option 1	3/1/2036	\$5,173	\$62,073	\$34.49	10%			

Note: CAM expenses and tax shall not exceed 105% of the previous year's CAM expenses and taxes. Tenant responsible for premises HVAC repair and maintenance.

Sports Clips Haircuts Retail, Suite 2430 T: KLED6, Inc. G: Personal	1,198	12.01%	8/24/2008	8/31/2033	6.8 Years	Base	Current	\$4,028	\$48,336	\$40.35	-	12%	None	Net
						-	9/1/2026	\$4,109	\$49,308	\$41.16	2%			
						-	9/1/2027	\$4,191	\$50,292	\$41.98	2%			
						-	9/1/2028	\$4,275	\$51,300	\$42.82	2%			
						-	9/1/2029	\$4,361	\$52,332	\$43.68	2%			

Note: Tenant responsible for premises HVAC repair and maintenance.

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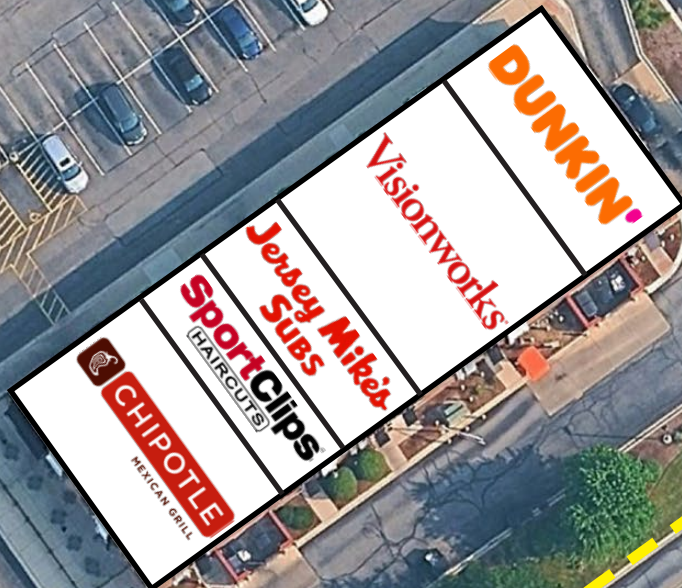
RENT ROLL

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			
Chipotle Mexican Grill Retail, Suite 2432 T/G: Chipotle Mexican Grill, Inc.	2,507	25.13%	8/25/2008	12/31/2033	7.1 Years	Base	Current	\$10,323	\$123,875	\$49.41	-	31%	4, 5-Year	Net
						-	1/1/2029	\$11,355	\$136,263	\$54.35	10%			
						Option 1	1/1/2034	\$12,491	\$149,889	\$59.79	10%			
						Option 2	1/1/2039	\$13,740	\$164,878	\$65.77	10%			
						Option 3	1/1/2044	\$15,114	\$181,365	\$72.34	10%			

Note: Tenant responsible for premises HVAC repair and maintenance. All option periods increase 10% over prior option period.

Occupied	9,978	100%							\$403,409	\$40.43				
Vacant	-	-							-	-				
Total	9,978	100%							\$403,409	\$40.43				

U.S. HIGHWAY 34 | 26,300 VPD

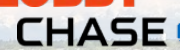


SITE PLAN



CALIBER COLLISION





Prairie Market - 8M annual visitors - Ranked #8 for power center visits in Illinois

SUBJECT PROPERTY

US Highway 34
26,300 VPD

FIFTH THIRD BANK

100% OCCUPIED CENTER ANCHORED BY CHIPOTLE AND SHADOW-ANCHORED BY WALMART

- National net-leased tenants
- Jersey Mikes extended early and has over nine years of term remaining with 1, 5-year renewal option
- Chipotle: Over seven years remaining with 4, 5-year renewal options
 - › 20th highest-grossing Chipotle in Illinois; top 20% nationally with \$4.0M in sales¹
- Dunkin': Over six years remaining with 2, 10-year renewal options
 - › Drive-thru location | Adds value and flexibility to existing or future tenancy
- Visionworks: Most visited location in Illinois; top 13% nationally¹
- Sports Clips: 6.8 years remaining with annual rent increases
- 17.53 year weighted tenant tenure | Long operating history with three tenants at the center since 2008 and two since 2012

LOCATED WITHIN PRAIRIE MARKET POWER CENTER

- Ranked #8 most visited power center in Illinois, with approximately 8.0 million annual visitors¹
- Anchored by Walmart and supported by a strong lineup of co-tenancy, including Dick's Sporting Goods, Hobby Lobby, Five Below, Best Buy, Burlington, Kohl's, and Barnes & Noble

PREMIER VISIBILITY

- Positioned between two signalized intersections along US Highway 34 with 26,300 vehicles per day

DOMINANT RETAIL CORRIDOR | EXCEPTIONAL TRAFFIC DRIVERS

- Surrounding high performing centers
 - › Adjacent to Gerry Centennial Plaza: 4.9M annual visitors; top 8% in Illinois, 11% nationally¹
 - › 0.7 miles from Oswego Commons: 6.2M annual visitors; top 4% in Illinois, 5% nationally¹
- Major nearby tenants include Target, Meijer, The Home Depot, Vasa Fitness, Ross Dress for Less, Old Navy, Michaels, ALDI, PetSmart, Sam's Club, Menards, JCPenney, Binny's, and more

DENSE & AFFLUENT TRADE AREA

- 201,712 residents within five miles
- \$125,013 average household income within 1 mile, projected to reach \$147,525 by 2030



CHIPOTLE.COM

Stock Symbol:

Market Cap (7/22/2026)

Enterprise Value (7/22/2026)

Revenue (FY 2025)

Net Income (FY 2025)

NYSE | CMG

\$42.74 Billion

\$47.12 Billion

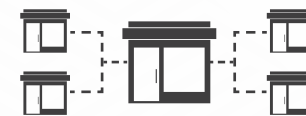
\$11.9 Billion

\$1.54 Billion

- » Fast-casual Mexican grill known for fresh ingredients
- » 4,056 Chipotle restaurants including 14 international partner-operated restaurants
- » Opened 334 company-owned restaurants, of which 257 included a Chipotlane, and 11 international partner-operated restaurants
- » Digital sales represented 36.7% of food and beverage revenue (2025)
- » 2026 outlook: 350-370 new company-owned restaurant openings, which includes 10 to 15 international partner-operated restaurants, with over 80% having a Chipotlane
- » Has long-term goals of reaching 7,000 restaurants in North America
- » Total revenue increased 5.4% to \$11.9 billion
- » More than 130,000 employees
- » Ranked on the Fortune 500 and is recognized on Fortune's "Most Admired Companies 2025" list and Time Magazine's "Most Influential Companies"
- » #282 on Forbe's list America's Best Companies (2026)



4,056+
Locations



Expanding
Tenant



Global
Tenant

**#372
FORTUNE**

Global
500 Company



SportClips[®]

HAIRCUTS

SPORTSCLIPS.COM

- » One of the industry leaders in men's and boys' haircut concepts — a sports-themed hair-care franchise
- » Founded in 1993
- » Headquartered in Georgetown, Texas
- » As of 2025, Sport Clips has nearly 1,900 stores across the United States and Canada
- » In 2025, Sport Clips is ranked #52 on the Entrepreneur Magazine Franchise 500 list
- » Sport Clips maintains strong support for veterans through its affiliation with Veterans of Foreign Wars (VFW), offering special pricing and participating in the "Help A Hero" program — part of the brand's philanthropic outreach



1,900
Locations

FRANCHISE
500[®]

BY Entrepreneur

Ranked
#52



Global
Tenant

TENANT PROFILES



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



13,700+
Locations



5 Million Daily
Customers

FRANCHISE
500[®]

BY Entrepreneur

Ranked
#3



Global
Tenant



Jersey Mike's SUBS

JERSEYMIKES.COM

- » Fast-casual sub sandwich chain
- » More than 3,227 locations across North America
- » Added 238 new stores in 2025
- » Continued global expansion | Plans to open its first store in Europe in 2026, with up to 400 locations planned across the UK and Ireland
- » Ranked #1 on the 2025 Franchise 500 list
- » Donated nearly \$113 million since 2011 to local charities
- » Founded in 1956
- » Average sales were \$1.367 million (up year-over-year by about 2%)
- » Sold to Blackstone for \$8 billion dollars in early 2026
- » As of January 15, 2025, stores that were previously considered "corporate-owned" are now counted as franchised locations for reporting purposes

Blackstone

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 and more



3,227
Locations



Expanding
Tenant

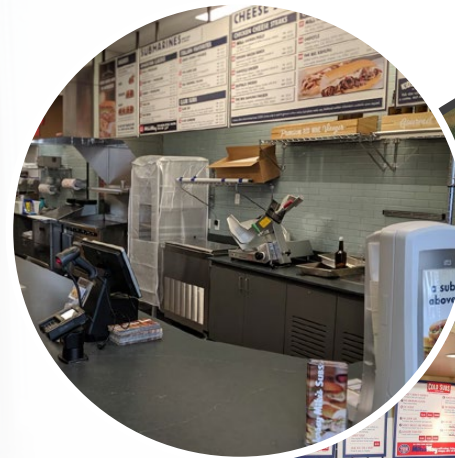
**FRANCHISE
500®**

BY Entrepreneur

Ranked
#1



Global
Tenant



Visionworks®

VISIONWORKS.COM

- » Leading provider of eye care services in the U.S.
- » Provides comprehensive eye care services supported by a network of optometrists, technicians, and retail professionals
- » Offers prescription eyewear, sunglasses, contact lenses, and eye exams
- » Operates over 700 locations in 40 different states in the U.S.
- » 100-day guarantee
- » Founded in 1988
- » Headquartered in San Antonio, Texas

vsp vision™

VSPVISION.COM

- » Leading vision care company and largest not-for-profit vision benefits provider in the United States
- » It operates through five core businesses—insurance, eyewear, lenses, technology, and provider services
- » Owns and supports a portfolio of optical retail and eye care brands, including Visionworks



700+
Locations



National
Tenant



38 Years
Experience



LOCATION OVERVIEW

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	10,276	72,374	204,913
2025 Estimate	10,048	70,756	201,712
Growth 2025 - 2030	2.27%	2.29%	1.59%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	10,631	56,099	157,189

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$147,525	\$136,102	\$145,186
2025 Average HH Income	\$125,013	\$115,644	\$125,072



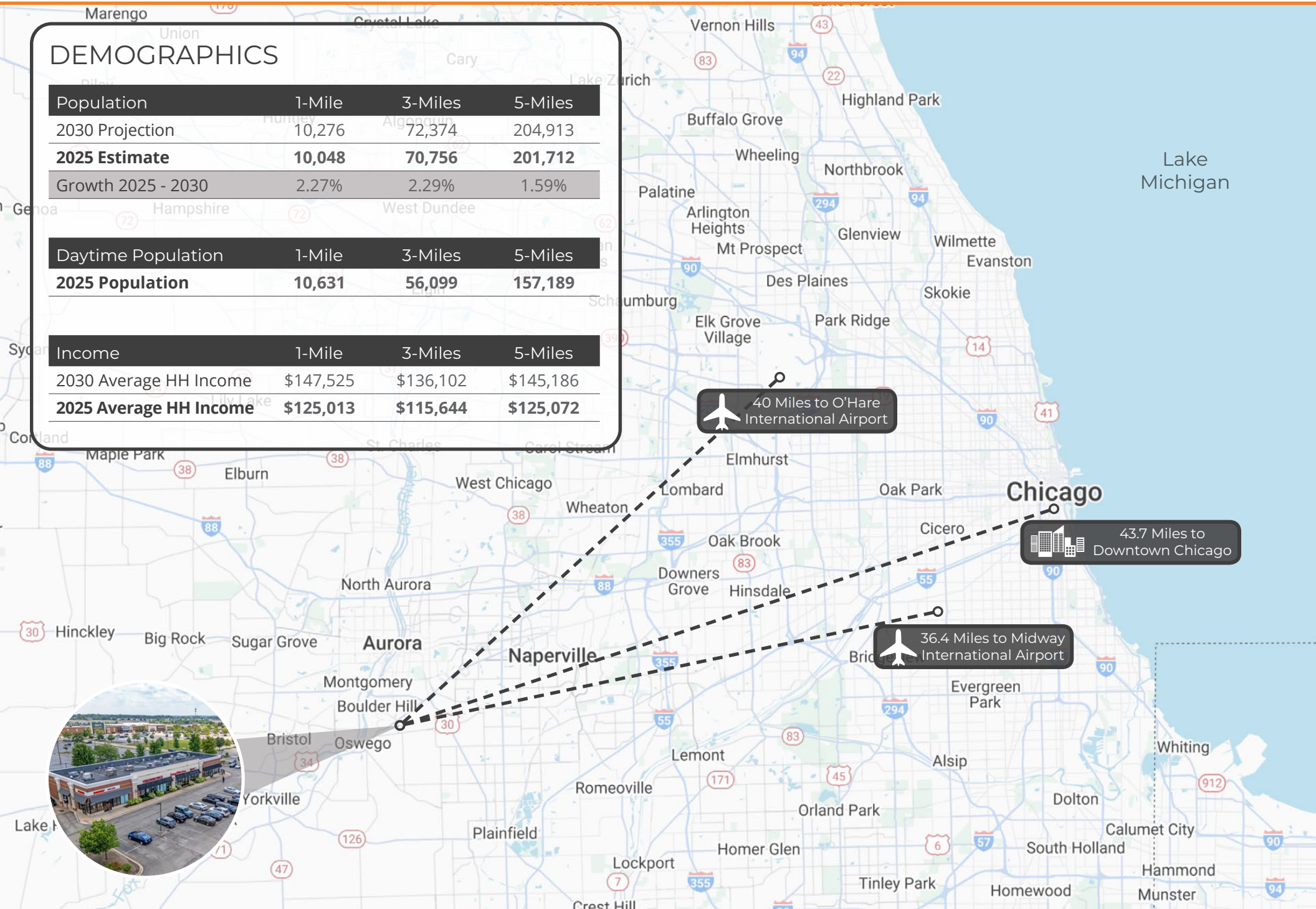
40 Miles to O'Hare International Airport



43.7 Miles to Downtown Chicago



36.4 Miles to Midway International Airport



AERIAL

Placer.ai

Oswego Commons
6.2M annual visitors - Ranked in the top 4% in Illinois for community shopping center visits and 5% nationally¹

Target

NAPA AUTO PARTS

THE HOME DEPOT

TJ-MAXX

McDonalds

GameStop

ihop

Giordanos

FIVE GUYS

OfficeMax

pop shelf

PLAY IT AGAIN SPORTS

American Mattress

Portillo's

Panera

BIBIBOP

VASA FITNESS

POKE BROS.

LOU MALATI'S PIZZERIA

Red Robin

SHERWIN WILLIAMS

tcby

the country's best yogurt

DAISO

AMERICA'S BEST CONTACTS & EYEGLASSES

at&t

MATTRESS FIRM

Prairie Market
8M annual visitors - Ranked #8 for power center visits in Illinois¹

Walmart Supercenter

ULTA BEAUTY

HOBBY LOBBY

Burlington

five BELOW

KOHL'S

Party City

Longhorn Steakhouse

BEST BUY

Firestone

Great Clips

AspenDental

BARNES & NOBLE

Canes

DOLLAR TREE

CHASE

DICK'S SPORTING GOODS

Burger King

physicians

POTBELLY

Culver's

PEP'S

ROSATI'S

Old Second

La Petite ACADEMY

MIKE MORE MILES

BELLE TIRE
CALIBER COLLISION

US Highway 34
26,300 VPD

delta sonic

ALDI

JIMMY JOHN'S

PET SMART

ME Massage Envy

SUBJECT PROPERTY



Gerry Centennial Plaza
4.9M annual visitors - Ranked in the top 8% in Illinois and 11% nationally for community shopping center visits¹

meijer

Orangetheory FITNESS

Chick-fil-A

Starbucks

ALTITUDE

ACTIVE FAMILY FUN

ROSS

DRESS FOR LESS

crumbl cookies

For Eyes

by GrandVision

Buffalo Wild Wings

Michael's

SHOE CARNIVAL

KIDDIE ACADEMY

EDUCATIONAL CHILD CARE

OLD NAVY

carter's

verizon

maurices

LANE BRYANT

D1

hair cutters

Douglas Road
18,500 VPD

Brokaw Early Learning Center
347 Students

Churchill Elementary
436 Students

Plank Jr. High
605 Students

PART OF THE CHICAGO MSA

- Village in Kendall and Will Counties
 - › Kendall County is one of the fastest-growing regions in Illinois
 - › Largest municipality in Kendall County
 - › Ranked as #1 Best Places to Live in Kendall County (Niche.com)
- Located along Fox River
- 40 miles west of Downtown Chicago

OSWEGO PARK DISTRICT

- Over 1,100 acres of open land, trails and parks maintained by the park district
- Also offers 63 parks, 16 miles of walking trails, and two aquatic parks
- Operates the Little White School Museum
 - › Showcases the rich history of the community

NEW DEVELOPMENTS

- Over 42,000 SF of retail space is currently under construction, with an additional 113,000 SF proposed in Oswego (2026)
- Deville Manor | 42-unit apartment built in 2025
- Gas N' Wash | 2,000 SF car wash built in 2025
- Starbucks | 2,5450 SF restaurant built in 2025
- Valvoline | 2,300 SF auto repair shop built in 2025

EASILY ACCESSIBLE

- US 30, US 34, IL 25, IL 31, IL 71, and IL 126 all run through Oswego
 - › Proposed future Metra extension to Kendall County (including Oswego) remains under study, reflecting long-term regional transit planning initiatives



(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).

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 | 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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