



ACCESS DRONE  
AERIAL FOOTAGE

4512 N HARLEM AVENUE  
NORRIDGE, IL 60706

BRAND-NEW  
CONSTRUCTION

TRIPLE-NET  
GROUND LEASE

CHICAGO, IL  
MSA

Marcus & Millichap  
THE KLINK GROUP

OFFERING MEMORANDUM





amc

DISCOVERY  
CLOTHING COMPANY

Chick-fil-A

ORDER CHICK-FIL-A  
CATERING  
FOR ANY SUMMER EVENT!

Chick-fil-A

16

NO DRIVING IN THIS  
PARKING AREA  
SERVICES ONLY







# EXCLUSIVELY LISTED BY THE KLINK GROUP OF MARCUS & MILLICHAP

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**Marcus & Millichap**  
THE KLINK GROUP

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**4512 N Harlem Ave  
Norridge, IL 60706**

**\$5,975,000**

**\$230,000**

**3.85%**

**ADDRESS**

**PRICE**

**CURRENT NOI**

**CAP RATE**

**5,020 SF**

**2019**

**0.45 Acres**

**Ground Lease**

**BUILDING SIZE**

**YEAR BUILT**

**LOT SIZE**

**OWNERSHIP INTEREST**

The Klink Group, as exclusive advisor, is pleased to present the opportunity to acquire a long-term, triple-net leased corporate Chick-Fil-A ground lease located within Norridge, Illinois, an inner suburb of Chicago. Recently developed in 2019, the 5,020-square foot building sits on approximately 0.45 acres of prime real estate along North Harlem Avenue (also known as Illinois Route 43), a major north and south thoroughfare that connects Interstate 290 from the south and Interstate 90 and has approximately 32,000 vehicles-per-day.

The property is less than one-half of a mile from Harlem Irving Plaza, a 725,000-square foot indoor regional shopping mall with many well-known national retailers and approximately six miles from Chicago O'Hare International Airport and a four million-square foot office park. Situated on an out-parcel to Norridge Marketplace, an AMC theatre and Jo-Ann Fabrics-anchored retail center the building is one of Chick Fil A's newest prototypes featuring double drive-thru lanes.

Chick-fil-A is the largest quick-service chicken restaurant chain in the United States based on domestic annual sales with over 2,300 locations. Chick-fil-A currently has thirteen and a half years of its original fifteen-year lease remaining and eight, five-year options to renew. The lease is subject to ten percent rental escalations every five years during the initial lease term and throughout the option periods, offering a significant hedge against inflation.

The Subject Property offers a great opportunity to acquire a long-term ground lease investment with a strong corporate guaranty in a prime Chicago MSA location. Additionally, the Property's dense metro location, long-term lease structure and growing rental income make this investment perfect for a 1031 exchange investor looking for income passivity and zero landlord responsibilities; an investor looking to place capital in one of the country's largest metropolitan areas with a top tier, highly sought-after corporate tenant; or a combination of both.



- **Premier Location:** Out-lot to Norridge Marketplace along North Harlem Avenue in the Village of Norridge, a suburban area of downtown Chicago, Illinois just six miles from O'Hare International Airport.
- **Dense Metropolitan Demos:** The 2020 estimated population in a two-mile radius was 123,000 residents with an average household income of \$87,000.
- **Surrounding National Retail:** Less than half a mile from the Property is Harlem Irving Plaza, a 725,000-square foot indoor regional shopping center with tenants such as: Best Buy, Target, Dick's Sporting Goods, Bath & Body Works, Kohls, Nordstrom Rack, The Children's Place, Aldo and many more name-brand retailers. Additionally, there is a 7-Eleven and Starbucks-anchored strip center currently under construction just one block south of the Subject Property and Amazon Fresh and Ross Dress For Less are in the construction process at the former Kmart site across the street from Harlem Irving Plaza.
- **Long-Term Lease:** Chick-fil-A currently has approximately 13.5 years of its original 15-year lease remaining, as well as eight, five-year options to renew; potentially extending the lease out until December 2059.
- **Zero Landlord Responsibilities:** Chick-fil-A is responsible for all common area maintenance, insurance, real estate taxes as well as the roof and all structural components.
- **Corporate Guarantee:** The Property's lease is guaranteed by Chick-fil-A, Inc. Chick-fil-A has average annual revenue in excess of \$10B and the highest average per-unit sales volume quick service restaurant in the country at \$4.5M.
- **Access to Public Transportation:** The Property is located one and a half miles from Chicago Transit Authority's Harlem Avenue train station that leads directly into downtown Chicago.





*Chick-Fil-A was one of the few restaurant chains with positive sales growth in 2020 vs. 2019*

*Chick-Fil-A was #1 in Estimated Sales Growth Per Unit out of the Top 200 Restaurants, Nationwide*

*Chick-Fil-A's average per unit sales volume at \$4.5M ranks #1 amongst fast food brands*

*Chick-Fil-A outperforms competitors in the fast food industry despite having a fraction of their locations*

*Chick-Fil-A has been named America's Favorite Restaurant Chain for six years in a row*





Population	2 Miles	3 Miles	5 Miles
2021 Population	123,051	265,404	625,232

Income	2 Miles	3 Miles	5 Miles
Avg. Household Income	\$86,830	\$86,645	\$90,439







**R** RIDGEWOOD  
HIGH SCHOOL

amc  
THEATRES

UNITED STATES  
POSTAL SERVICE

LEYCO

Coming  
Soon

STARBUCKS  
COFFEE

7  
ELEVEN

JO-ANN  
fabric and craft stores  
MILLER'S  
ALE-HOUSE

Portillo's  
HOT DOGS • BEEF • BURGERS • SALADS

Can't  
Get Nothin' But  
BETTER

Marshall's

ALDI

Denny's

Burlington

GARFIELD'S  
BEVERAGE

Firestone

Public  
Storage

MATTRESS FIRM

bp

Bank of America

theVitamin  
Shopper

verizon

CHASE

Coming  
Soon

amazonfresh

ROSS  
DRESS FOR LESS®

BED BATH &  
BEYOND®

noodles  
& company

OLD NAVY

LANE BRYANT

HELZBERG  
DIAMONDS

ULTA  
BEAUTY

POLISH  
& SLAVIC  
FEDERAL CREDIT UNION

POTBELLY  
SANDWICH SHOP

PALM BEACH TAN®

Panera  
BREAD®

CHIPOTLE  
MEXICAN

PNC

KOHL'S

KOHL'S

NORDSTROM  
rack

HOBBY  
LOBBY

Bath & Body Works

BEST  
BUY

North Harlem Avenue

Staples  
petco  
SHOE GARNIVAL  
inop

Walgreens  
PHARMACY PHOTO

HELZBERG  
DIAMONDS



## Offering Summary

**Address** 4512 N Harlem Ave  
Norridge, IL 60706

**Price** \$5,975,000

**Cap Rate** 3.85%

**Annual Rent** \$230,000

**Building Size** 5,020 SF

**Year Built** 2019

**Lot Size** 0.45 Acres

**Average Cap Rate  
Over Initial Term**  
4.29%

## Lease Summary

<b>Tenant</b>	Chick-fil-A
<b>Guarantee</b>	Corporate
<b>Lease Type</b>	NNN Ground Lease
<b>Lease Commencement Date</b>	July 29, 2019
<b>Lease Expiration Date</b>	December 31, 2034
<b>Initial Lease Term</b>	15 Years
<b>Options</b>	Eight, Five-Year Options
<b>Increases</b>	10% Every Five Years, Initial Term & Options
<b>Landlord Responsibilities</b>	None
<b>Right of First Refusal</b>	Yes

## Rent Schedule

	Annual Rent	Cap Rate
Current – December 31, 2024	\$230,000	3.85%
January 01, 2025 – December 31, 2029	\$253,000	4.23%
January 01, 2030 – December 31, 2034	\$278,300	4.66%
<u><b>Renewal Option Periods</b></u>		
January 01, 2035 – December 31, 2039	\$306,130	5.12%
January 01, 2040 – December 31, 2044	\$336,743	5.64%
January 01, 2045 – December 31, 2049	\$370,417	6.20%
January 01, 2050 – December 31, 2054	\$407,459	6.82%
January 01, 2055 – December 31, 2059	\$448,205	7.50%
January 01, 2060 – December 31, 2064	\$493,025	8.25%
January 01, 2065 – December 31, 2069	\$542,328	9.08%
January 01, 2070 – December 31, 2074	\$596,561	9.98%





Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters are in College Park, Georgia. Chick-fil-A was originally founded as the Dwarf Grill in 1946, changing the name to 'Dwarf House' until rebranding as Chick-fil-A in 1967. The company operates more than 2,300 restaurants, primarily in the United States with locations in 47 states and plans for a location in Hawaii to be the 48th state. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Chick-fil-A also offers customers catered selections from its menu for special events. Chick-fil-A's business strategy involves a focus on a simple menu and on good customer service. While other fast-food chains often expand their menu offerings to attempt to attract new customers, Chick-fil-A's business model is to remain focused on chicken sandwiches. The name capital A is meant to indicate that their chicken is "grade A top quality". In addition, an emphasis on customer service has allowed Chick-fil-A to consistently lead the fast food industry in customer satisfaction. These factors are seen as the reason for Chick-fil-A's growth and expansion in the United States.

**\$10.5 Billion**

Approximate Annual  
Revenue

**#1**

Fast-Food Restaurants  
in America Ranking

**50+**

Years of Consecutive  
Sales Growth

**\$4.6 Million**

Average Per-Unit  
Sales Volume

## Tenant Overview

Chick-fil-A, Inc. is the Largest Quick-Service Chicken Restaurant Chain in the United States Based on Domestic Annual Sales

Tenant/Guarantor on Lease

Chick-fil-A, Inc.

Number of Locations

2,300+

Date Founded

1967

Headquarters

Atlanta, Georgia





Surrounding Shopping & Dining Destinations



Corporate Office Park



Harlem Irving Plaza

Norridge Commons

Norridge Plaza

North Harlem Avenue

West Forest Preserve Drive







# Harlem Irving Plaza

Harlem Irving Plaza (commonly referred to as "The HIP") is a shopping mall located in Norridge, Illinois, a suburb of Chicago. Established as an open-air center in 1956, Harlem Irving Plaza has been expanded, enclosed and enhanced to become the area's dominant shopping center. The 725,000 square-foot center is home to over 140 national, regional and local specialty retailers including anchor tenants Nordstrom Rack, Kohl's, Best Buy and Target, in addition to Aéropostale, PacSun, Zumiez, Express, Forever 21, Hot Topic, LensCrafters, Bath and Body Works, Victoria's Secret and New York & Company.

Harlem Irving Plaza sits on the hard-corner of North Harlem Avenue and West Forest Preserve Drive. The center benefits from being centrally located in between two train stations and surrounded by various public transportation bus stops; allowing easy transportation access to anyone from downtown Chicago or northern suburbs .









## Norridge Commons

Norridge Commons is located behind the 63,000-square foot Norridge Plaza and directly across the street from the 725,000-square foot Harlem Living Plaza, one of the highest volume malls in the Chicago trade area.

Norridge Commons contains 330,000-square feet of prime retail space along Forest Preserve Drive. The center was originally anchored by Kmart and consists of tenants such as IHOP, Sports Clips, Honey Baked Ham, Shoe Carnival, Michael's, Staples, Bed Bath & Beyond and more.

The former Kmart space of Norridge Commons is currently under construction to include three contiguous buildings; 50,000 square feet for an Amazon Fresh grocery store, 30,000 square feet for an undisclosed retail tenant and 22,000 square feet for Ross Dress For Less.



Norridge Commons-Former Kmart



Amazon Fresh-Schaumburg, IL store

**SHOE  
CARNIVAL**

**amazonfresh**

**PETCO**  
Where the pets go.

**BED BATH &  
BEYOND**



**SportClips**  
HAIRCUTS

**Michael's**

**ROSS**  
DRESS FOR LESS

**STAPLES**





Norridge Commons

Norridge Plaza

Harlem Irving Plaza

CHASE  
theVitamin Shoppe  
Bank of America

MATTRESS FIRM

Panera BREAD  
PNC

bp



7 ELEVEN

Coming Soon



MILLER'S ALE-HOUSE

JO-ANN  
fabric and craft stores

Chick-fil-A

AMC  
DISCOVERY  
Chick-fil-A

AMC  
THEATRES

Firestone

North Harlem Avenue

Culver's

PATIO OPEN



Downtown Chicago

North Harlem Avenue







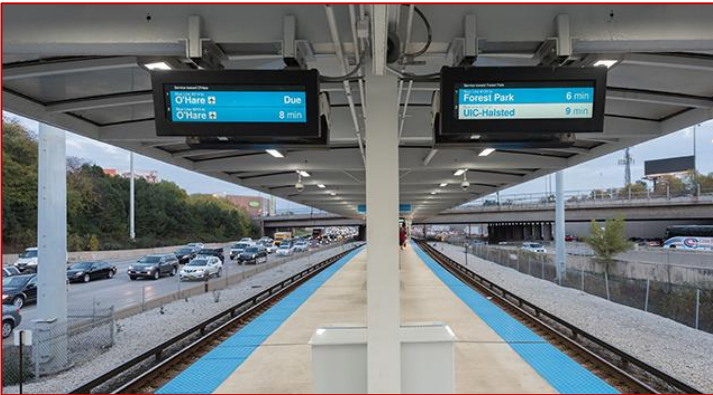
Norridge is a village in Cook County, Chicago MSA, Illinois. Norridge was incorporated as a village form of government in 1948 in order to avoid annexation by the city of Chicago. The Village is governed by board of trustees consisting of a President, a Village Clerk and 6 Trustees. At the time of incorporation, the original area of Norridge was approximately 80 acres. In 1954 Norridge doubled in size when it

annexed the area between Montrose Avenue and Lawrence Avenue and continued to annex other surrounding areas for years; now reaching an area that encompasses two square miles. The Village or Norridge is commonly referred to as the “Island within a City” because of their original “fend for ourselves” belief of its residents. Remaining independent through its village incorporation, Norridge and its residents don’t have to contribute tax dollars that benefit the city of Chicago and the downtown high-rise/high-traffic areas and are able to financially support and maintain in good condition their streets, schools and police and fire safety services all by themselves. Residents of the Village of Norridge also experience far less property taxes than those areas surrounding them; in part by decreased resident property taxes through the village’s collection of sales tax from Harlem Irving Plaza, a 725,000-square foot indoor regional mall.

The Village of Norridge is approximately fifteen miles and thirty minutes from downtown Chicago; which can be easily accessed from various forms of bus and metro-transit public transportation; all within walking distance from the Subject Property.

Nearby Destinations

	Distance	Travel Time
Chicago Metro Station-Harlem Ave	1.5 Miles	2 Minutes
Corporate Office Park	3.3 Miles	10 Minutes
O'Hare International Airport	6.3 Miles	12 Minutes
Lincoln Park Zoo	11.5 Miles	30 Minutes
Navy Pier	13.7 Miles	30 Minutes
Downtown Chicago, IL	14.5 Miles	30 Minutes
Midway International Airport	23.5 Miles	45 Minutes

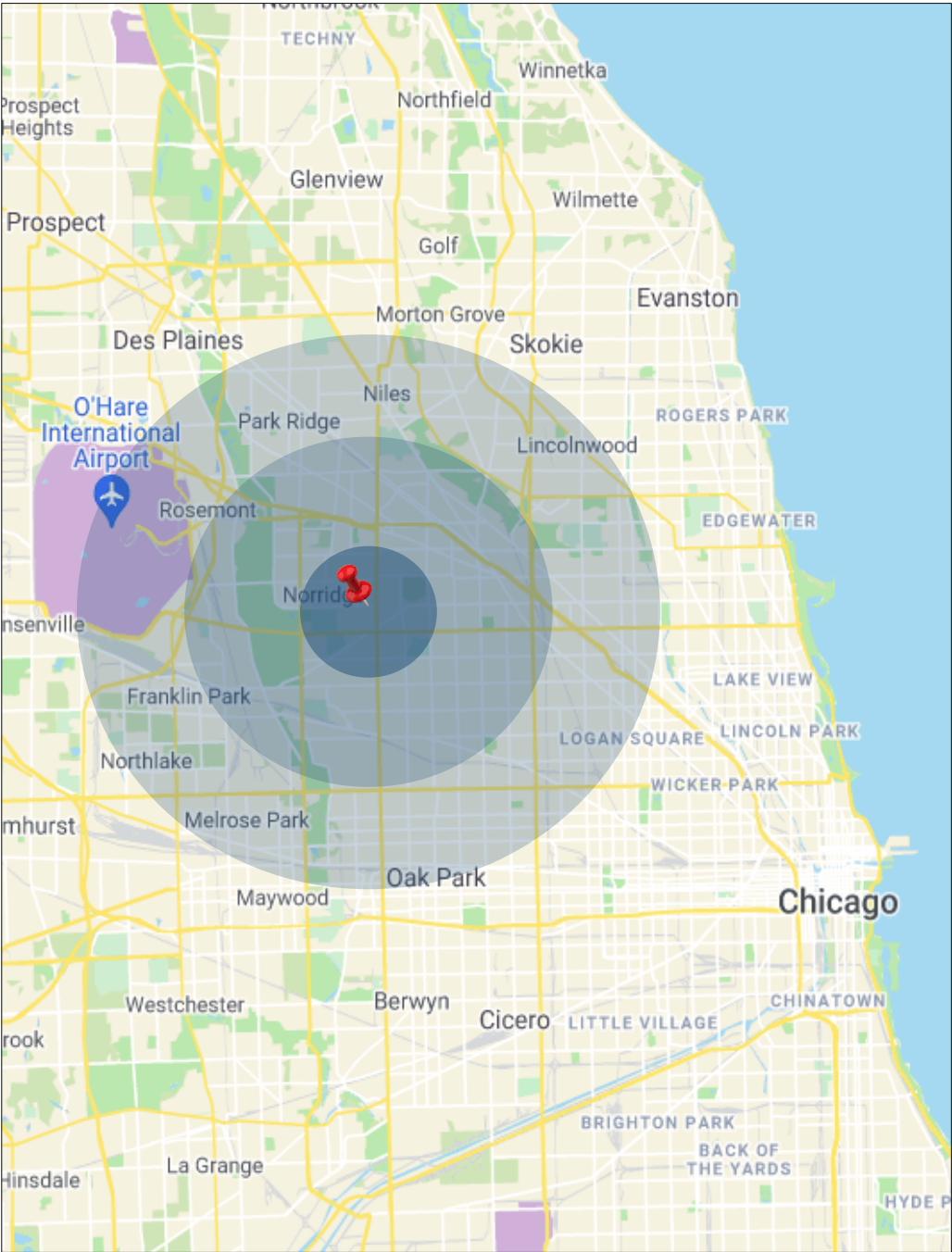




Population	2 Miles	3 Miles	5 Miles
2010 Population	122,606	270,445	661,347
2021 Population	123,051	265,404	625,232
2026 Population Projection	121,839	261,639	611,700
Median Age	44.2	42.6	40.6
Bachelor's Degree or Higher	50%	49%	39%

Households	2 Miles	3 Miles	5 Miles
2010 Households	46,903	101,826	234,374
2021 Households	46,363	98,165	218,318
2026 Household Projection	45,772	96,429	212,925
Owner Occupied Households	34,075	64,356	136,428
Renter Occupied Households	11,697	32,073	76,497
Avg Household Size	2.6	2.6	2.8
Total Specified Consumer Spending (\$)	\$1.2B	\$2.5B	\$5.6B

Income	2 Miles	3 Miles	5 Miles
Avg. Household Income	\$86,830	\$86,645	\$90,439
< \$25,000	7,522	17,401	38,093
\$25,000 - 50,000	9,231	19,315	44,541
\$50,000 - 75,000	8,554	17,945	38,624
\$75,000 - 100,000	6,339	12,841	26,950
\$100,000 - 125,000	5,261	10,582	21,458
\$125,000 - 150,000	3,036	6,193	13,302
\$150,000 - 200,000	3,840	7,864	18,004
\$200,000+	2,581	6,025	17,347





## Chicago, Illinois

Chicago is the third most populous city in the U.S. and one of the most dynamic and attractive markets in the nation. The undisputed economic powerhouse of central North America, Chicago has the third-largest gross metropolitan product in the U.S. at \$679 billion, making it equivalent to the 21st-largest economy in the world. The city is home to world class shopping, 8 major league sports teams, over 8,300 acres of greenspace, and a variety of cultural and historical attractions, including world famous museums. Chicago is an International Hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. The city continues to be a highly desired location for some of the world's largest businesses and for the 5th year in a row, the Chicago metropolitan area took the top spot in the U.S for corporate growth and investment. Across the entire state of Illinois, there are currently 36 global headquarters of Fortune 500 companies.

Home to an unrivaled talent pool, Chicago is centrally located at the nexus between European and Asian markets, and the North American Free Trade zone. The region features a strong, globally diverse economy larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.





**WALK SCORE**



**98**

**WALKER'S PARADISE**

**VISITORS**



**120**

**Million**

**2019**

**VISITOR SPENDING**



**43**

**Billion**

**2019**

**PORT RANKING**



**2<sup>ND</sup>**

**(Imports)**

**2020**



# Chicago, Illinois

## STRONG, DIVERSIFIED ECONOMY

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$698 billion.

The city is an efficient economic powerhouse, home to more than 400 major corporate facilities, including 36 in the Fortune 500, and 31 in the S&P 500.

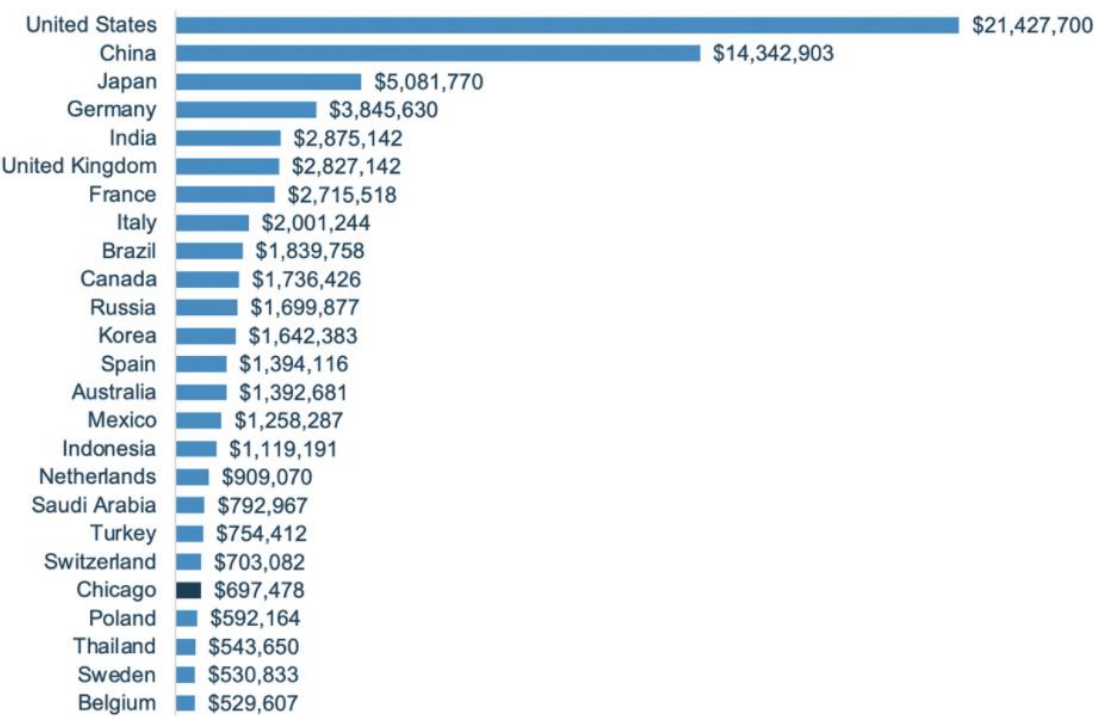
Among the most diverse economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services.

Chicago has the second largest Securities Brokers, Dealers, and Exchanges cluster in the U.S.

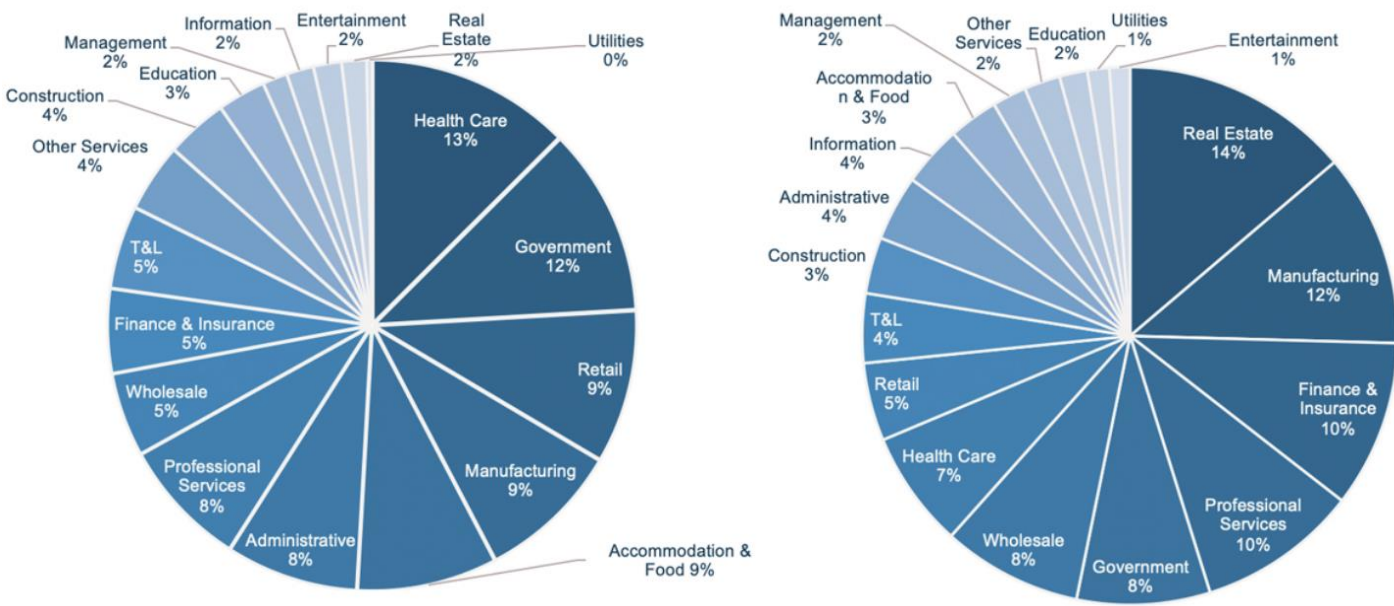
Chicago has the second largest corporate headquarter cluster in the U.S.

Chicago has the third largest distribution cluster in the U.S.

\$697.4B ECONOMY RIVALS NATIONS



MOST DIVERSIFIED ECONOMY IN THE US







amc

DISCOVERY  
CLOTHING COMPANY

Chick-fil-A

ORDER CHICK-FIL-A  
CATERING  
FOR ANY SUMMER EVENT!

RESERVED  
PARKING  
512-512-5125  
VAN  
ACCESSIBLE

GOOD WHEEL  
512-512-5125







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AERIAL FOOTAGE

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