

The Learning Experience

South Elgin, IL



 **Purchase Price:**
\$4,126,000

 **Cap Rate:**
7.15%

Stan Johnson Company, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 171 McLean Boulevard in South Elgin, IL (the "Property"). The Property consists of a 10,000 SF building with a 5,000 SF playground situated on a 1.18-acre parcel of land. The Property was constructed in 2017. The Property is leased to The Learning Experience, who is operating under a 15-year, NNN lease featuring 11.00% increases every five years and 2, five-year renewal options.

Location Synopsis

South Elgin is a city in Kane County in the northern part of the State of Illinois. South Elgin is part of a newly defined Metropolitan Division, the greater Chicago-Naperville-Elgin metro area. Located approximately 37 miles northwest of Chicago, it lies along the Fox River. IL Route 31 and IL Route 25 extend south to St. Charles and north to Elgin and beyond. Residents use IL Route 19 and U.S. 20 (Lake Street) to reach destinations to the east and west. As of 2017, the city had a total population of 22,549.

Investment Highlights

- Top-Tier Daycare Provider in the Midst of Rapid Expansion
- 15-Year NNN Lease with Substantial Rental Increases
- Build-to-Suit Construction
- "Recession-Proof" Industry averse to E-Commerce Trends
- Large Business & Industrial Parks Nearby
- Premier Demographics



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