



## POINT OF CONTACT

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# The Learning Experience

Addison (Chicago), Illinois



Price:  
**\$4,437,000**



Cap Rate:  
**7.10%**



**Brand New Construction (2020)**

TLE's Latest Prototype Design



**20 Miles to Downtown Chicago**

MSA Population of 9.59+ Million Residents



**\$95,456+ Avg HH Income (3-mi)**

With 12.75% increase est. 2019-2024



**New 15-Year NNN Lease**

With 2 x 5 Renewal Options



**11% Rental Increases**

Every 5 Years (Base + Options)



**295,885+ Population (5-mi)**

With 1.00% increase est. 2019-2024



**Major Local Employment Base**

Immediately Adjacent to Several Business Parks



**Corporate Guaranty**

The Learning Experience Corp.  
(400+ locations)



**Nearby METRA Commuter Rail**

Easy Access to Chicago Business Loop



**Stan Johnson Co.**