

# TWO-TENANT NET LEASED INVESTMENT BEST BUY | VALUE CITY FURNITURE

3351-3355 MALL LOOP DRIVE, JOLIET, IL (CHICAGO MSA)



## Offering Summary

Price:	\$12,500,000
Cap Rate [Year 1 NOI: \$868,806]:	7.0%
Approximate Total Building Size:	±103,904 SF
Approximate Lot Size:	±8.85 Acres (±385,596 SF)
APN Number:	06-03-23-478-001

## Property Highlights

- » New 10 Year Lease Renewals on both Best Buy and Value City
- » 10% Rent Increases every 5 years for both tenants (Including options)
- » 4 x 5-Year Options (Best Buy) & 3 x 5-Year Options (Value City)
- » NNN Leases – Minimal Landlord Responsibility (Roof & Structure)
- » Best Buy, L.P. and American Signature, Inc. Corporate leases
- » Proven location for both tenants, ±10 years
- » Best Buy: ±56,266 SF | Value City Furniture: ±47,669 SF

## For more information, please contact:

**David C. Lachoff**  
Executive Managing Director  
D 310.407.6572  
dlachoff@ngkf.com  
CA RE Lic. #00322957

**Kevin Lachoff**  
Director  
D 310.407.6580  
klachoff@ngkf.com  
CA RE Lic. #01481846

**Jim Schutter**  
Senior Managing Director  
Newmark Knight Frank  
Chicago, IL 60661  
NKF IL RE Lic. #481-000340

**Newmark Knight Frank**  
1875 Century Park East, Suite 1380  
Los Angeles, CA 90067  
Corporate RE Lic. #01355491



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

[www.ngkf.com](http://www.ngkf.com)



# TWO-TENANT NET LEASED INVESTMENT BEST BUY | VALUE CITY FURNITURE

3351-3355 MALL LOOP DRIVE, JOLIET, IL (CHICAGO MSA)



## Area Highlights

- » Directly across from Louis Joliet regional Shopping Mall
- » Great location, monument signage at intersection with mall entrance
- » Mall anchored by 14-screen all digital Cinemark Movie Theatre, tenants include Macy's, Carson's, H&M, Victoria's Secret, Bath & Body Works, Pandora amongst 90+ stores
- » Located off I-55 and Rt.30, and just minutes away from Interstate 80
- » Chicago suburb community, Joliet is a growing city of approx. 150,000 residents
- » Nearly 70,000 residents within 3 miles of the property, Avg. Household Income +\$87,000

**For more information,  
please contact:**

### David C. Lachoff

Executive Managing Director  
D 310.407.6572  
dlachoff@ngkf.com  
CA RE Lic. #00322957

### Kevin Lachoff

Director  
D 310.407.6580  
klachoff@ngkf.com  
CA RE Lic. #01481846

### Jim Schutter

Senior Managing Director  
Newmark Knight Frank  
Chicago, IL 60661  
NKF IL RE Lic. #481-000340

### Newmark Knight Frank

1875 Century Park East, Suite 1380  
Los Angeles, CA 90067  
Corporate RE Lic. #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.