



Little Caesars®

CORPORATE LITTLE CAESARS

NEW EARLY LEASE EXTENSION | RARE DRIVE-THRU

1000 East 162nd Street, South Holland, Illinois 60473

Marcus & Millichap
SHARKO | WEISENBECK
TEAM

Downtown
Chicago

Interstate 94
148,000 VPD



FAMILY DOLLAR
PL\$
Subway
boostmobile
Allstate
Ross's Chicken Shack



Subject Property

E 162nd St
35,400 VPD

SHARKS
Mobile
metroPCS





National
Tenant



Highly
Populated



Near
Interstate



Abundance of
Retailers

INVESTMENT HIGHLIGHTS

Freestanding Corporate Little Caesars with Drive-Thru

- New Lease Extension | Exercised Extension Two Years Early
- Rare Opportunity as Most Little Caesars Operate Within In-Line Facilities
- Third Largest Pizza Operator in the United States | 5,437 Locations
- Fastest Growing Pizza Chain in the United States | Expanding Even During COVID

Ideal Business Model Ensures Continued Future Success

- Low Price Point Product “\$5 HOT-N-READY”
- Contact-Less Options for Carry Out and Delivery
- Customer Scans QR Code in Phone via Mobile App for Self-Pickup

Strong Tenant Commitment to the Location

- Little Caesars Invested Approximately \$400,000 for Complete Remodel
- Landlord Did Not Provide Any Tenant Improvement Allowance
- Tenant Installed New Roof and HVAC Units
- Tenant Worked Directly with the Village to Obtain Drive-Thru

Excellent Real Estate Fundamentals

- Traffic Counts Exceed 35,400 Vehicles per Day Along 162nd Street
- High Visibility Stoplight Location with Full Ingress/Egress
- Large Pylon Sign Off of 162nd Street
- Infill Location | Over 94,000 People Living Within a Three-Mile Radius
- Surrounded by Many National Retailers Including ALDI, Panera Bread, and McDonalds



Corporate Little Caesars | New Lease Extension | Rare Drive-Thru Single Tenant
1000 East 162nd Street, South Holland, Illinois 60473

FINANCIAL SUMMARY

Price	\$643,902
Cap Rate	6.15%
NOI	\$39,600*
PSF	\$257.56
Gross Leasable Area	2,500 SF
Lot Size	0.44 Acres +/-
Parcel Number	29-14-317-032-0000
Type of Ownership	Fee Simple
Parking	27 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$36,000	\$14.40
	9/1/2022	\$39,600	\$15.84
Option 1	9/1/2027	\$43,560	\$17.42
Option 2	9/1/2032	\$47,916	\$19.17

Notes: N/A

*Seller will Credit Purchaser Differential in Rent from the Closing Date to Little Caesar's Rent Increase on September 1, 2022

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	Little Caesar Enterprises, Incorporated
Roof & Structure	Landlord
Lease Term Remaining	7 Years
Rent Commencement	9/1/2017
Lease Expiration	8/31/2027
Options	Two, Five-Year
Option to Terminate	None
Option to Purchase	None



TENANT PROFILE



Little Caesars®

- Third Largest Pizza Chain in the United States
- International Brand | 50 States and 23 Countries
- 4,262 Locations in the United States | 1,175 Locations Internationally
- Only Major National Pizza Chain that Makes Dough Fresh In-Store Daily
- Highest-Rated Chain, Value for the Money (Sandelman & Associates 2007-2017)
- \$4.45 Billion in Sales (2018)
- Founded in 1959, Headquartered in Detroit, Michigan

Tenant: Little Caesar Enterprises, Incorporated

\$4.45 Billion
SYSTEM SALES

5,437
LOCATIONS

Early Lease
EXTENSION

NN
LEASE

LITTLECAESARS.COM

LEASE SUMMARY

DBA	Little Caesars
TENANT/ GUARANTOR	Little Caesar Enterprises, Inc.
SQUARE FEET	2,500 SF
LEASE COMMENCEMENT	9/1/2017
LEASE EXPIRATION	8/31/2027
LEASE TYPE	NN
RENTAL INCREASES	10%, Every 5 Years
RENEWAL OPTIONS	2, 5-Year
ROOF	Landlord
STRUCTURE	Landlord
PARKING LOT	Landlord - Responsible for Replacement/Overlay
HVAC	Tenant - Directly Responsible
TAXES	Tenant - Paid Directly by Tenant
INSURANCE	Tenant - Paid as Additional Rent
CAM	Tenant - Paid as Additional Rent
OPTION TO TERMINATE	None



LOCATION HIGHLIGHTS | SOUTH HOLLAND, IL

Included in the Chicago Metropolitan Statistical Area

- 20 Miles from Downtown Chicago

Easily Accessible Through Interstates 80, 94, 294, 57 and IL-394

Major Trade Hub

- Generating Over \$1.1 Billion in Retail Sales
- Over 900 Businesses with Approximately 20,000 Employees
- Manufacturing Companies have Invested Over \$100 Million in Expansion Over the Past Few Years

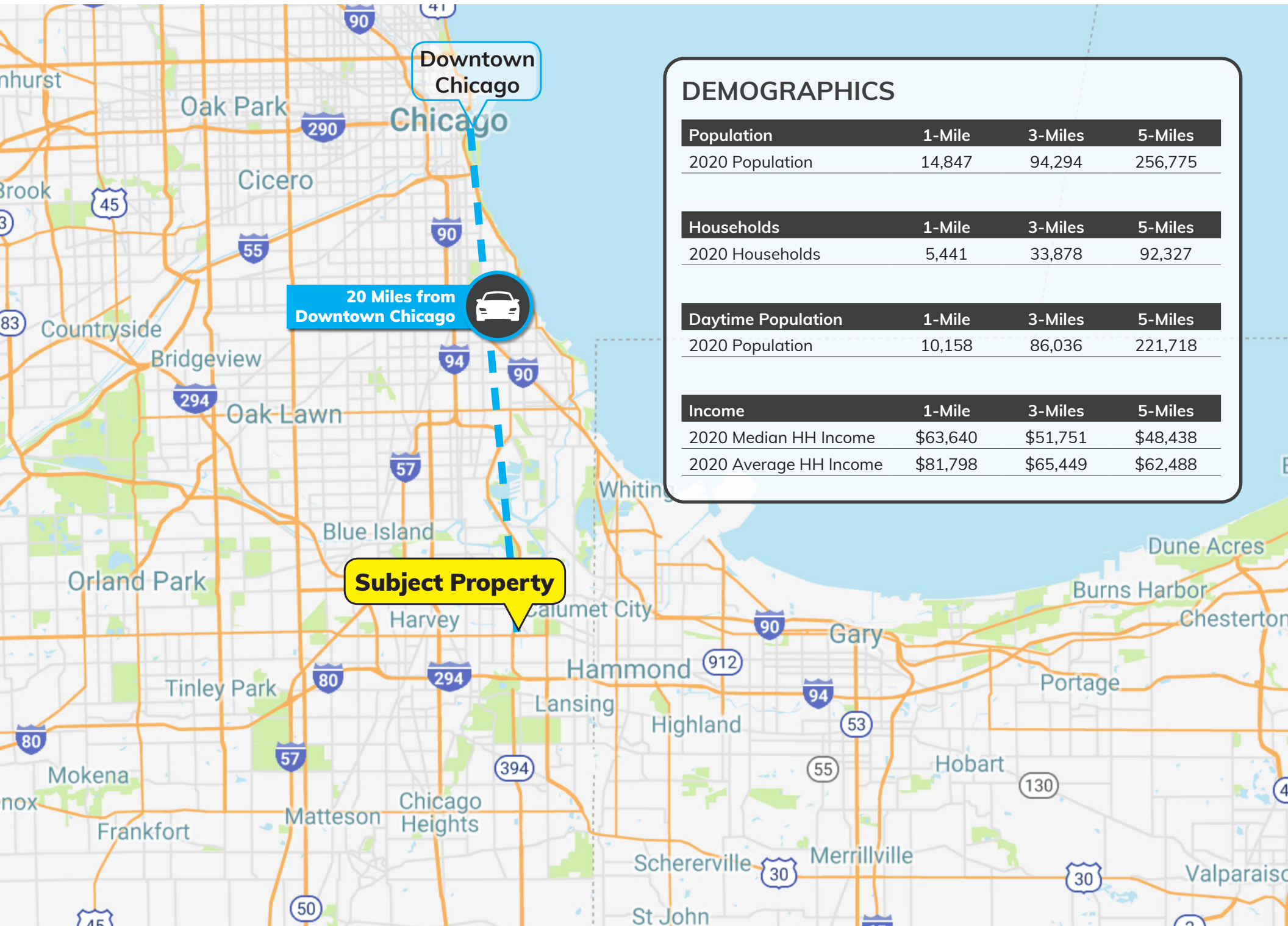
2022 Major City Developments Include Revitalization of the Downtown Area, Proposed Airport Site, Intermodal Site and Industrial Park

2018 Tree City USA by the Arbor Day Foundation

Large Student Draws | South Suburban College with Over 20,000 Students and Thornwood High School with Over 2,000 Students



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2020 Population	14,847	94,294	256,775
Households	1-Mile	3-Miles	5-Miles
2020 Households	5,441	33,878	92,327
Daytime Population	1-Mile	3-Miles	5-Miles
2020 Population	10,158	86,036	221,718
Income	1-Mile	3-Miles	5-Miles
2020 Median HH Income	\$63,640	\$51,751	\$48,438
2020 Average HH Income	\$81,798	\$65,449	\$62,488





Cottage Grove Ave
9,500 VPD

Subject Property

Interstate 94
148,000 VPD

E 162nd St
35,400 VPD

POPEYES
Checkers
BURGERS • FRIES • COLAS

Safelite
AutoGlass

THE SALVATION ARMY

SHARKS
Mobile
metroPCS

FAMILY DOLLAR
boostmobile
SUBWAY
PL\$
Allstate
Harold's Chicken Shack

MARATHON

Jewel-Osco

McDonald's

ANYTIME FITNESS

O'Reilly
AUTO PARTS

bp

WESTERN UNION
WU

ALDI

THORNTONS



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