



BIG LOTS

111 South Weber Road, Bolingbrook, IL 60490



Actual Location



Actual Location

TABLE OF CONTENTS

INVESTMENT SUMMARY	3
INVESTMENT HIGHLIGHTS	4
AERIALS	5
PROPERTY DESCRIPTION	7
SITE PLAN	8
SURROUNDING USES	9
LEASE ABSTRACT	10
TENANT PROFILE	11
AREA OVERVIEW	12

INVESTMENT ADVISORS

CHRIS BOSWORTH

Vice Chairman
+1 404 923 1486
chris.bosworth@cbre.com

WILL PIKE

Vice Chairman
+1 404 923 1381
will.pike@cbre.com

BRIAN PFOHL

Senior Vice President
+1 404 504 7893
brian.pfohl@cbre.com

MATT MOUNTJOY

Capital Markets Manager
+1 404 504 5939
matthew.mountjoy@cbre.com

LEAH LINDELL

Capital Markets Analyst
+1 404 504 5136
leah.lindell@cbre.com

MICHAEL KAIDER

CBRE IL Licensee
michael.kaider@cbre.com



INVESTMENT OVERVIEW



NOI

\$201,977



CAP RATE

7.50%



PRICE

\$2,700,000

ADDRESS	111 South Weber Road Bolingbrook, IL 60490
TERM REMAINING	±4 Years
BUILDING SIZE	33,216 SF
LAND AREA	3.73 Acres
YEAR BUILT	2001
PARKING SPACES	170 Spaces
TRAFFIC COUNTS	South Weber Road: 29,500 VPD

Demographics	1-Mile	3-Mile	5-Mile
Population	11,199	84,323	212,283
AHI	\$121,488	\$132,150	\$129,350

INVESTMENT SUMMARY

The CBRE Net Lease Property Group is pleased to exclusively offer a 33,216-square-foot Big Lots situated on 3.73 acres in Bolingbrook, Illinois—a thriving bedroom community of the Chicago MSA (Population: 9.5 Million) that was named as one of *Money's* Best Places to Live 2019. Big Lots' net lease was recently extended in October 2019 and features ±4 years of primary term remaining with three 5-year renewal options. The property is positioned with excellent access and visibility at the signalized intersection of South Weber Road (29,500 VPD) and Thackeray Drive, where it is 28 miles southwest of downtown Chicago. Big Lots is an anchor tenant to the ±277,000-square-foot Country Aire Plaza, which is occupied by Home Depot, Goodwill, Sprint, Lumber Liquidators Flooring, Cabinets To Go, Rockler Woodworking and Hardware, Bulldog Ale House, The Patio and Casa Margarita, among others. The property is diagonally across from The Vitamin Shoppe and directly adjacent to the Clow International Airport—a public general aviation airport that is home to the Illinois Aviation Museum and JW Aviation Flight School. Big Lots benefits from its position within Bolingbrook's prominent retail and commercial corridor with 3.0 MSF of retail, 1.8 MSF of office, 34.5 MSF of industrial and 1,582 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include Target, Lowe's, Meijer, Jewel-Osco, ALDI, Kohl's, Hobby Lobby, Marshalls, Ross Dress for Less, Regal Cinemas, Best Buy, PetSmart, OfficeMax, Walgreens, Chick-fil-A, McDonald's, GNC, Party City, Advance Auto Parts, Starbucks, Red Lobster, Chipotle and GameStop, among an abundance of others. Big Lots is provided with a substantial built-in customer base as the property shares an access drive with the Balstrode Farms subdivision and is within walking distance from over 3,500 housing units. Furthermore, the site benefits from upscale demographics with a population of 84,323 and an average household income of \$132,150 within a 3-mile radius.

INVESTMENT HIGHLIGHTS

Premier Tenant

Headquartered in Columbus, Ohio, Big Lots, Inc. (NYSE: BIG, S&P: BBB-) is a discount retailer that offers competitive pricing on a large range of merchandise, including furniture, seasonal items, home goods, food, consumables, electronics, toys, and accessories. Originally founded in 1967, Big Lots currently operates a total of 1,401 stores with approximately 35,600 employees. As of August 3, 2019, Big Lots, Inc. reported TTM net sales of \$5.3 billion and TTM net income of \$123.2 million. The tenant under the Lease is PNS Stores, Inc., a subsidiary of Big Lots.

Net Lease

Big Lots' net lease was recently extended and features ± 4 years of primary term remaining with three 5-year renewal options.

Excellent Access & Visibility

The property is positioned at the signalized intersection of South Weber Road (29,500 VPD) and Thackeray Drive, where it is 28 miles southwest of downtown Chicago.

Strategic Location

Big Lots is an anchor-tenant to the $\pm 277,000$ -square-foot Country Aire Plaza, which is occupied by Home Depot, Goodwill, Sprint, Lumber Liquidators Flooring, Cabinets To Go, Rockler Woodworking and Hardware, Bulldog Ale House, The Patio and Casa Margarita, among others. The property is diagonally across from The Vitamin Shoppe and directly adjacent to the Clow International Airport—a public general aviation airport that is home to the Illinois Aviation Museum and JW Aviation Flight School.

Prominent Retail & Commercial Corridor

Big Lots benefits from its position within Bolingbrook's prominent retail and commercial corridor with 3.0 MSF of retail, 1.8 MSF of office, 34.5 MSF of industrial and 1,582 multifamily units within a 3-mile radius. Major retailers within the immediate vicinity include Target, Lowe's, Meijer, Jewel-Osco, ALDI, Kohl's, Hobby Lobby, Marshalls, Ross Dress for Less, Regal Cinemas, Best Buy, PetSmart, OfficeMax, Walgreens, Chick-fil-A, McDonald's, GNC, Party City, Advance Auto Parts, Starbucks, Red Lobster, Chipotle and GameStop, among an abundance of others.

Substantial Built-In Customer Base

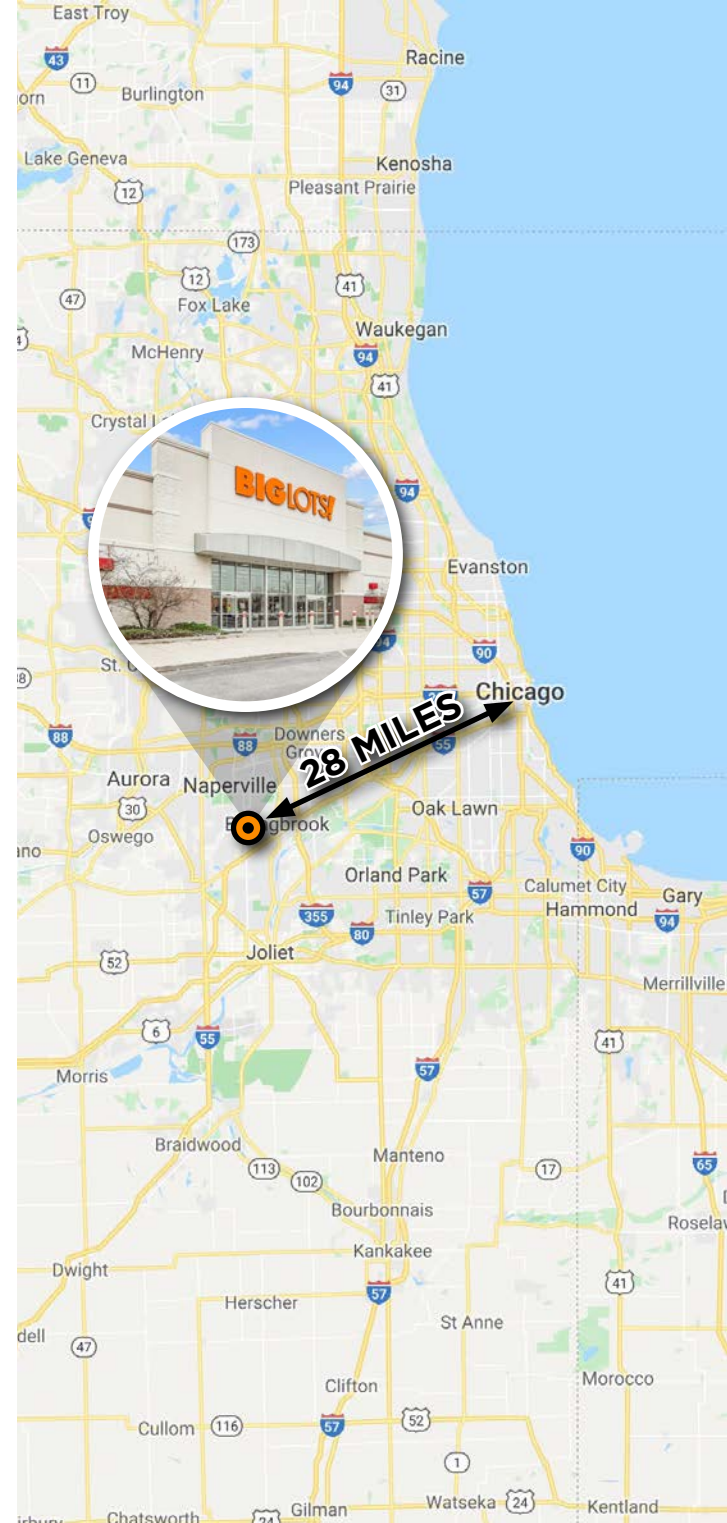
Big Lots is provided with a substantial built-in customer base as the property shares an access drive with the Balstrode Farms subdivision and is within walking distance from over 3,500 housing units.

Upscale Demographics

The site benefits from upscale demographics with a population of 84,323 and an average household income of \$132,150 within a 3-mile radius.

Chicago MSA Advantage

Chicago (MSA Population: 9.5 Million) is one of the most attractive and dynamic markets in the nation. Chicago boasts an attractive retail market, with the third largest economy in the nation and over \$127.9 billion in annual retail sales (2018 metro Chicago sales). The market's vibrant business climate, central geographic location, diversified economy and available human resources have helped Chicago achieve a prominent position as a world-class city in finance, international trade, manufacturing, transportation, culture and the arts.



AERIAL

Logos and businesses shown include: Costco, Osaka Grill, dyson, Sprint, Clow International Airport, THE HOME DEPOT, OfficeMax, PETSMART, meijer, Burlington, ROSS, Hobby Lobby, ALDI, Party City, FANTASTIC SAMS, XSPORT FITNESS, Advance Auto Parts, meineke, DOLLAR TREE, GNC, noddles, GameStop, SportClips, Chick-fil-A, MOD, SMOOTHIE KING, SHELL, Circle K, Signature, verizon, Great Clips, OBERWEIS, Jewel Osco, T-Mobile, First Midwest Bank, Healthy Driven, Edward-Elmhurst HEALTH, the Vitamin Shoppe, Coca-Cola, and the patio.

SOUTH WEBER ROAD: 29,500 VPD

THACKERAY DRIVE

BIG LOTS!

the patio
BBQ • SANDWICHES • SALADS

Coca-Cola

the Vitamin Shoppe

GameStop

SportClips

Chick-fil-A

MOD

SMOOTHIE KING

SHELL

CIRCLE K

GNC

DOLLAR TREE

FANTASTIC SAMS

meineke

Advance Auto Parts

ALDI

Hobby Lobby

ROSS

Burlington

meijer

PETSMART

OfficeMax

THE HOME DEPOT

Clow International Airport

Sprint

dyson

Osaka Grill

goodwill

ROCKLER

LUMBER LIQUIDATORS

Costco

Signature

verizon

Great Clips

OBERWEIS

Jewel Osco

T-Mobile

First Midwest Bank

Healthy Driven
Edward-Elmhurst HEALTH

the Vitamin Shoppe

Coca-Cola

the patio
BBQ • SANDWICHES • SALADS

SOUTH WEBER ROAD: 29,500 VPD

THACKERAY DRIVE

BIG LOTS!

CBRE CAPITAL MARKETS

5

BIG LOTS BOLINGBROOK, IL

AERIAL



PROPERTY DESCRIPTION



Location

111 South Weber Road
Bolingbrook, IL 60490



Site

Anchor tenant to the ±277,000 SF
Country Aire Plaza



Land Area

3.73 Acres
APN: 12-02-17-109-010-0000



Building Area

33,216 SF



Frontage & Access

Directly accessible via access drive
located at the signalized intersection
of South Weber Road and Thackeray
Drive



Commercial Base

3.0 MSF of retail, 1.8 MSF of office, 34.5
MSF of industrial and 1,582 multifamily
units within a 3-mile radius



Traffic Counts

South Weber Road:	29,500 VPD
West Boughton Road:	28,000 VPD
Veterans Parkway:	12,800 VPD



Year Built

2001



Zoning

DuPage County
Commercial Use



SURROUNDING USES



LEASE ABSTRACT

TENANT	PNS Stores, Inc. (Big Lots)		
LEASE TERM	±4 Years		
LEASE COMMENCEMENT	November 4, 2010		
LEASE EXPIRATION	January 31, 2024		
LEASE TYPE	NN		
CURRENT TERM RENT	\$201,977		
RENT ESCALATIONS	Flat for remainder of initial term		
REMAINING OPTIONS	Three 5-year options		
OPTION RENT	Option 1:	\$300,317	
	Option 2:	\$325,481	
	Option 3:	\$350,977	
OPTION RENT INCREASES	48.69% in Option 1, 8.38% in Option 2, 7.83% in Option 3		
TAXES	<p>Tenant shall pay all real property taxes which may be levied or assessed by any lawful authority against the land and improvements in the Landlord's Parcel.</p> <p>Tenant's pro rata share shall be 100% of the Real Estate Taxes for Parcel Number 12-02-17-109-010-0000.</p>		
INSURANCE	<p>Tenant agrees to carry at its own expense, throughout this Lease, the following policies of insurance: (i) commercial general liability insurance covering Landlord's Parcel including the Demised Premises and Tenant's use thereof which insurance shall include Landlord as an additional insured, with minimums of the following: \$1,000,000 each event combined single limit with a \$2,000,000 general total combined single limit; and (ii) insurance covering all improvements located in the Landlord's Parcel, including the Demised Premises, Tenant's trade fixtures, furnishings and inventory against perils normally covered under special form "All Risk" insurance, including the perils of earthquake and flood, in an amount not less than the full replacement value of all the improvements located in the Landlord's Parcel and the Demised Premises. Tenant shall have the option to self-insure for all plate glass, inventory, equipment, fixtures and improvements.</p> <p>Landlord shall at all times maintain, or cause to be maintained, in full force and effect, comprehensive public liability insurance covering Landlord's Parcel and its Building to afford protection to the limit of not less than \$3,000,000 for personal injury or death to any person or persons arising out of any one occurrence and to the limit of not less than \$500,000 in respect of any instance of property damage with a combined bodily injury and property damage limit of \$3,000,000 per occurrence in the aggregate. Landlord may self-insure if Landlord is a publicly listed and traded corporation, or a division or subsidiary of a publicly listed and traded corporation, and has a net worth of greater than \$50,000,000.</p>		
REPAIRS & MAINTENANCE	<p>Tenant agrees to make all repairs necessary to keep the interior portions and exterior of the Demised Premises in good order, repair and operation. Tenant shall be responsible for the maintenance and repair of the following: (i) interior faces of the exterior walls; (ii) ceilings; (iii) floor coverings; (iv) non-structural portions of the storefront including doors, windows, window frames and plate glass; (v) HVAC exclusively serving the Demised Premises whether located inside or on the roof of the Demised Premises; (vi) the electrical, plumbing, sprinkler and other mechanical systems and equipment exclusively serving the Demised Premises and (vii) painting and pressure washing the exterior walls and faces of the Demised Premises.</p> <p>Landlord agrees, at Landlord's sole cost and expense, to make all repairs and replacements necessary to keep the exterior and structural portions of the Demised Premises in good order, repair and operation. The structural repairs or replacement of the Demised Premises shall include (without limitation) each of the following: (i) exterior walls of the Demised Premises and exterior faces thereof; (ii) the roof; (iii) gutters, downspouts and roof drainage system; (iv) foundations and floor slabs; (v) all structural members of the building of which the Demised Premises is a part and (vi) electrical, plumbing, sprinkler and other mechanical systems and equipment located within the floor slab of the Demised Premises.</p>		
COMMON AREA MAINTENANCE	<p>Tenant shall maintain the Common Areas located within Landlord's Parcel, except for the common area drive aisle off Weber Road, which shall be maintained by the Association. Tenant shall maintain, keep free of the accumulation of snow and ice and repair (excluding the replacement of) the sidewalks in front of the Demised Premises, the parking lot (including any landscaping of the interior parking lot), rear driveway and loading dock located on the Landlord's Parcel and the rear parkway. Parking lot was replaced in 2014.</p> <p>Throughout the Term of this Lease, Landlord shall use commercially reasonable efforts to cause the Association to maintain and repair the common utility structures and drive aisles. Landlord shall have no obligation to maintain the Tenant Maintenance Area, except for capital improvements, including but not limited to, the replacement of the driveways, parking areas and sidewalks on the Landlord's Parcel as Landlord shall reasonably deem to be necessary.</p> <p>With regards to items not in the Tenant Maintenance Area, the Association shall be responsible for the following: (i) operating, maintaining, refurbishing, repairing, improving all parking lot lighting for the Common Areas; (ii) maintaining all paved surfaces of the Common Areas in a level and smooth condition, free of potholes; restriping and repainting as required to keep same clearly visible and appropriately marked; the refurbishing and improving of the drive aisle and pavement; (iii) cleaning, sweeping and snow and ice removal of the Common Areas drive aisle; (iv) cleaning, maintaining, repairing, replacing, improving and servicing the retention pond and the surrounding land; and (v) maintaining, refurbishing, improving and replacement of the landscaping of the Common Area (excluding the interior parking lot).</p> <p>Tenant agrees to pay to Landlord on an annual basis all common area maintenance and association fees (including the management fee as provided for in the Declaration) charged to Landlord by the Association ("Common Area Charges"). Tenant shall not be responsible for any capital expenditures, any depreciation of the Landlord's Parcel, insurance deductibles, uninsured retentions, reserves, administrative, or related fees, other than the management fee as provided for above.</p> <p>Tenant's share of the Common Area Charges shall not increase by more than 5% per Lease Year above the Common Area Charges in place from the previous Lease Year. Tenant's pro-rata share of Common Area Charges is 20.3%.</p>		

TENANT PROFILE



Headquartered in Columbus, Ohio, Big Lots, Inc. (S&P: BBB-) is a discount retailer that offers competitive pricing on a large range of merchandise, including furniture, seasonal items, home goods, food, consumables, electronics, toys, and accessories. Originally founded in 1967, Big Lots currently operates a total of 1,401 stores with approximately 35,600 employees. Big Lots traces its roots back to the formation of Consolidated Stores Corporation which operated through stores called “Odd Lots.” All stores were eventually rebranded as Big Lots upon running into a naming conflict with the New Jersey-based Odd Lot Trading Co.

Consolidated Stores Corp. became publicly traded on the American Stock Exchange during 1985. It later switched to the New York Stock Exchange under the symbol “CNS” in 1986. During 2001, the company decided to shift its focus solely on the Big Lots brand and changed its name to “Big Lots, Inc.” and its ticker to “BLI.” Big Lots is currently traded under the ticker symbol “BIG.” As of August 3, 2019, Big Lots, Inc. reported TTM net sales of \$5.3 billion and TTM net income of \$123.2 million.

The tenant under the Lease is PNS Stores, Inc., a subsidiary of Big Lots.

NUMBER OF STORES	1,401
HEADQUARTERS	Columbus, OH
NUMBER OF EMPLOYEES	35,600
TICKER	NYSE: BIG
CREDIT RATING	S&P: BBB-
WEBSITE	www.biglots.com



Actual Location



BOLINGBROOK, IL

The Village of Bolingbrook is a bedroom community that is positioned in both Will and DuPage counties in Illinois, just 28 miles southwest of downtown Chicago. It is the state's second-largest village and is a component of the Chicago-Naperville-Elgin, IL Metropolitan Statistical Area (population: 9.5 million). Bolingbrook neighbors the communities of Woodridge, Romeoville, Plainfield, Naperville and Darien. As a relatively new suburb of Chicago, the village has experienced steady growth since being incorporated in 1965 and is now home to over 75,000 residents.

Bolingbrook also hosts the headquarters of 24 companies, including Ulta Beauty, WeatherTech, ATI Physical Therapy, Stevenson Crane, American Chrome, Computer Projects of Illinois, Diamond Technical Services, Chicago Office Technology Group, Clark Foam Products and Jet Brite, among others.

The Village of Bolingbrook was named as one of the Best Places to Live 2019 by Money.com.

TOP EMPLOYERS

Amazon	7,000
Plainfield School District	3,143
Silver Cross Hospital	2,738
Amita St. Joseph Medical Center	2,598
Valley View School District	2,525
Will County Government	2,319
Jewel	2,250
Walmart	2,105
WeatherTech	1,635
Joliet School District	1,611

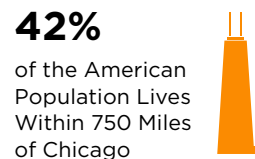
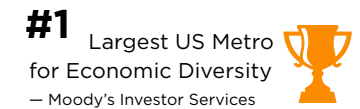
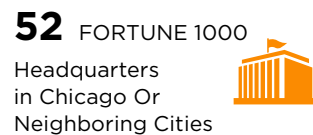
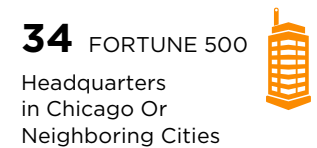
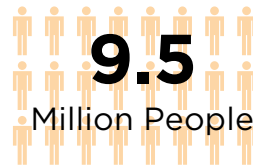


CHICAGO, IL MSA

Chicago is one of the most attractive and dynamic markets in the nation. Chicago boasts an attractive retail market, with the third largest economy in the nation and over \$127.9 billion in annual retail sales (2018 metro Chicago sales). The market's vibrant business climate, central geographic location, diversified economy and available human resources have helped Chicago achieve a prominent position as a world-class city in finance, international trade, manufacturing, transportation, culture and the arts.

The Chicago MSA has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity by Moody's Investor Services. Chicago has one of the world's largest economies with 4.7 million employees and a gross regional product of more than \$640 billion, which places the Chicago economy as the 22nd largest in the world. Due to this economic diversification, Chicago tends to experience fewer seasonal and cyclical peaks and valleys and is somewhat insulated against major downturns.

The Windy City, as it has been nicknamed, welcomes in 57.6 million international and domestic visitors each year who come to see attractions including Chicago's numerous parks, art galleries, architectural wonders, professional sports teams, universities and more.



WHY CHICAGO?

- Chicago has a strong, globally diverse economy larger than that of many countries.
- Chicago's industry mix most closely matches that of the nation, with no single industry employing more than 20% of the workforce.
- Chicago is one of the most cost-effective cities in the world for doing business, ahead of New York and Los Angeles, according to KPMG.
- Chicago's affordable cost of living and world-class cultural and recreational opportunities make it an excellent value for the city's vibrant and diverse workforce.
- Chicago is a central transportation hub with direct flights between more than 200 cities worldwide, and direct connections to six major U.S. Interstates.



CHICAGO, IL MSA

TRANSPORTATION

Chicago is one of the primary transportation hubs in the United States. Chicago is home to O'Hare International Airport, the 3rd busiest airport in the nation. According to the Chicago Department of Aviation, in 2018 the airport serviced nearly 83 million passengers to and from 208 destinations around the world via more than 48 passenger carriers. Chicago is also home to Midway International Airport, which serviced more than 22 million passengers via five passenger carriers to 75 destinations in the US, Mexico, Jamaica, the Dominican Republic and Canada.

Several major interconnected expressways and interstate highways pass through the Chicago area. Interstates 80, 88 and 290 are the main east/west routes. Interstates 55 and 57 provide access to the south and southwestern suburban areas. Communities to the north and northwest are accessed via Interstates 90 and 94. North/south travel between the western suburbs is facilitated by Interstates 294 and 355.

DEMOGRAPHICS

The Chicago metropolitan statistical area is home to over 9.50 million residents, making it the third most populous MSA in the nation. Residents earn an average household income of \$97,963; more than 8% higher than the state average of \$90,792 and nearly 12% higher than the national average of \$87,398.

DEEP AND EDUCATED LABOR POOL

The Chicago MSA is well educated with 60 colleges and universities in the area. Chicago also has a higher population under the age of 24 than New York, San Francisco, Washington D.C., Los Angeles, Boston, and Philadelphia.

#2 Best City to Get a College Degree
- The A.T. Kearney Global Cities Index



65,000
in downtown
Chicago alone



60 Colleges
or Universities in
the Chicago MSA



325,000
Students



INVESTMENT ADVISORS

CHRIS BOSWORTH

Vice Chairman
+1 404 923 1486
chris.bosworth@cbre.com

WILL PIKE

Vice Chairman
+1 404 923 1381
will.pike@cbre.com

BRIAN PFOHL

Senior Vice President
+1 404 504 7893
brian.pfohl@cbre.com

MATT MOUNTJOY

Capital Markets Manager
+1 404 504 5939
matthew.mountjoy@cbre.com

LEAH LINDELL

Capital Markets Analyst
+1 404 504 5136
leah.lindell@cbre.com

MICHAEL KAIDER

CBRE IL Licensee
michael.kaider@cbre.com

CBRE

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Copyright Notice

© 2019 CBRE, Inc. All Rights Reserved.