

Mattress Firm | Oak Lawn, IL



Purchase Price: **\$3,017,517**

Cap Rate: **6.00%**

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Mattress Firm property located in Oak Lawn, Illinois (the "Property"). The Property consists of a 4,572 square foot freestanding retail building. Mattress Firm operates under a 16- year lease with four years and five months of base term remaining. The lease features two, five-year extension options - with significant rent escalations at each option, 23.6% and 10.0% at option 1 and option 2, respectively. See Lease Abstract for full details.

Mattress Firm closed all other surrounding retail locations, but this specific store. Now, the nearest Mattress Firm is two miles to the east, in a noncompetitive trade area.

Property Synopsis

The Property is located in Oak Lawn, Illinois - a popular Chicago suburb of approximately 58,362 residents. Oak Lawn is part of the Chicago MSA, the third-largest metropolitan area in the United States as of the 2020 census, with a population of nearly 9.6 million. The Property benefits from the outstanding access provided by Oak Lawn, with close proximity to several major interstates including 80, 90, and 94. Located off of US Route 12 (W 95th Street), Mattress Firm is positioned in a major retail corridor of Oak Lawn and is surrounded by a variety of nationally recognized retailers. These retailers include CarMax, Bank of America, Bed Bath & Beyond, Michaels, Kohl's, Dick's Sporting Goods, Marshalls, and many more. Many of these retailers are located in the two large shopping malls directly adjacent to the Property - Chicago Ridge Mall and Commons of Chicago Ridge. The presence of these shopping centers helps drive traffic to the Property and demonstrates the quality of its real estate.

Investment Highlights

- Adjacent to Major Shopping Centers | Chicago Ridge Mall & Commons of Chicago Ridge
- Proximity to Advocate Christ Medical Center | Level I Trauma Center | ~105,000 Annual Patient Visits
- No Other Mattress Firm Locations within 2 Miles
- Excellent Visibility & Access | W 95th Street & Ridgeland Avenue (Combined 70,683+ VPD)
- Outstanding Chicago MSA Demographics | Pop. 361K+ within 5 Miles
- Proven Tenant with Strong Track Record | Best-in-Class Tenant with Corporate Guaranty



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

Offered Exclusively by

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