



**Starbucks | T-Mobile | Vitamin Shoppe**  
**Countryside, IL**

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PRESENTED BY

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# **Starbucks | T-Mobile | Vitamin Shoppe**

## **Retail Investment Offering**



## Investment Overview

We are pleased to present 6001 S. LaGrange Road in Countryside, IL for your acquisition review. This high-quality construction 3-tenant property features Starbucks, T-Mobile, and Vitamin Shoppe on long term NNN Leases. The subject property consists of 7,375 rentable square feet on 0.94 Acres along heavily trafficked LaGrange Road in Countryside, IL. Surrounded by national and regional retailers including Home Depot, Kohls, Sam's Club, Target, Walmart, L.A. Fitness, and Menards, the property is ideally positioned to capture the benefits of this high traffic retail node.

- High Profile Tenants on NNN Leases
- Phenomenal high density retail location surrounded by a wide array of regional and national credit tenants
- Chicago MSA – High Density Infill Location – 234,000+ Residents within 5 Miles
- High Traffic Location – 34,000+ Vehicles Per Day
- Superior Access
- High Quality Real Estate provides insulation from market downturns
- Offered at \$4,600,000 and a 6.6% Capitalization Rate on Current Net Income



## Property Description

Property Address: 6001 S. LaGrange Road, Countryside, IL 60525

Parcel Size: 0.94 Acres

Rentable Square Feet: 7,375

Year Built: 2013

Lease Type: NNN – All tenants reimburse on a pro rata basis

Parking: 32 Surface Spaces are available; Ratio of 4.93/1,000 SF

Zoning: B-2

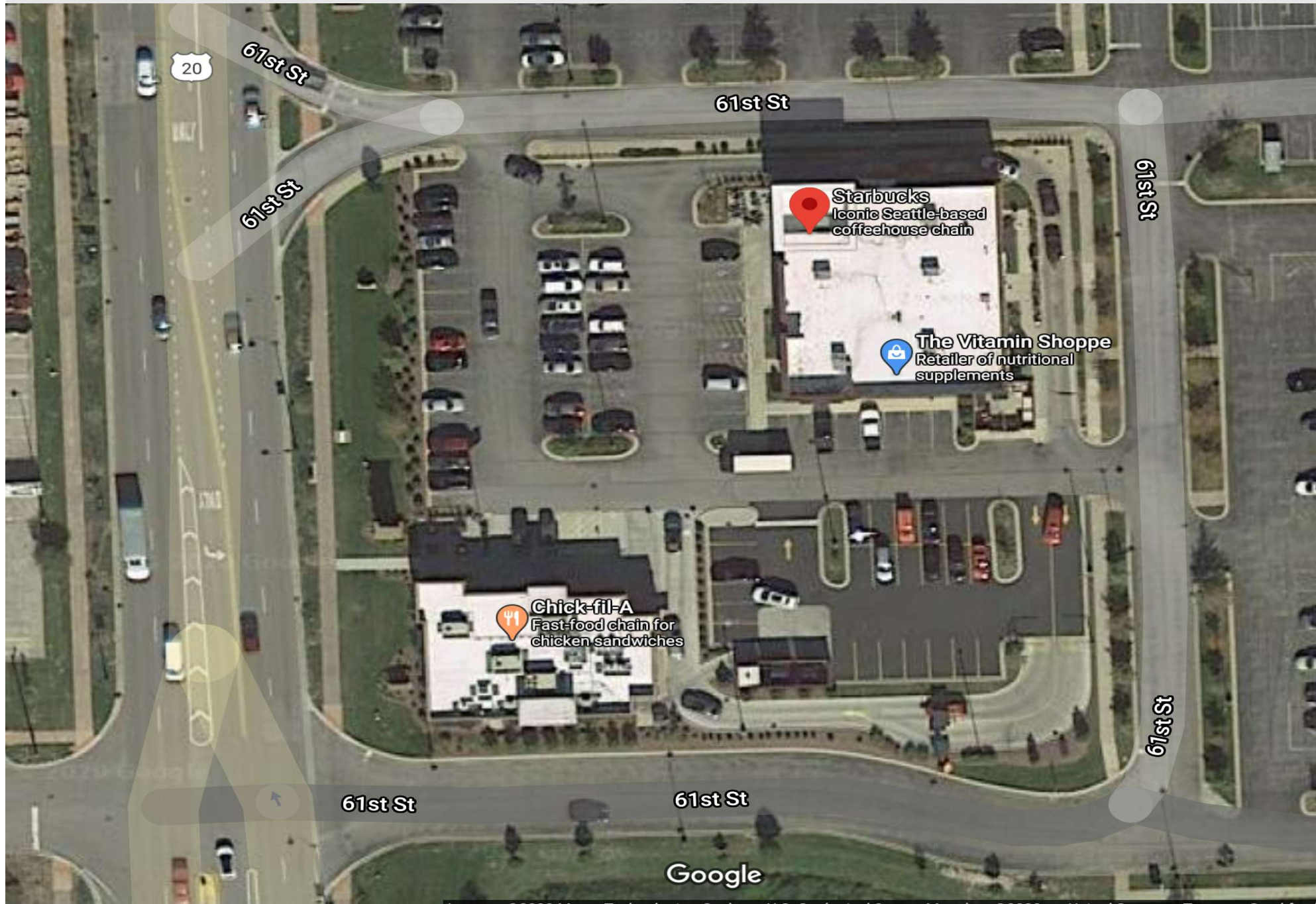
PIN: 18-16-400-047-0000

County: Cook







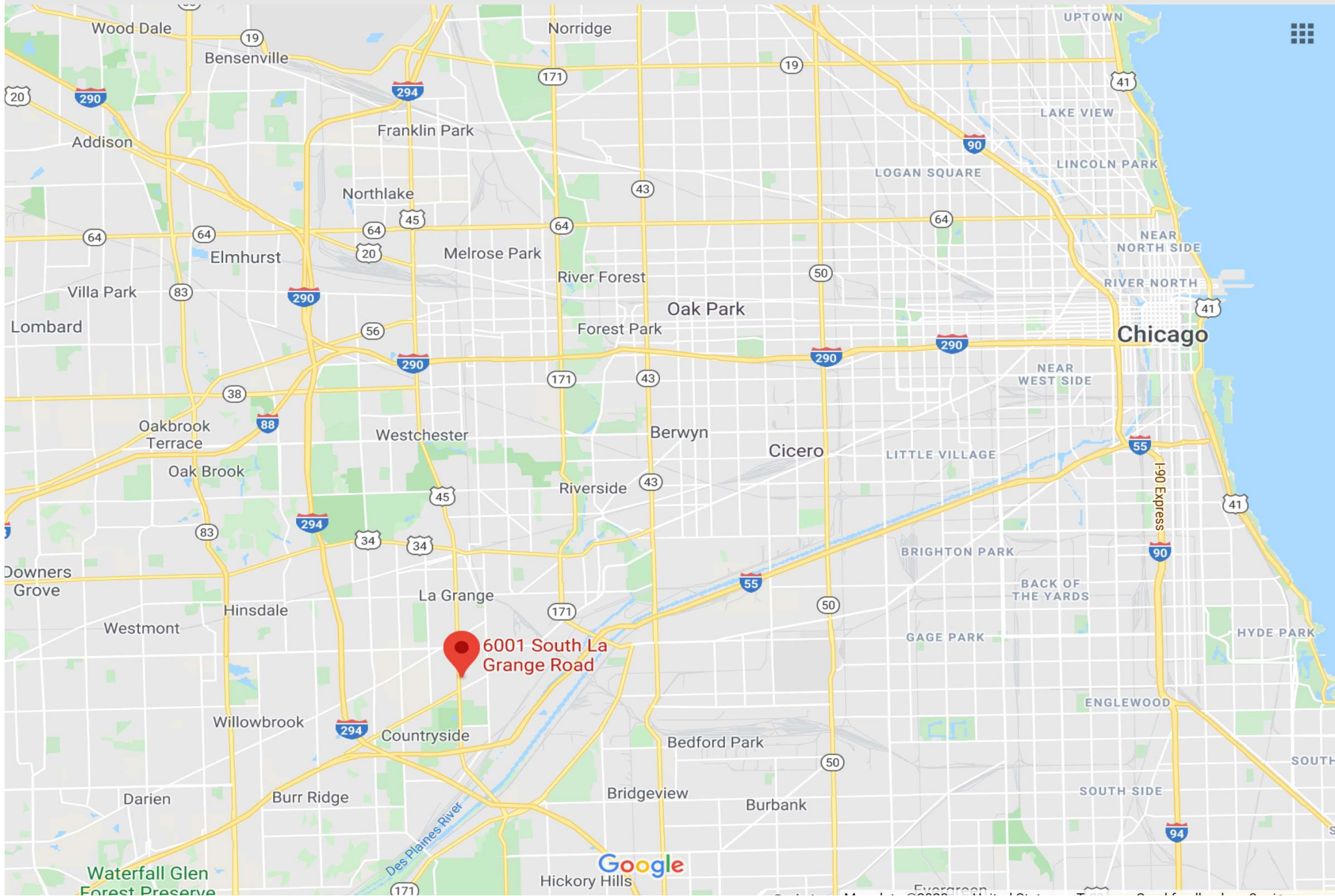


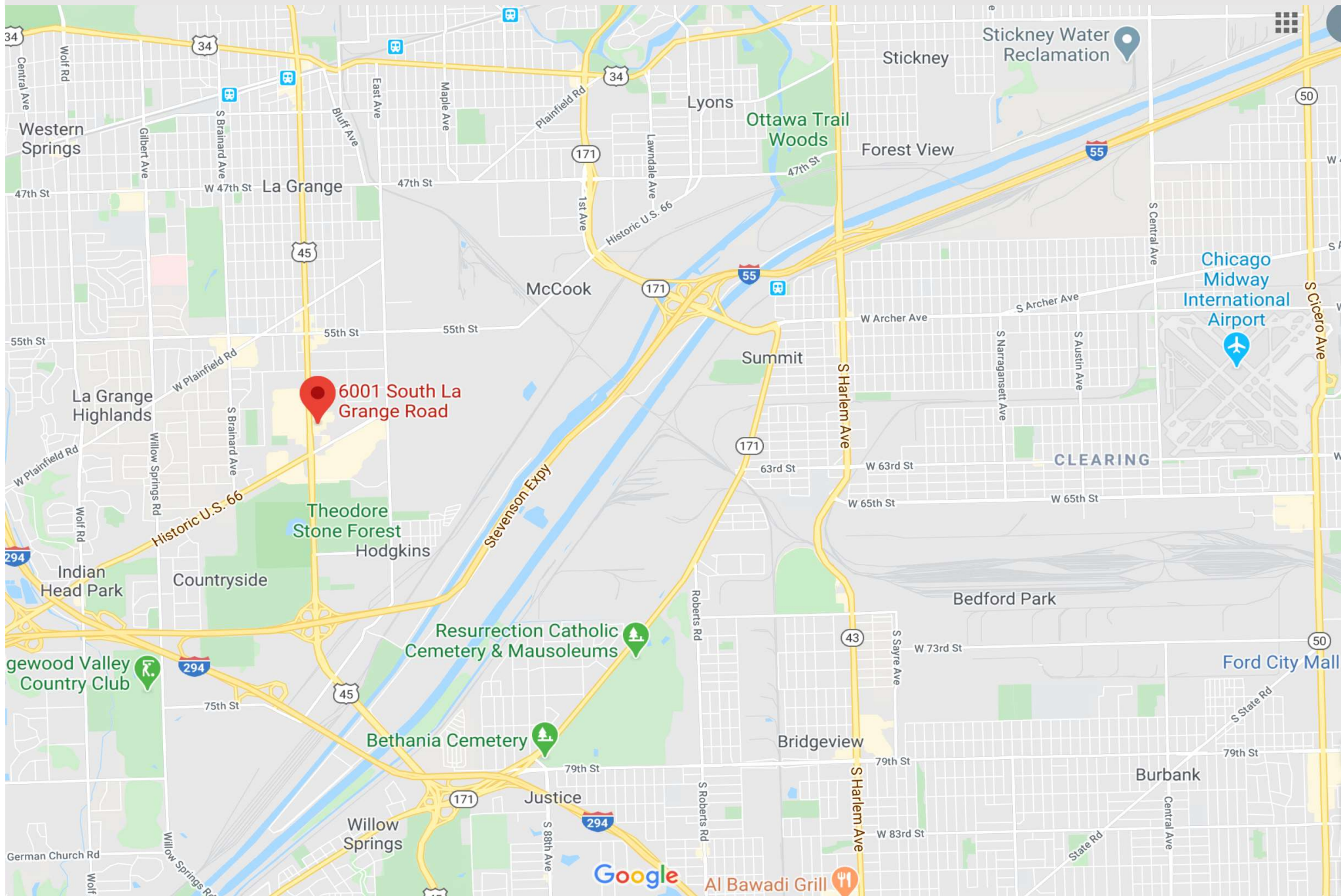









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## Tenant Rent Roll

<u>Suite</u>	<u>Tenant</u>	<u>SF</u>	<u>% of GLA</u>	<u>Lease Commence</u>	<u>Current Lease Period</u>		<u>Annual Rent</u>	<u>Annual Rent/SF</u>
1	Starbucks	2,000	27%	Sep-13	Mar-19	Feb-24	\$92,400	\$46.20
					Option 1	Feb-29	\$101,640	\$50.82
					Option 2	Feb-34	\$111,804	\$55.90
					Option 3	Feb-39	\$122,984	\$61.49
					Option 4	Feb-44	\$135,283	\$67.64
 <p>Guarantor: Starbucks Corporation</p>								
2	T-Mobile	2,375	32%	Oct-13	Dec-19	Nov-23	\$87,519	\$36.85
					Option 1	Nov-28	\$96,271	\$40.54
					Option 2	Nov-33	\$105,898	\$44.59
 <p>Guarantor: TCC Wireless TCC operates 200+ stores across 14 states</p>								
3	Vitamin Shoppe	3,000	41%	Oct-13	Oct-18	Sep-23	\$123,750	\$41.25
					Option 1	Sep-28	\$136,140	\$45.38
					Option 2	Sep-33	\$149,730	\$49.91
 <p>Guarantor: VS Direct, Inc.</p>								
Current Total		7,375					\$303,669	\$41.18

# Pricing

## INCOME SUMMARY

PER SF

Gross Income	\$303,669	\$40.49
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## EXPENSE SUMMARY

PER SF

Real Estate Taxes	\$80,862	\$10.78
CAM	\$19,869	\$2.65
Fire Pump Monitoring and Testing	\$1,770	\$0.24
Utilities (common area water only)	\$60	\$0.01
Insurance	\$2,239	\$0.30
Gross Expenses	\$104,800	\$13.97

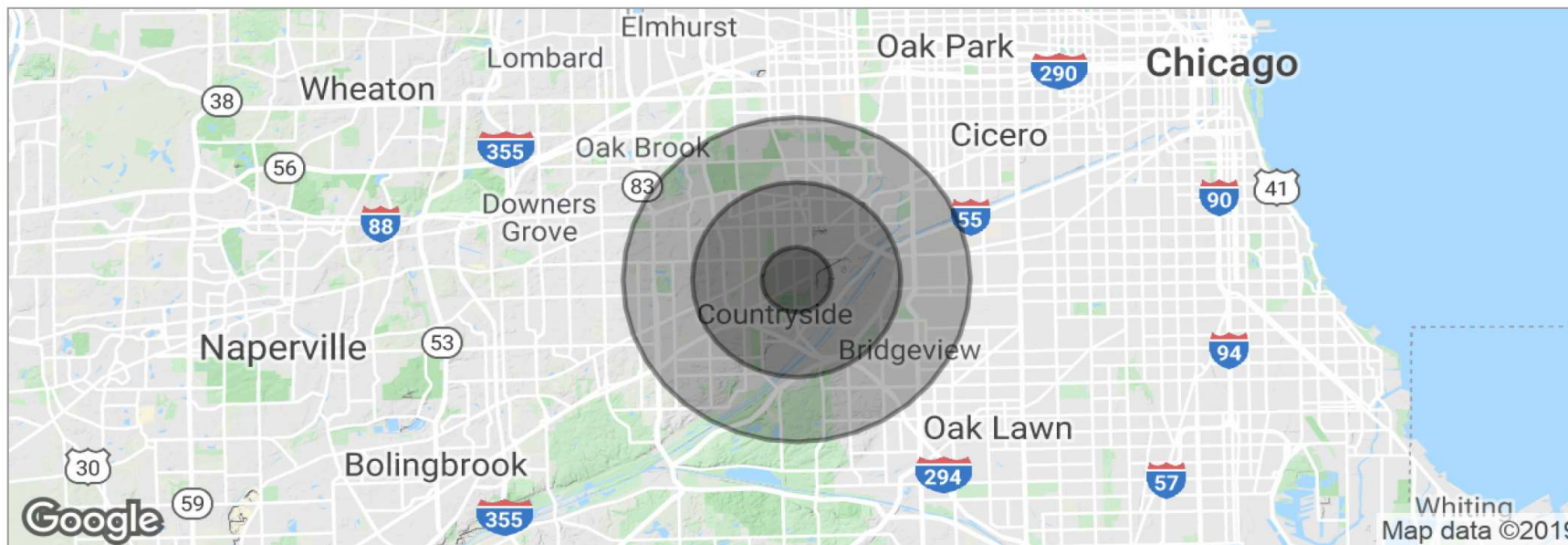
Net Operating Income	\$303,669	\$40.49
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## INVESTMENT OVERVIEW

Price	\$4,600,000
Price per SF	\$613.33
CAP Rate	6.6%

# DEMOGRAPHICS





POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,233	77,286	234,636
Median age	41.3	40.0	39.8
Median age (male)	40.5	38.6	38.5
Median age (Female)	42.6	41.1	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,434	27,950	86,125
# of persons per HH	2.6	2.8	2.7
Average HH income	\$82,876	\$107,957	\$102,793
Average house value	\$186,339	\$418,878	\$417,029

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