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The Learning Experience

Frankfort (Chicago), Illinois



Price:
\$4,721,000



Cap Rate:
7.15%



Brand New Construction (May 2020 Est.)
TLE's Latest Prototype Design



35 Miles to Downtown Chicago
MSA Population of 9.59+ Million Residents



\$128,980+ Avg HH Income (1-mi)
With 6.90% increase est. 2019-2024



New 15-Year NNN Lease
With 2 x 5 Renewal Options



11% Rental Increases
Every 5 Years (Base + Options)



106,712+ Population (5-mi)
With 2.50% increase est. 2019-2024



One of the Fastest Growing Suburbs in the U.S.
167% Population Growth Since 1990



Corporate Guaranty
The Learning Experience Corp.
(400+ locations)



High-traffic Corridor
34K+ VPD Along S La Grange Rd