

SOMERSET PLAZA

UNANCHORED STRIP RETAIL | DUPAGE COUNTY

VALUE-ADD OPPORTUNITY | FILLS RETAIL & RESTAURANT VOID



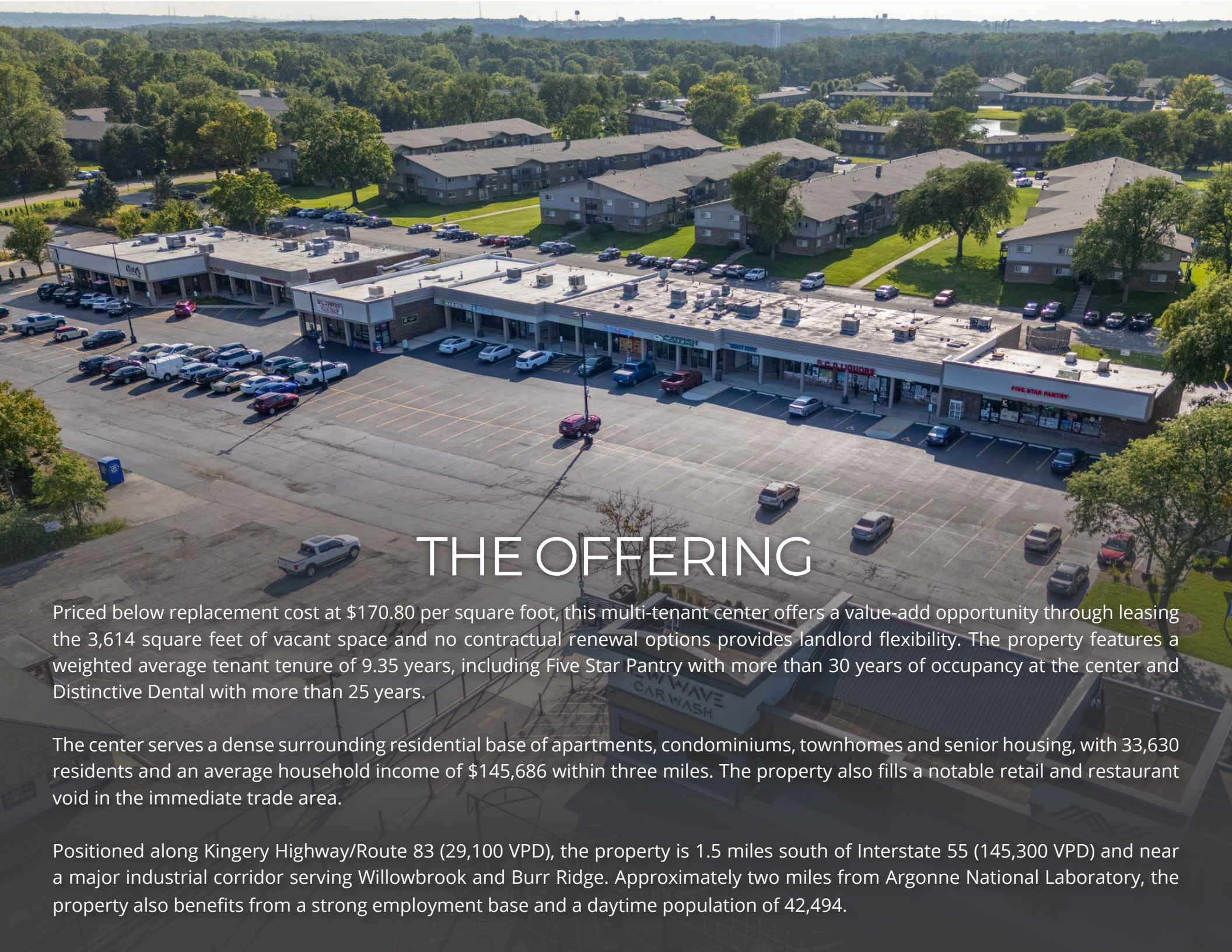
10S620-10S656 S. KINGERY HIGHWAY
WILLOWBROOK, IL 60527

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

Priced below replacement cost at \$170.80 per square foot, this multi-tenant center offers a value-add opportunity through leasing the 3,614 square feet of vacant space and no contractual renewal options provides landlord flexibility. The property features a weighted average tenant tenure of 9.35 years, including Five Star Pantry with more than 30 years of occupancy at the center and Distinctive Dental with more than 25 years.

The center serves a dense surrounding residential base of apartments, condominiums, townhomes and senior housing, with 33,630 residents and an average household income of \$145,686 within three miles. The property also fills a notable retail and restaurant void in the immediate trade area.

Positioned along Kingery Highway/Route 83 (29,100 VPD), the property is 1.5 miles south of Interstate 55 (145,300 VPD) and near a major industrial corridor serving Willowbrook and Burr Ridge. Approximately two miles from Argonne National Laboratory, the property also benefits from a strong employment base and a daytime population of 42,494.



\$4,880,000
LIST PRICE



8.00%
CAP RATE



\$170.80
PRICE / SF



\$390,446
NET OPERATING INCOME



Hinsdale Point
(400 units+/-)

Carrington Circle
Residences
(64 townhomes)

Walgreens

Speedway
McDonalds
THORNTONS

Burr Ridge
Senior Living
(221-units)

Hinsdale Lake Terrace
Apartments
(582 units)

NEW WAVE
CAR WASH

Chicago Waffles

SUBJECT PROPERTY

HANWAY
INSURANCE

83

Behavior Health Center
Under Redevelopment

Waterfall Glen
Apartments
(304 units)

Kingery Hwy
29,100 VPD





SOMERSET PLAZA | UNANCHORED STRIP RETAIL | DUPAGE COUNTY

10S620-10S656 S. KINGERY HIGHWAY, WILLOWBROOK, IL 60527

FINANCIAL SUMMARY

PRICE **\$4,880,000**

CAP RATE **8.00%**

Price/ SF \$170.80

Gross Leasable Area 28,572 SF

Year Built 1987

Lot Size 3.49 Acres +/-

Parcel Numbers 10-02-303-005

10-02-303-011

Parking 135 Surface Spaces +/-

NOI **\$390,446**

5-Year CAGR **2.67%**

PROPOSED FINANCING

LTV 70%

Interest Rate | Amortization 6.50% | 25 Years

Down Payment \$1,464,000

First Trust Deed/Mortgage \$3,416,000

Debt Service \$276,781

Debt Coverage Ratio 1.41

Net Cash Flow After Debt Services | Return % \$113,665 | 7.76%

Principal Reduction \$56,402

Total Return | Return % \$170,067 | 11.62%

Loan Constant 8.10%



CASH FLOW YR 1 - STARTING 6/1/2027

BASE RENT	CURRENT	PER SF
Occupied Space	\$400,675	\$16.05
Available Space	\$54,210	\$15.00
Gross Potential Rent	\$454,885	\$15.92

Expense Reimbursements

Real Estate Taxes	\$73,157	\$2.56
Insurance	\$8,540	\$0.30
CAM	\$37,119	\$1.30
Management Fee	\$21,822	\$0.76
Administrative Fee	\$10,135	\$0.35
Total Expense Reimbursements	\$150,772	\$5.28

Gross Potential Income	\$605,657	\$21.20
Vacancy/Collection Allowance	(\$54,210)	(\$1.90)
Effective Gross Income	\$551,447	\$19.30

Expenses

Real Estate Taxes	\$83,750	\$2.93
Insurance	\$9,775	\$0.34
CAM	\$42,494	\$1.49
Management Fee	\$24,981	\$0.87
Total Expenses	\$161,000	\$5.63

NET OPERATING INCOME	\$390,446	\$13.67
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CAM	CURRENT	PER SF
Janitorial	\$12,383	\$0.43
Snow Removal	\$8,765	\$0.31
Utilities	\$5,316	\$0.19
Landscaping Expense	\$4,172	\$0.15
Security Service	\$3,808	\$0.13
Roofing Repair	\$3,361	\$0.12
Repairs and Maintenance	\$577	\$0.02
Parking Lot	\$536	\$0.02
Reserve - Parking Lot	\$3,576	\$0.13
TOTAL CAM	\$42,494	\$1.49

CAM
BREAKDOWN

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Five Star Pantry	\$7,035	\$821	\$3,569	\$2,098	\$973	\$6.04	\$14,497
BCD Liquors	\$10,552	\$1,233	\$5,354	\$3,148	\$1,460	\$6.04	\$21,747
Vacant	-	-	-	-	-	-	-
Baba Café	\$4,690	\$547	\$2,380	\$1,399	\$656	\$6.04	\$9,672
Seafood Village	\$3,869	\$452	\$1,963	\$1,154	\$541	\$6.04	\$7,979
Smile Signature	\$4,822	\$563	\$2,447	\$1,438	\$667	\$6.04	\$9,937
VACANT	-	-	-	-	-	-	-
Distinctive Dental - Dr. Schneider	\$3,517	\$411	\$1,785	\$1,049	\$487	\$6.04	\$7,249
H&R Block	\$3,166	\$369	\$1,606	\$944	\$438	\$6.04	\$6,524
Willowbrook Auto Repair	\$12,311	\$1,437	\$6,247	\$3,672	\$1,703	\$6.04	\$25,370
Tobacco Outlet	\$4,145	\$484	\$2,103	\$1,236	\$573	\$6.04	\$8,541
Vacant	-	-	-	-	-	-	-
Pizza Track	\$4,145	\$484	\$2,103	\$1,236	\$573	\$6.04	\$8,541
Catie's Place	\$4,968	\$580	\$2,521	\$1,482	\$687	\$6.04	\$10,239
Tequila Azteca Restaurant	\$9,937	\$1,160	\$5,042	\$2,964	\$1,375	\$6.04	\$20,477
TOTAL	\$73,157	\$8,540	\$37,119	\$21,822	\$10,135	\$72.49	\$150,772





SITE PLAN



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			
Five Star Pantry Retail, Suite 10S620 T: Sanjay & Soniya Amin and Sriji and Corporation G: Personal	2,400	8.40%	5/1/1996	5/31/2027	0.7 Years	Base	Current	\$4,117	\$49,408	\$20.59	-	11%	1, 5-Year	Net
						Option 1	6/1/2027	\$4,200	\$50,397	\$21.00	2%			
						-	6/1/2028	\$4,284	\$51,405	\$21.42	2%			
						-	6/1/2029	\$4,369	\$52,433	\$21.85	2%			
						-	6/1/2030	\$4,457	\$53,481	\$22.28	2%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool.

BCD Liquors Retail, Suite 10S622-10S626 T: Golden Kiwi, Inc. G: Personal	3,600	12.60%	7/16/2018	5/31/2028	1.7 Years	Base	Current	\$5,154	\$61,851	\$17.18	-	14%	None	Net
						-	6/1/2027	\$5,309	\$63,706	\$17.70	3%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool.

Vacant Retail, Suite 10S628	1,200	4.20%	-	-	-	Base	Current	\$1,500	\$18,000	\$15.00	-	4%	-	-
						-	-	-	-	-	-			

Notes: Rent assumption based off pro forma of \$15/SF.

Baba Café Retail, Suite 10S630-10S632 T: Personal	1,600	5.60%	4/11/2026	4/30/2031	4.7 Years	Base	Current	\$2,230	\$26,756	\$16.72	-	6%	1, 5-Year	Net
						-	5/1/2027	\$2,297	\$27,558	\$17.22	3%			
						-	5/1/2028	\$2,365	\$28,385	\$17.74	3%			
						-	5/1/2029	\$2,436	\$29,237	\$18.27	3%			
						-	5/1/2030	\$2,509	\$30,114	\$18.82	3%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool (excluding HVAC replacement).

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			
Seafood Village Retail, Suite 10S634 T: Anwer Alcharbaju and AAA Trading, Corp	1,320	4.62%	9/1/2025	2/28/2031	4.5 Years	Base	Current	\$1,649	\$19,788	\$14.99	-	4%	None	Net
						-	3/1/2027	\$1,682	\$20,184	\$15.29	2%			
						-	3/1/2028	\$1,716	\$20,587	\$15.60	2%			
						-	3/1/2029	\$1,750	\$20,999	\$15.91	2%			
						-	3/1/2030	\$1,785	\$21,419	\$16.23	2%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool.

Smile Signature Retail, Suite 10S636 T: Abdulghani Alcharbaju & AGC Solutions Corp.	1,645	5.76%	8/8/2024	10/31/2027	1.2 Years	Base	Current	\$1,103	\$13,233	\$8.04	-	3%	None	Net
						-	11/1/2026	\$1,136	\$13,630	\$8.29	3%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool (excluding HVAC replacement).

Vacant Retail, Suite 10S638	1,000	3.50%	-	-	-	Base	Current	\$1,250	\$15,000	\$15.00	-	3%	-	-
						-	-	-	-	-	-			

Notes: Rent assumption based off pro forma of \$15/SF.

Distinctive Dental - Dr. Schneider Retail, Suite 10S640 T: Schneider D.D.S L.L.C. G: Personal	1,200	4.20%	9/1/2001	8/31/2027	1.0 Years	Base	Current	\$1,590	\$19,084	\$15.90	-	4%	None	Net
						-	-	-	-	-	-			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool (excluding HVAC replacement).

H&R Block Retail, Suite 10S642 T: Personal G: Personal	1,080	3.78%	1/1/2015	12/31/2029	3.3 Years	Base	Current	\$1,140	\$13,681	\$12.67	-	3%	None	Net
						-	1/1/2027	\$1,174	\$14,091	\$13.05	3%			
						-	1/1/2028	\$1,210	\$14,514	\$13.44	3%			
						-	1/1/2029	\$1,246	\$14,950	\$13.84	3%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense 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			
Willowbrook Auto Repair Retail, Suite 10S644 T: Willowbrook Auto Repair, Inc. G: Personal	4,200	14.70%	11/19/2024	2/29/2028	1.5 Years	Base	Current	\$5,047	\$60,564	\$14.42	-	14%	None	Net
						-	3/1/2027	\$5,198	\$62,381	\$14.85	3%			
						-	-	-	-	-	-			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool (excluding HVAC replacement).

Tobacco Outlet Retail, Suite 10S646 T: Omran Aldweikat, Ali Abedrabbu & A & D of Willowbrook, Inc. G: Personal	1,414	4.95%	12/1/2014	11/30/2028	2.2 Years	Base	Current	\$1,906	\$22,876	\$16.18	-	5%	1, 5-Year	Net
						-	12/1/2026	\$1,964	\$23,562	\$16.66	3%			
						-	12/1/2027	\$2,022	\$24,269	\$17.16	3%			
						Option 1	12/1/2028	\$2,083	\$24,997	\$17.68	3%			
						-	12/1/2029	\$2,146	\$25,747	\$18.21	3%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool.

Vacant Retail, Suite 10S648	1,414	4.95%	-	-	-	Base	Current	\$1,768	\$21,210	\$15.00	-	5%	-	-
						-	-	-	-	-	-			

Notes: Rent assumption based off pro forma of \$15/SF.

Pizza Track Retail, Suite 10S650 T: Rakhshanda K. Farooqi, Rizwan Farooqui & Pizza Track, Inc. G: Personal	1,414	4.95%	5/1/2014	4/30/2028	1.7 Years	Base	Current	\$1,875	\$22,497	\$15.91	-	5%	None	Net
						-	-	-	-	-	-			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense 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			
Catie's Place Retail, Suite 10S652 T: Caties's Place, LLC G: Personal	1,695	5.93%	12/7/2020	3/31/2031	4.6 Years	Base	Current	\$2,305	\$27,660	\$16.32	-	6%	1, 5-Year	Net
						-	4/1/2027	\$2,351	\$28,213	\$16.65	2%			
						-	4/1/2028	\$2,398	\$28,778	\$16.98	2%			
						-	4/1/2029	\$2,446	\$29,353	\$17.32	2%			
						-	4/1/2030	\$2,495	\$29,940	\$17.66	2%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool.

Tequila Azteca Restaurant Retail, Suite 10S654- 10S656 T: Tequila Azteca Restaurant, Inc. G: Personal	3,390	11.86%	1/29/2024	3/31/2027	0.6 Years	Base	Current	\$4,394	\$52,724	\$15.55	-	12%	3, 3-Year	Net
						Option 1	4/1/2027	\$4,525	\$54,306	\$16.02	3%			
						-	4/1/2028	\$4,661	\$55,935	\$16.50	3%			
						-	4/1/2029	\$4,801	\$57,613	\$16.99	3%			
						Option 2	4/1/2030	\$4,945	\$59,341	\$17.50	3%			

Notes: Tenant responsible for HVAC maintenance/repair. Replacement/CapEx cost included in CAM expense pool (excluding HVAC replacement).

Occupied	24,958	87%							\$400,675	\$16.05				
Vacant	3,614	13%							\$54,210	\$15.00				
Total	28,572	100%							\$454,885*	\$15.92				

*Annualized as of 6/1/2027



VALUE-ADD INVESTMENT OPPORTUNITY

- Priced below replacement cost at \$170.80 per square foot
- Situated on 3.49 acres with 135 parking spaces
- No contractual renewal options, provide flexibility to repurpose space and increase rents
- Three vacant units totaling 3,614 square feet | Available suites range from approximately 1,000 to 1,414 square feet

LONG-TERM TENANT TENURE

- Weighted average tenant tenure of 9.35 years
- Five Star Pantry has operated at the property for more than 30 years
- Distinctive Dental has operated at the property for more than 25 years
- Pizza Track, Tobacco Auto Repair & Tire and H&R Block have each operated at the property for more than 12 years
- BCD Liquors has operated at the property for more than 8.5 years

LIMITED RETAIL AND RESTAURANT COMPETITION

- The center fills a significant retail and restaurant void within the surrounding area
- Limited competing shopping centers and restaurants within approximately four to six miles of the property, excluding a small number of adjacent tenants

SURROUNDED BY DENSE RESIDENTIAL COMMUNITIES IN AN AFFLUENT AREA

- 33,630 residents within a three-mile radius
- Average household income of \$145,686 within three miles
- The center serves a dense surrounding base of condominiums, townhomes and apartments
 - › Waterfall Glen Apartments (304 units), Acclaim at Hinsdale Lake Terrace (582 units), Hinsdale Point (Approximately 400 units), and Carrington Circle Residences (64 townhomes)
- Burr Ridge Senior Living is also located nearby (221 units)

HIGH-TRAFFIC ROUTE 83 LOCATION & INTERSTATE ACCESS

- Positioned along Kingery Highway (Route 83) | 29,100 VPD
- Located 1.5 miles south of Interstate 55 | 145,300 VPD
- The Interstate 55 interchange is surrounded by a major industrial corridor serving Willowbrook and Burr Ridge

PROXIMITY TO MAJOR EMPLOYMENT AND AREA DRIVERS

- Approximately two miles from Argonne National Laboratory, a U.S. Department of Energy national laboratory employing more than 3,800 people
 - › Major regional hub for scientific, engineering, advanced computing and materials research
- Dense employment base with a daytime population of 42,494



HRBLOCK.COM

Stock Symbol:

HRB | NYSE

Market Cap (8/25/2026)

\$6.62 Billion

Enterprise Value (8/25/2026)

\$7.76 Billion

Revenue (FY 2025)

\$3.76 Billion

Net Income (FY 2025)

\$609.45 Million

Standard & Poor's Credit Rating

BBB

- » Global consumer tax and small business service provider
- » Operates under H&R Block, Block Advisors, Wave, and Spruce Brands
- » Located in all 50 states and internationally
- » Over 70,000 experienced tax pros working in over 12,000 offices across the globe
- » 22 million tax returns worldwide were prepared by H&R Block (2025)
- » Founded in 1955 | 71 years of experience
- » BBB credit rating



71 Years
Experience



\$3.76 Billion
in Revenue



22 Million
Tax Returns





4.6 ★ 77 GOOGLE REVIEWS

SEAFOODVILLAGE.STORE

- » Locally owned seafood restaurant specializing in seafood boils, crab, shrimp, lobster, crawfish, and fried seafood entrées
- » Operates a single location in Willowbrook, Illinois, offering dine-in, pickup, and delivery services
- » Maintains a 4.6-star Google rating from 77 reviews



4.4 ★ 58 GOOGLE REVIEWS

WILLOWBROOKAUTOREPAIR.COM

- » Full-service automotive repair and maintenance provider
- » Offers a wide range of services, including diagnostics, routine maintenance, tire services, and automotive repairs
- » Emphasizes affordable service, quality parts, and a 1-year warranty on repairs
- » Maintains a 4.4-star Google rating from 58 reviews





4.5



854 GOOGLE REVIEWS

PIZZATRACK.NET

- » Established in 2004, Pizza Track is a locally operated restaurant specializing in Halal pizzas that blend traditional Italian recipes with South Asian flavors
- » Committed to serving Zabiha Halal-certified ingredients, partnering with the Halal Food Standards Alliance of America (HFSAA)
- » Offers a diverse menu featuring specialty pizzas, burgers, wraps, wings, and Mediterranean-inspired dishes
- » Maintains a 4.5-star Google rating from 854 reviews



5.0



5 GOOGLE REVIEWS

SMILESIGNATURE.NET

- » Boutique, prosthodontist-led dental laboratory specializing in full-arch implant restorations, complex prosthetics, and full-mouth rehabilitation cases
- » Provides comprehensive solutions including implant-supported crowns and bridges, ceramic restorations, dentures, and All-on-X restoration systems



PLAT OF SURVEY

PROFESSIONAL RECORDING COMPANY, 1465 ADAMS STREET, CHICAGO, ILL. 60606
 COLUMBIA RECORDING COMPANY, 170644 INDEPENDENT HIGHWAY, WILLOWDALE, ILL.



LANE



GRAPHIC SCALE



Prepared for: ROSSI REAL ESTATE CORP.

KRISCH LAND SURVEYING, LLC

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004233

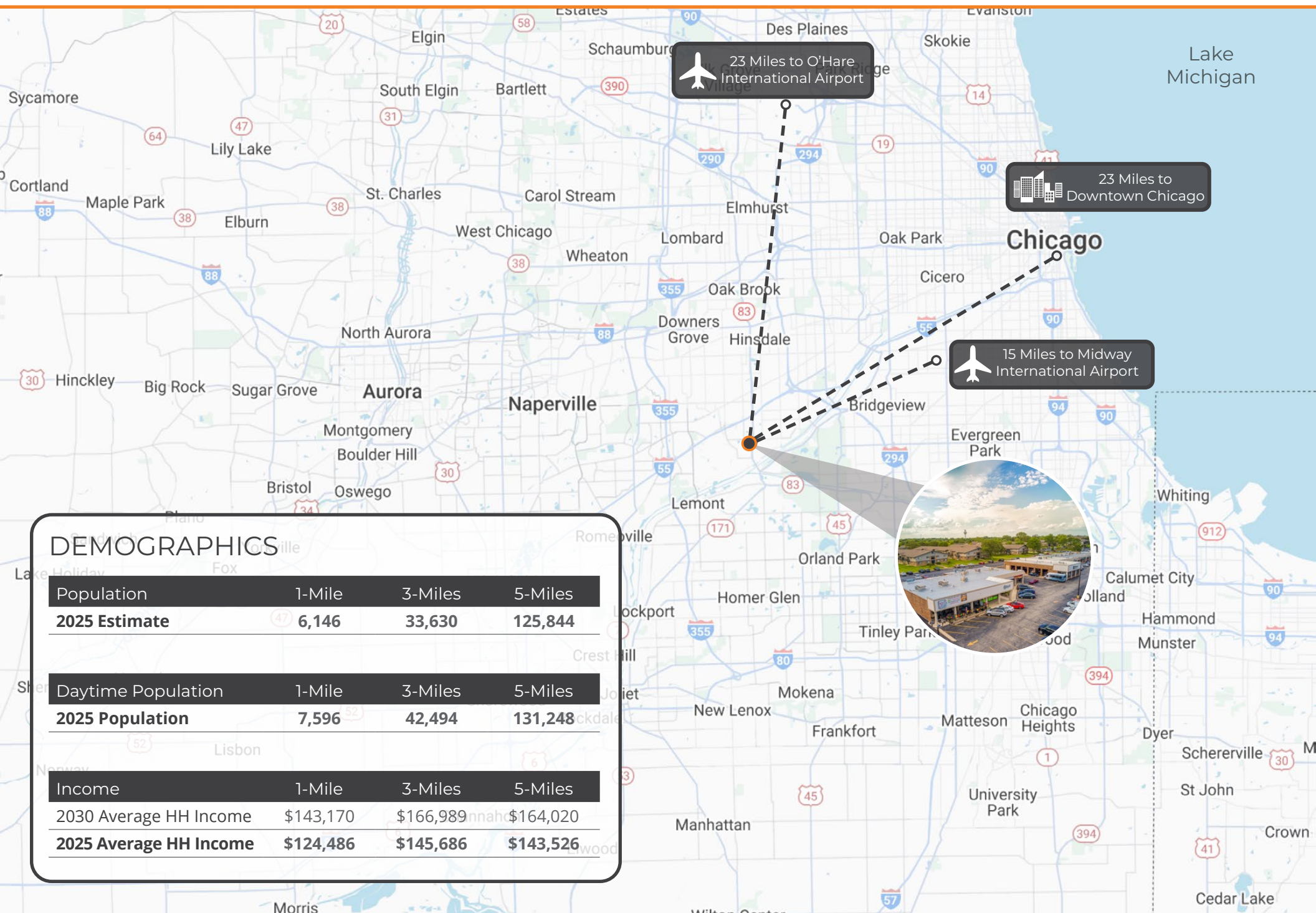
6716 Revere Road • Downingtown, IL 60516 • Phone: 630.627.6589

GDG File	CAD File 15-056-2024
Client	Dryden Milk

No.	Date	Revision Description	By

Symbols Legend	
●	Spectro Sensor Module
○	Siren Sensor Module
□	Dark Beam
■	Dark Wall
○	Fire Hydrant
⊙	Water Valve in Wall
⊙	Water Valve
⊕	8-Idle
⊖	Stop
⌂	Street Sign
⊙	Don't Walk
⊙	Don't Stop
★	Loudspeaker Light / Fog
★	Light Pole
⊞	Electric Transformer
⊞	Utility Pedestal
⊞	Telephone Module
⊞	Electric Handrail
⊞	Traffic Signal Pole
⊞	Pole Anchor
⊞	Utility Pole w/ Overhead Line Direction
➤	➤ Storm Sewer
➤	➤ Spectro Sensor
➤	➤ W - Walkman
➤	➤ G - 5-Gonghorn
➤	➤ E - 1 - Underground Electric Line
➤	➤ T - 1 - Underground Telephone Line
➤	➤ N - 1 - Underground Cable Television
➤	➤ U - 1 - Underground Traffic Light Pole
➤	➤ W - 1 - Police Walk Sign

REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	6,146	33,630	125,844

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	7,596	42,494	131,248

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$143,170	\$166,989	\$164,020
2025 Average HH Income	\$124,486	\$145,686	\$143,526

AERIAL



Interstate 55
145,300 VPD



Sawmill
Sports Hub



THE CHAMPAGNE
LODGE & LUXURY SUITES



Kingery Hwy
29,100 VPD

83

Waterfall Glen Apartments (304 units), Acclaim at Hinsdale Lake Terrace (582 units), Hinsdale Point (Approximately 400 units), and Carrington Circle Residences (64 townhomes)

Industrial offices/facilities
WHOLESALE POINT
WHY PAY RETAIL?
menden
Securitas Technology
A&G REPAIR SERVICE
mi
EXCEL MECHANICAL SERVICES

Walgreens
Speedway

91st Street
5,050 VPD

McDonalds
THORNTONS

Burr Ridge
Senior Living
(221-units)

Burr Ridge
Middle School
(189 students)



SUBJECT PROPERTY



Chicago Waffles

Behavior Health Center
Under Redevelopment

SOUTHWESTERN SUBURB OF CHICAGO

- Located in DuPage County, Illinois
 - › DuPage county offers lower property and retail taxes compared to neighboring counties
 - › DuPage county continues to be one of the fastest growing regions in the Midwest | Over 350,000 households and nearly one million residents
- Minutes from Oak Brook, one of the Chicago region's premier business and retail destinations

POPULAR ATTRACTIONS

- Willowbrook Town Center | Retail destination featuring national retailers, restaurants, and service providers
- Timber Lake Park | Popular local recreation area offering walking trails, fishing opportunities, and scenic lake views
- Black Horizon Brewing Company | Locally recognized craft brewery and taproom attracting visitors from throughout the southwest suburbs
- Willowbrook Ice Arena | Regional facility for youth hockey, figure skating, and recreational skating
- Compass Arena | Multi-purpose sports and entertainment venue

EASILY ACCESSIBLE

- Positioned at the convergence of I-55, I-294, and Route 83, providing excellent regional connectivity throughout the Chicago MSA
- Convenient access to multiple Metra commuter rail stations, including Clarendon Hills, Westmont, and Hinsdale on the BNSF Line
 - › BNSF Line had 7.57 million passengers in 2025
- 12 miles west of Chicago Midway International Airport
- 20 miles south of Chicago O'Hare International Airport

RECENT DEVELOPMENTS WITHIN A 5-MILE RADIUS

- 9,000 SF religious facility is currently under construction
- Gas n Wash | 10,000 SF car wash was built in 2025
- The Jade Residences at Waterfall Glen | 70-unit apartment building was built in 2024
- 132,892 SF distribution center was built in 2024
- Woodridge Commerce Center | 217,100 SF distribution center was built in 2024
- Marbella of Lemont | 78-unit apartment building was built in 2024

A+

OVERALL
GRADE

A+

PUBLIC
SCHOOLS

A+

GOOD FOR
FAMILIES

A

OUTDOOR
ACTIVITIES

A+

HEALTH &
FITNESS

B+

JOBS

(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

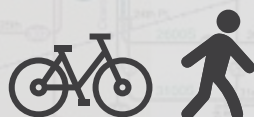
Bus and Train Rides.

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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