

Circle K (Sale Leaseback)

Joliet, IL

Purchase Price: **\$2,769,230**

Cap Rate: **6.50%**

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Circle K & Checkers property located in Joliet, IL (the "Property"). The Property consists of a 2,979 square foot convenience store and restaurant sitting on a 0.53-acre parcel of land. The Property is leased by a Circle K and Checkers franchisee. The tenant will operate under a brand new, 15-year, absolute NNN lease which features 8.0% rent escalations every 5 years, providing investors with a significant hedge against inflation. *See Lease Abstract for full details.*



[Click Here for Website & Full Offering Memorandum](#)



Property Synopsis

The Property is located in Joliet, Illinois - Chicago's second-largest suburb and the third-largest city in Illinois. Circle K benefits from a strong demographic environment, with 165,760 residents and an average household income of \$79,520 in a five-mile radius. This dense population is ideal for a convenience store like Circle K. Positioned off of W. Jefferson St. (US Route 52), the Property is located in a major retail corridor of Joliet, Illinois. In its direct surrounding, there are a variety of nationally recognized retailers, such as Burger King, Pep Boys, Dunkin' Donuts, Little Caesars, AT&T, Sherwin-Williams, Walmart Supercenter, Menards, and many more. Additionally, just west on Jefferson St. is the Marycrest Shopping Center, a 160,000 SF shopping mall anchored by Dollar Tree.

Investment Highlights

- Brand New Long-Term Lease
- Absolute NNN Lease
- Additional Checkers Income
- Major Retail Corridor
- Proximity to Marycrest Shopping Center
- Densely Populated Region

Offered Exclusively by

Isaiah Harf | Regional Director & Partner
iharf@stanjohnsonco.com
+1 773.963.2637
Illinois Broker #471019332

Cameron Chandra | Analyst
cchandra@stanjohnsonco.com
+1 312.777.2444

BJ Feller | Managing Director & Partner
bfeller@stanjohnsonco.com

Andy Gatchell | Associate Director
agatchell@stanjohnsonco.com

Blaise Bennett | Associate Director
bbennett@stanjohnsonco.com

Mark Lovering | Associate Director
mlovering@stanjohnsonco.com

Christian Tremblay | Associate Director
ctremblay@stanjohnsonco.com

Josh Dicker | Analyst
jdicker@stanjohnsonco.com

Nick O'Brien | Analyst
nobrien@stanjohnsonco.com

Stan Johnson Company

303 East Wacker Drive | Suite 1111
Chicago, IL 60601

stanjohnsonco.com

