

# U.S. BANK

## 4765 W Cermak Road

Cicero, IL





# ON MARKET: U.S. BANK IN CICERO, ILLINOIS



## INVESTMENT HIGHLIGHTS

- ▶ **U.S. Bank in Cicero, IL**  
A SUBURB OF CHICAGO LESS THAN 5 MILES FROM DOWNTOWN CHICAGO
- ▶ **Strong Corporate Guarantee | S&P: A+**
- ▶ **Commitment to This Location**  
CLOSED OTHER BANKS IN THE SAME ZIP CODE & CONSOLIDATED TO THIS LOCATION
- ▶ **U.S. Bank Plans to Install a 4th ATM Lane**  
POTENTIAL INCREASE OF DEPOSITS
- ▶ **Dense Demographics**  
RESIDENT POPULATION GREATER THAN 842,800 WITHIN A FIVE MILE RADIUS
- ▶ **Ideally Located Along W Cermak Rd Near the S Cicero Ave Intersection**  
MORE THAN 59,500 VEHICLES PER DAY (VPD)
- ▶ **Nearby Cicero Train Station**  
EASY ACCESS & COMMUTE TO DOWNTOWN CHICAGO
- ▶ **Strong Retail Corridor**  
MORE THAN 950,000 SF OF RETAIL DEVELOPMENT WITHIN ONE MILE
- ▶ **Additional Retail in the Market Includes:**  
ALDI, WALGREENS, MENARD'S, WENDY'S, HARBOR FREIGHT TOOLS, POPEYES LOUISIANA KITCHEN, TACO BELL, DUNKIN' AND MANY MORE



# FINANCIAL OVERVIEW

4765 W CERMAK ROAD  
CICERO, ILLINOIS

PRICE \$3,749,295

CAP RATE 7.10%

NOI \$266,200

PRICE PER SQUARE FOOT \$1,227.27

RENT PER SQUARE FOOT \$87.14

YEAR BUILT 2005

APPROXIMATE LOT SIZE 0.56 Acres

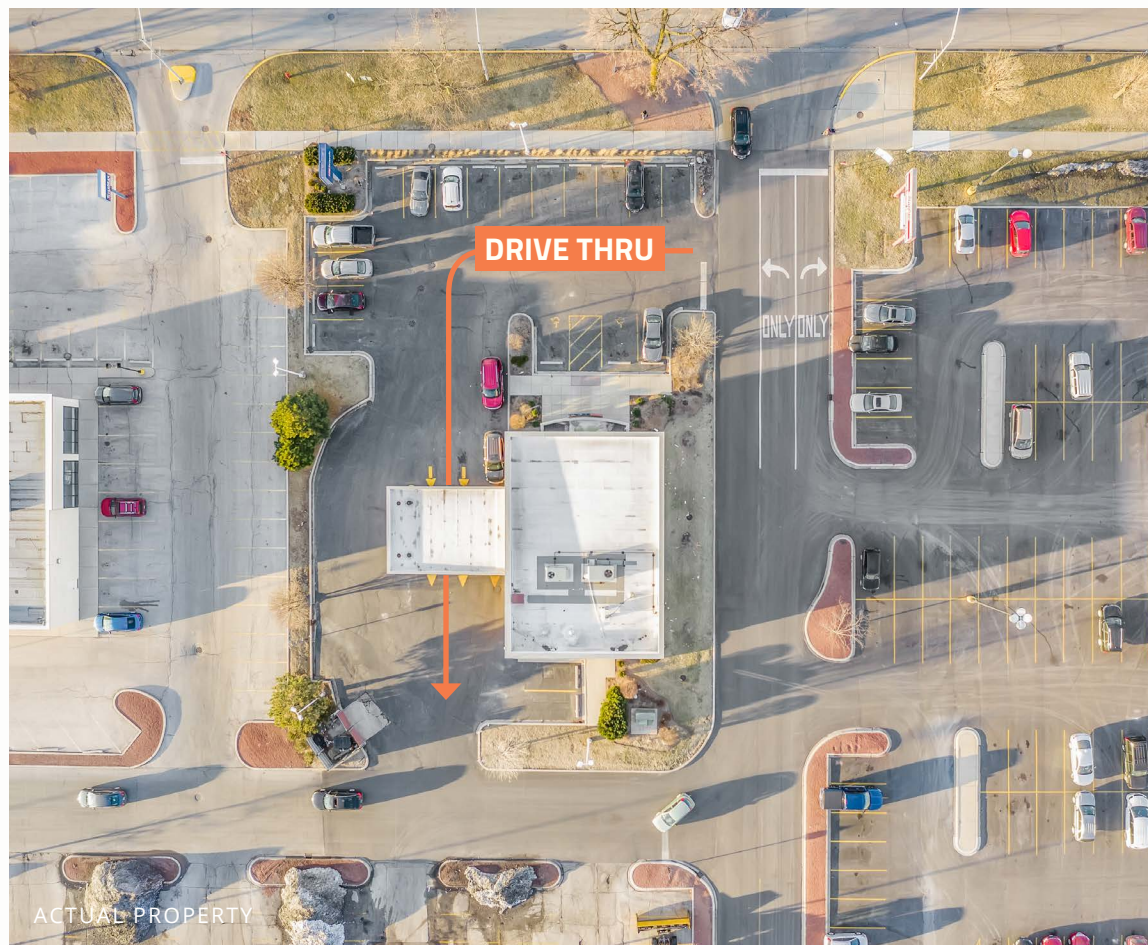
GROSS LEASEABLE AREA 3,055 SF

TYPE OF OWNERSHIP Ground Lease

LEASE GUARANTOR U.S. Bank (Corporate)

LEASE TYPE Ground

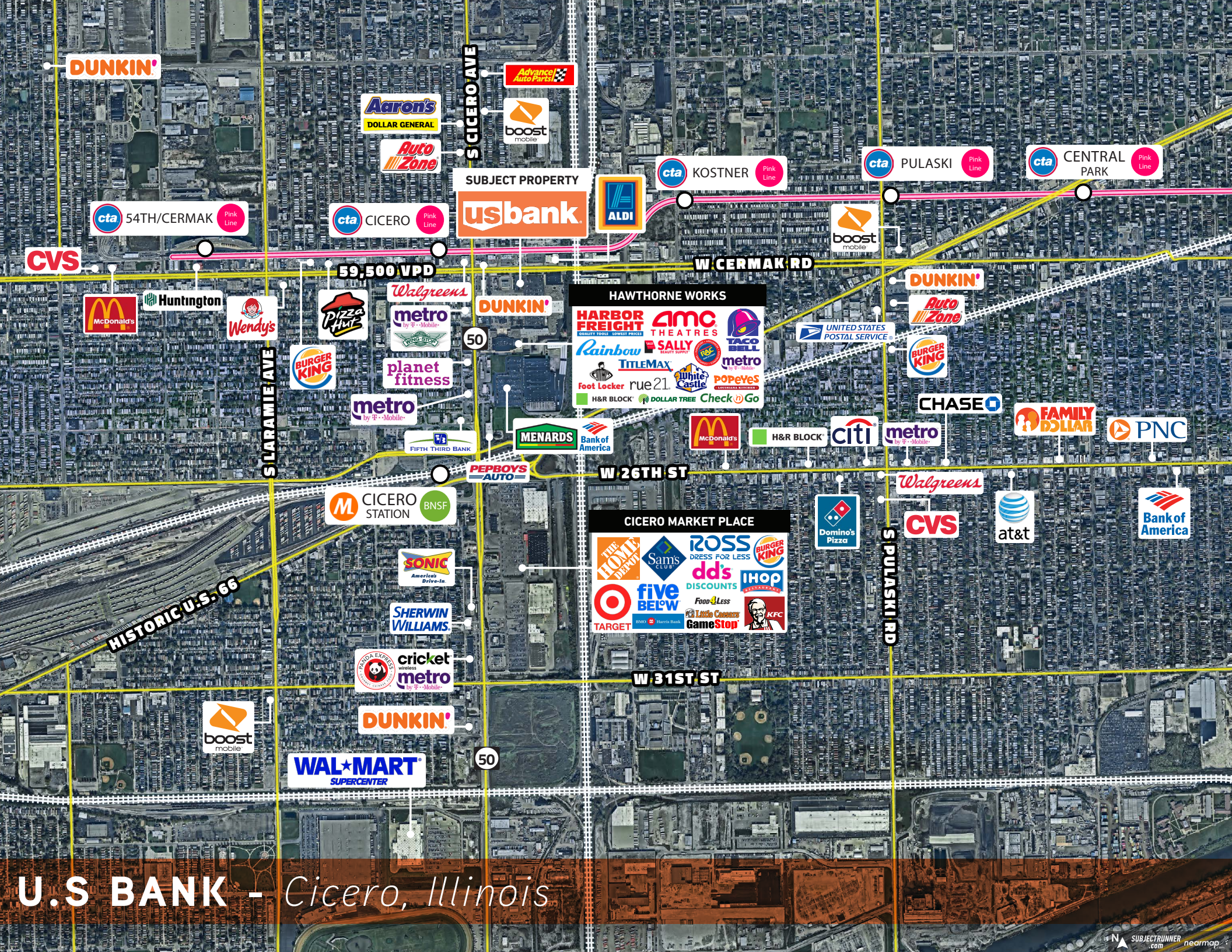
ROOF AND STRUCTURE Tenant Responsibility



## ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	1/31/2025	\$266,200	\$22,183.33





DUNKIN'

Aaron's  
DOLLAR GENERAL

Auto  
Zone

Advancel  
Auto Parts

boost  
mobile

SUBJECT PROPERTY  
usbank

ALDI

cta KOSTNER  
Pink Line

cta PULASKI  
Pink Line

cta CENTRAL  
PARK  
Pink Line

cta 54TH/CERMAK  
Pink Line

cta CICERO  
Pink Line

59,500 VPD

W CERMAK RD

DUNKIN'

Auto  
Zone

UNITED STATES  
POSTAL SERVICE

BURGER  
KING

CHASE

FAMILY  
DOLLAR

PNC

CVS

McDonald's

Huntington

Wendy's

Pizza  
Hut

Walgreens

metro  
by T-Mobile

planet  
fitness

BURGER  
KING

metro  
by T-Mobile

FIFTH THIRD BANK

MENARDS

Bank of America

McDonald's

H&R BLOCK

citi

metro  
by T-Mobile

FAMILY  
DOLLAR

PNC

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Pizza  
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MENARDS



# LEASE SUMMARY

LEASE COMMENCEMENT DATE	5/4/2005
LEASE EXPIRATION DATE	5/4/2025
LEASE TERM	20 Years
TERM REMAINING	5 Years
INCREASES	In Options
OPTIONS TO RENEW	Four, 5-Year Options





# TENANT OVERVIEW

U.S. Bancorp is an American bank holding company based in Minneapolis, Minnesota, and incorporated in Delaware. It is the parent company of U.S. Bank National Association, which is the 5th largest bank in the United States. The company provides banking, investment, mortgage, trust, and payment services products to individuals, businesses, governmental entities, and other financial institutions. It has 3,106 branches and 4,842 ATMs, primarily in the Western and Midwestern United States and has approximately 74,000 employees. The company also owns Elavon, a processor of credit card transactions for merchants and Elan Financial Services, a credit card issuer that issue credit card products to US Bank and other financial institutions.

U.S. Bancorp operates under the second-oldest continuous national charter, originally Charter #24, granted in 1863 following the passage of the National Bank Act. Earlier charters have expired as banks were closed or acquired, raising U.S. Bank's charter number from #24 to #2. The oldest national charter, originally granted to the First National Bank of Philadelphia, is held by Wells Fargo, which it obtained upon its merger with Wachovia.



## OVERVIEW

<b>TENANT TRADE NAME</b>	U.S. Bancorp
<b>TENANT</b>	U.S Bank
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	U.S Bank (Corporate)
<b>NUMBER OF LOCATIONS</b>	3,067+ Units
<b>HEADQUARTERED</b>	Minneapolis, MN
<b>WEB SITE</b>	<a href="http://www.usbank.com/index.html">www.usbank.com/index.html</a>
<b>SALES VOLUME</b>	\$22.9 Billion
<b>NET WORTH</b>	475.78 Billion
<b>STOCK SYMBOL</b>	USB
<b>BOARD</b>	NYSE
<b>CREDIT RATING</b>	S&P: A+
<b>RATING AGENCY</b>	Standard & Poor's (S&P)
<b>RANK</b>	Number 117 on Fortune 500 (December 2018)





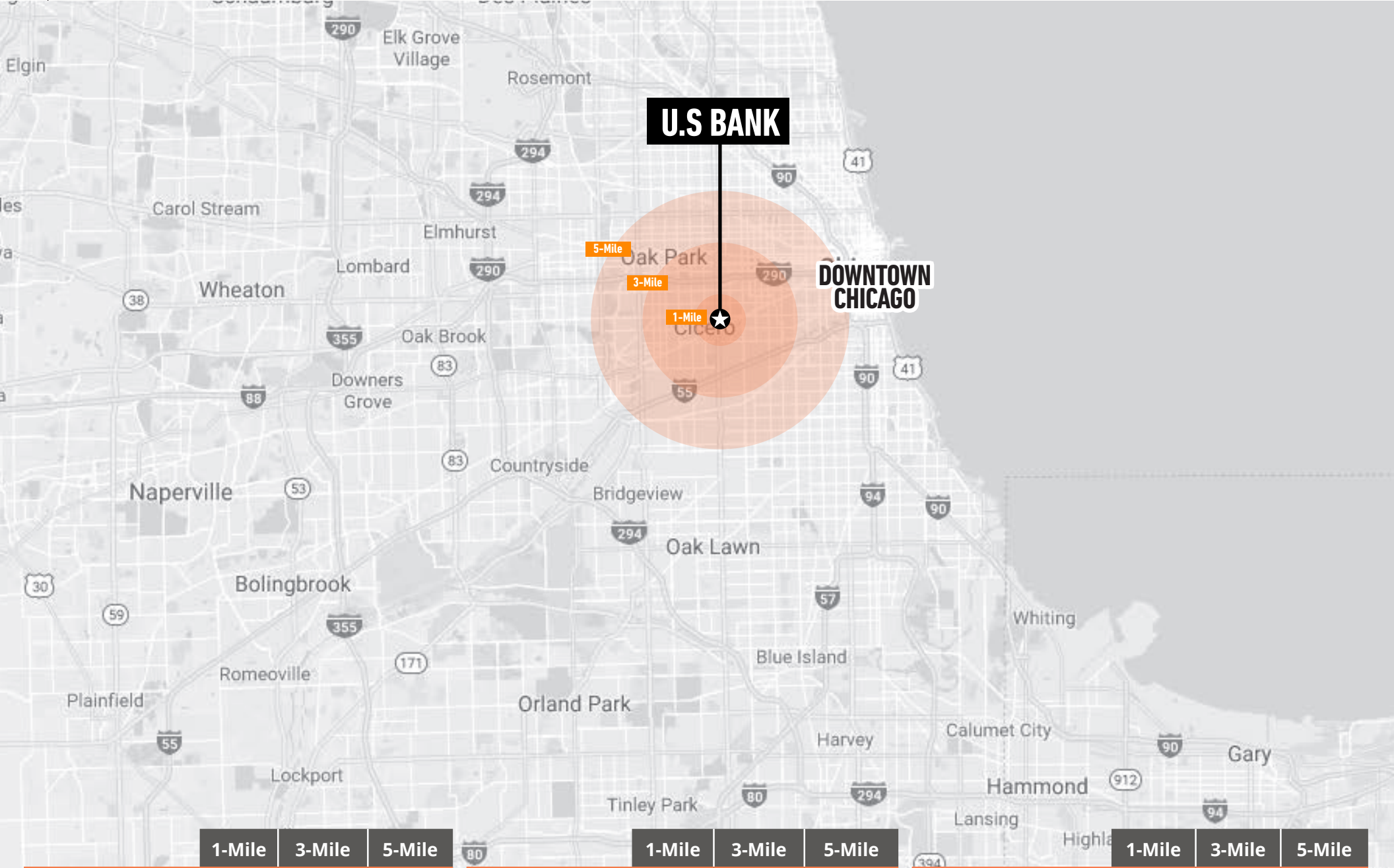
# ABOUT CICERO

Cicero is a suburb of Chicago and an incorporated town in Cook County, Illinois, and the 11th largest municipality in Illinois. It is located approximately 7 miles west of the Loop and just outside the downtown district. According to the 2010 census, Cicero has a total area of 5.86 square miles, all land. Cicero has seen a revival in its commercial sector, with many new mini-malls and large retail stores. New condominiums are also being built throughout the city.

Cicero's development was stimulated when the Chicago, Burlington and Quincy Railroad was built through the site (1864) and by the arrival of land speculators and farmers after the American Civil War. Economic growth continued, but Cicero lost territory to Chicago and to the formation (1901) of Berwyn and Oak Park. The town later developed as a bustling manufacturing center. Today, Cicero's economy is based on manufacturing, including appliance and machinery parts, steel, metal products, glass, and packaging.







	1-Mile	3-Mile	5-Mile
2000 Population	50,463	389,053	987,539
2010 Population	44,624	354,287	921,366
2019 Population	40,768	325,270	842,695
2024 Population	39,721	317,246	821,237

	1-Mile	3-Mile	5-Mile
2000 Households	13,150	109,853	304,626
2010 Households	12,134	103,931	298,366
2019 Households	10,854	93,306	269,221
2024 Households	10,525	90,550	261,562

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$49,375	\$54,508	\$69,359
2019 Median HH Income	\$37,168	\$39,659	\$47,933
2019 Per Capita Income	\$13,146	\$15,636	\$22,159



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