



## POINT OF CONTACT

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# The Learning Experience

Shorewood (Chicago), Illinois



Price:  
**\$4,406,000**



Cap Rate:  
**7.15%**



**Brand New Construction (September 2019)**  
TLE's Latest Prototype Design



**±45 Miles to Downtown Chicago**  
MSA Population of 9.59+ Million Residents



**\$104,260+ Avg HH Income (3-mi)**  
With 1.07% annual increase est. 2019-2024



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



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



**152,000+ Population (5-mi)**  
With 2.60% increase est. 2019-2024



**Illinois' Fastest Growing County**  
37% Growth Since 2000 w/addtl 44% by 2050



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



**Major Community Redevelopment**  
Property Near Multiple Development Projects