



RETAIL PROPERTY FOR SALE

ATI PHYSICAL THERAPY
2701 Sheridan Road, Zion, IL 60099

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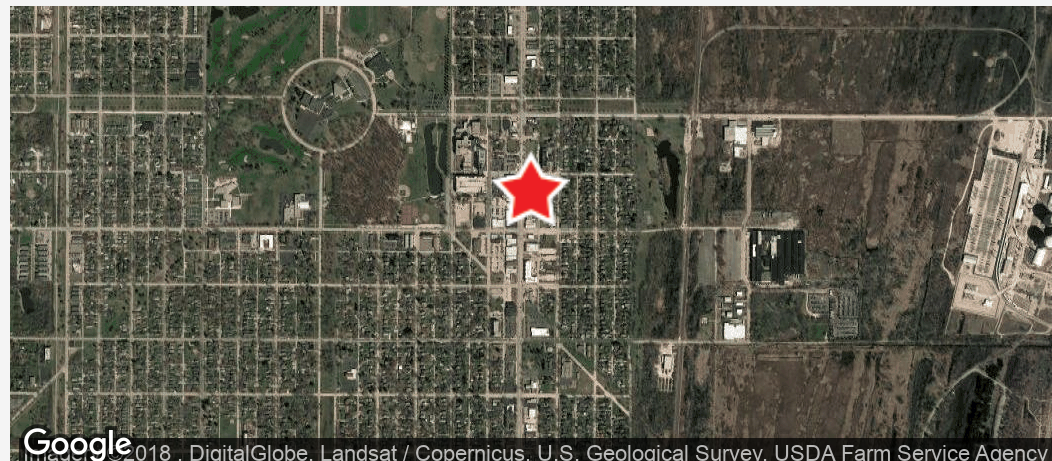
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RETAIL PROPERTY FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,156,300
NOI (04/01/2018):	\$75,159
** Admin Fee Not In NOI	\$3,500 (2017)
Cap Rate:	6.5%
Land Acreage:	0.32 Acres
Year Built:	1978
Building Size:	2,951
Price / SF:	\$391.83
Rent / SF:	\$25.46
Renovated:	2015

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance :	Tenant Responsibility
Roof / Structure:	Landlord Reimbursement
Term Remaining:	8 Years
Original Lease Term:	11 Years
Commencement Date:	March 30, 2015
Current Term Expiration:	March 31, 2026
Options:	Two, 5 Years
Increases:	2% Annual Increase

PROPERTY HIGHLIGHTS

- Triple Net Lease | Over 8 Years Remaining
- Two (2), 5 Year Option Periods
- Brand New Roof in March 2015 with 15 Year Transferable Warranty
- 2,951 +/- Square Foot Property on 0.32 Acres of Land
- 2% Annual Increases Every Year and In Option Periods
- Located on Sheridan Road and 27th Street with Over 18,200 VPD+
- Average Household Income Exceeds \$68,192 Within a Five Mile Radius
- 97,075+ People Living in the Area Within a Five Mile Radius
- In Close Proximity to Illinois Beach State Park | Over 6 Miles of Lakefront Beaches on Lake Michigan
- Situated Near a Numerous Amount of Retail Tenants Including Walgreens, Ace Hardware, 7-Eleven, Aldi, PNC Bank, KFC, Dollar General and Many More

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INVESTMENT HIGHLIGHTS

SALE HIGHLIGHTS

- Triple Net Lease | Over 8 Years Remaining
- Two (2), 5 Year Option Periods
- Landlord Responsible for Roof/Structure/Parking Lot | Reimbursed from Tenant through CAM
- 2,951 +/- Square Foot Property on 0.32 Acres of Land
- Investment Property is Approximately 40 Miles North of Downtown Chicago
- 2% Annual Increases Every Year and In Option Periods
- Located on Sheridan Road and 27th Street with Over 18,200 VPD+
- Average Household Income Exceeds \$68,192 Within a Five Mile Radius
- Zion is a City in Lake County, Illinois
- 97,075+ People Living in the Area Within a Five Mile Radius
- In Close Proximity to Illinois Beach State Park | Over 6 Miles of Lakefront Beaches on Lake Michigan
- Situated Near a Numerous Amount of Retail Tenants Including Walgreens, Ace Hardware, 7-Eleven, Aldi, PNC Bank, KFC, Dollar General and Many More



ATI PHYSICAL THERAPY TENANT PROFILE



OVERVIEW

Company:
Founded:
Headquarters:
Website:

ATI Physical Therapy
1996
Bolingbrook, IL
www.atipt.com

TENANT HIGHLIGHTS

- Number of Locations: Over 560 Locations
- ATI Holdings LLC | Private Company
- Partnership with Advent International

TENANT OVERVIEW

With exceptional, patient-centered care, trusted expertise and remarkable outcomes, our goal is to exceed customers' expectations—every day, in every clinic. ATI is a nationally-recognized rehabilitation provider, specializing in research-based physical therapy, workers' compensation rehab, employer worksite solutions, sports medicine, home health, and a variety of specialty therapies.

After opening our first clinic in Willowbrook, Illinois, we quickly realized there was an opportunity to provide a new and unmatched level of service to injured workers. We developed the internationally recognized F.I.R.S.T. (Functional Integration of Rehabilitation and Strength Training) program, based on extensive research and input from orthopedic surgeons, physical therapists, athletic trainers, exercise physiologists, and bio-mechanists.

Focused on our vision for aggressive rehabilitation through strength training and conditioning, ATI developed new and superior treatment protocols and techniques.

With a winning combination of exceptional care, incredible people, and a commitment to being the bright spot in the day of every single patient, we quickly began to expand. Now, with hundreds of clinics across the U.S., ATI continues to provide patient care based on its founding principles.

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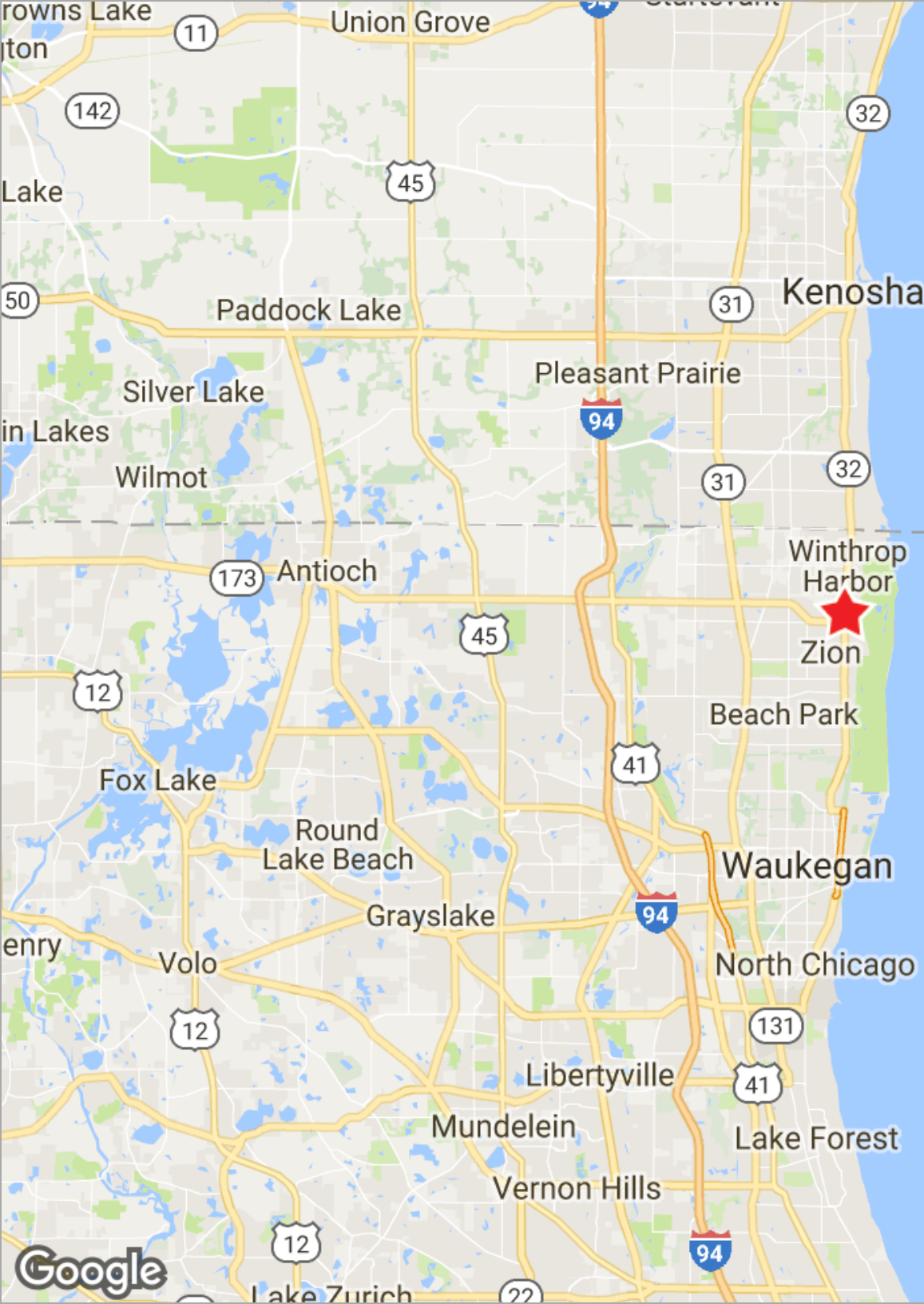
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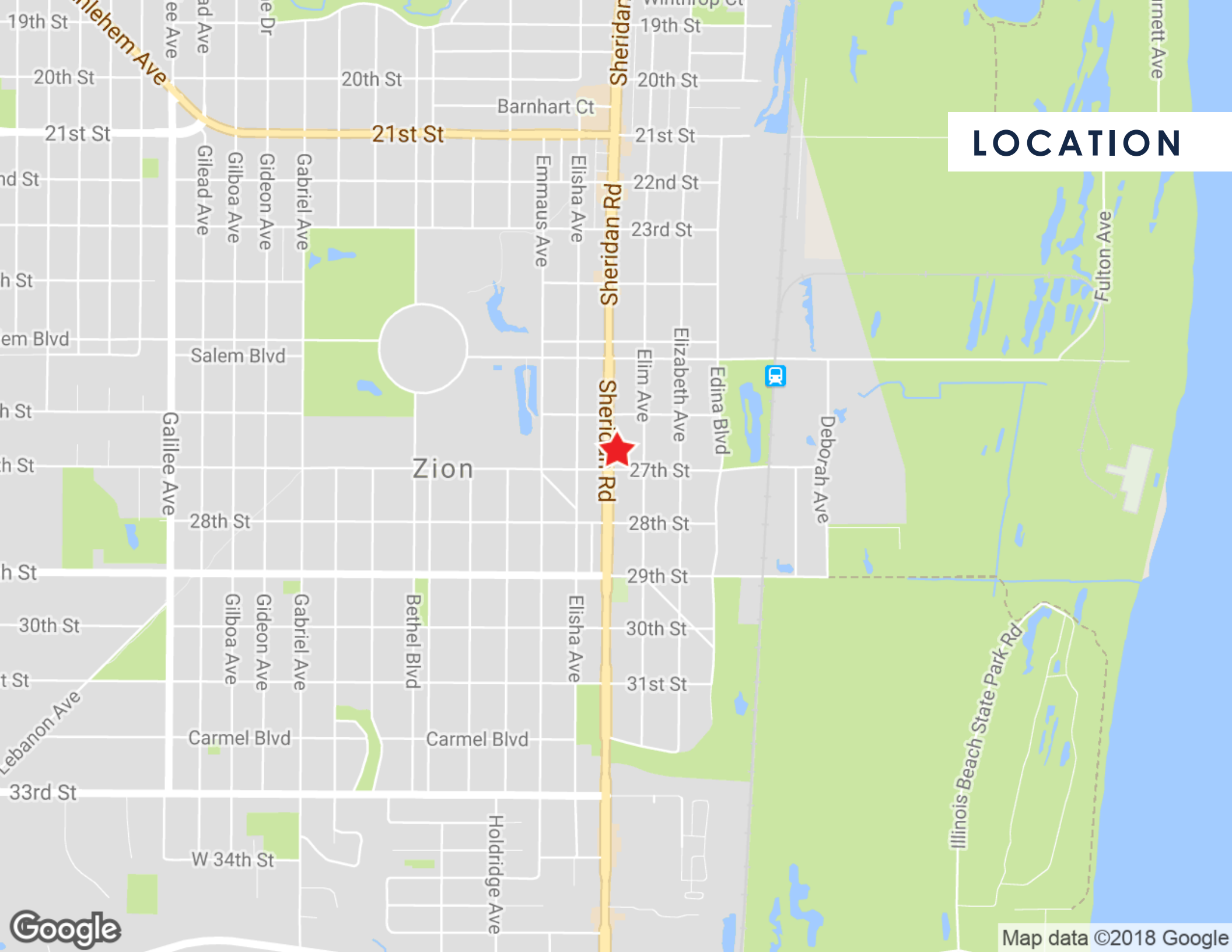
RETAILER



REGIONAL



LOCATION



AERIAL

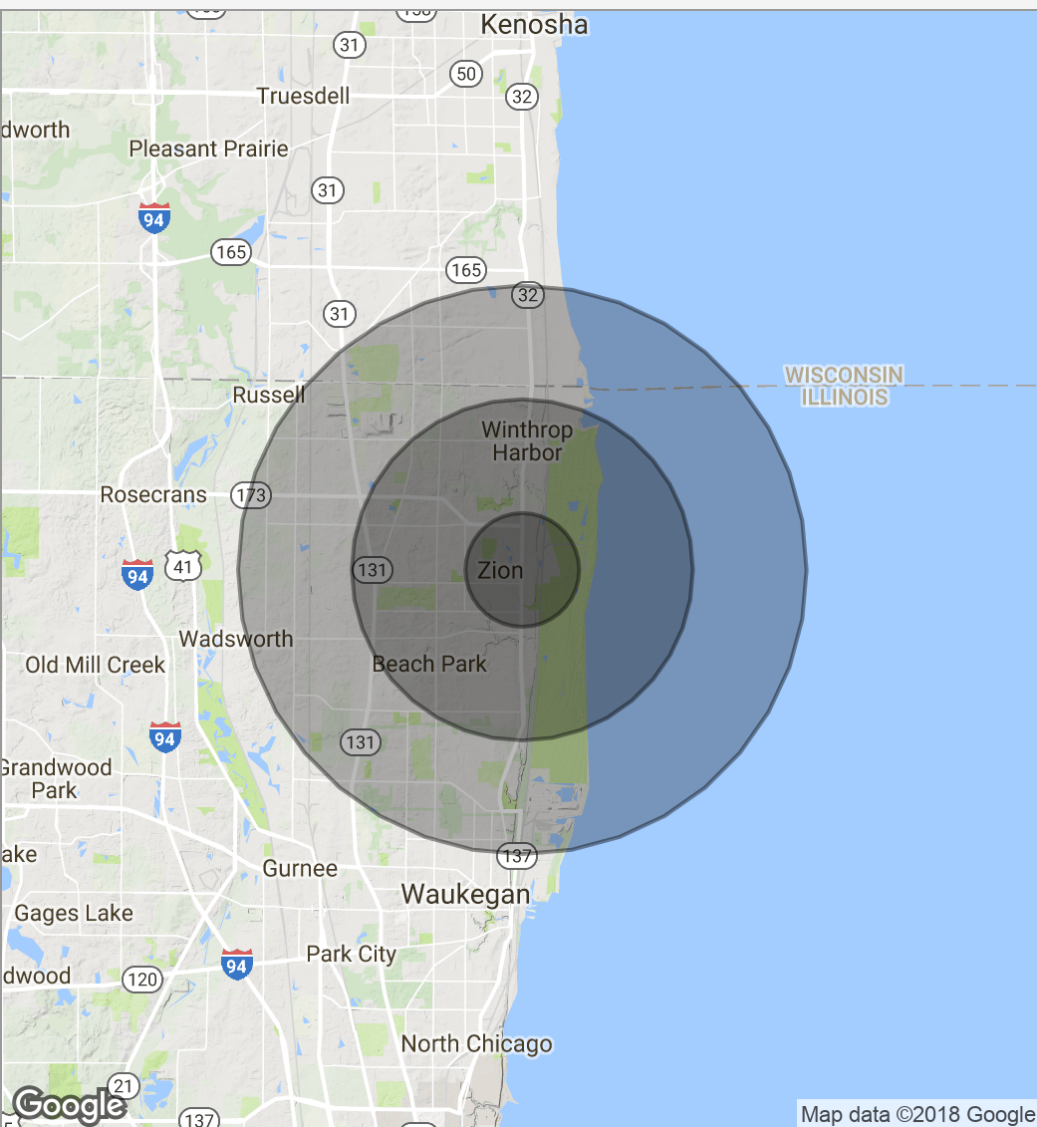
ATI Physical Therapy

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RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,138	42,914	97,075
Median age	33.2	34.4	33.6
Median age (male)	30.3	33.0	32.7
Median age (Female)	34.4	35.2	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,357	14,816	32,900
# of persons per HH	3.0	2.9	3.0
Average HH income	\$58,824	\$65,256	\$68,192
Average house value	\$165,879	\$201,614	\$205,553

** Demographic data derived from 2010 US Census*

Map data ©2018 Google

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