

# OFFERING MEMORANDUM

Corporate Chili's Grill & Bar Ground Lease | Chicago MSA



2401 West 95<sup>th</sup> Street, Evergreen Park, IL



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## Disclaimer

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# INVESTMENT HIGHLIGHTS

## Long Term, Corporate Chili's Ground Lease

- Located within Evergreen Plaza, a recently redeveloped 375,429 SF shopping center that is 94% leased and anchored by Whole Foods, TJ Maxx, Burlington, Ulta, and others.
- Dense Chicago MSA location with 227,500 people and an average household income of \$93,684 within 3 miles
- Corporate Abs. NNN ground lease provides passive ownership for an investor.
- Premier signalized hard corner location situated at the intersection of 95th & Western which provides 57,560 VPD.
- Brinker International is a leading restaurant brand worldwide with more than 1,600 restaurants, revenue of \$3.34 bn and net income of \$131mm for the FYE 2020.
- Additional retailers at the intersection include Walmart, Mariano's, Sam's Club, Meijer, and Menards, among others.
- New 2022 construction



# TRANSACTION SUMMARY

2401 West 95<sup>th</sup> Street, Evergreen Park, IL



Purchase Price  
**\$3,368,421**



Cap Rate  
**4.75%**



Annual Rent  
**\$160,000**

## Lease Details

Address:	2401 West 95th Street, Evergreen Park, IL
Tenant:	Chili's Bar & Grill
Guarantor:	Brinker (Corp.)
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Remaining Lease Term:	10 Years
Options to Renew:	Four, 5-year
Rent Increases:	10% in each option
Estimated Opening Date:	May 2022

## Property Specifications

Building Size:	6,054 SF
Land Size:	0.35 acres
Year Built:	2022





# SITEPLAN





# AREAMAP





[illegible]



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# PROPERTY RENDERING





# AERIALVIEW





# AERIALVIEW



Downtown Chicago

12 Miles  
to Chicago CBD

95th Street

Western Avenue

SUBJECT  
PROPERTY



# AERIALVIEW





OSF HEALTHCARE  
Little Company of Mary  
Medical Center

OfficeMax

bp

Walmart  
Save money. Live better.

Sam's Club

meijer

Michaels

MENARDS

LANE BRYANT

O'Reilly  
AUTO PARTS

Knapley's

McDonald's

DXL  
BIG & TALL

KIA

DOLLAR TREE

Aaron's

Goodwill

SHOE CARNIVAL

SALLY BEAUTY  
Rainbow

32,982 CARS PER DAY

First Midwest Bank  
BANK WITH MOMENTUM

ETC

citibank

at&t wellnow

Aspen Dental

31,000 CARS PER DAY

planet fitness

theVitamin Shoppe.

snipes

xfinity

DAVID'S BRIDAL

POTBELLY  
MOD PIZZA

T-Mobile

SUBJECT PROPERTY

95th Street

Western Avenue

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# AERIALVIEW



OSF HEALTHCARE  
Little Company of Mary  
Medical Center

MARIANO'S  
PET SMART  
verizon

K&G  
ALDI  
Sprint

Walmart  
Save money. Live better.

Sams Club

MENARDS  
ROSS  
DRESS FOR LESS  
meijer  
Michaels

DXL  
O'Reilly  
BIG + TALL  
Krispy Kreme  
McDonald's

KIA  
Goodwill

SALLY BEAUTY  
Rainbow  
SHOE  
CARNIVAL

citibank

at&t wellnow

Burlington  
coat factory

DAVID'S BRIDAL  
planet  
fitness xfinity

SUBJECT  
PROPERTY  
Chili's

Aspen  
Dental

Firestone

Giordano's

Lease Pending:  
120,000 SF

petco  
DSW  
SHOES BOYS HANDS  
five  
BELOW

TJ-maxx  
ULTA

WHOLE  
FOODS  
MARKET

verizon  
STARBUCKS

Cane's

Advocate  
Medical Group

32,982  
CARS PER DAY

Western Avenue

98th Street

DUNKIN'



# AERIALVIEW



K&G  
ALDI  
Sprint

MARIANO'S  
PETSMART  
verizon

Walmart  
Save money. Live better.

Sam's Club

OSF HEALTHCARE  
Little Company of Mary  
Medical Center

MATTRESS FIRM  
FIVE GUYS  
BURGERS and FRIES

SALLY BEAUTY  
Rainbow

SHOE  
CARNIVAL

95th Street

meijer

ROSS  
DRESS FOR LESS

Michaels

meijer

MENARDS

91st Street

McDonald's

LANE BRYANT

DXL  
BIG & TALL

O'Reilly  
AUTO PARTS

Krispy Kreme

32,982  
CARS PER DAY

Goodwill

DOLLAR TREE  
Aaron's

KIA

Western Avenue



# AERIALVIEW





# SURROUNDING AREA PHOTOS





# SURROUNDING AREA PHOTOS





# CHICAGO REGION MARKET SNAPSHOT



**The Chicago metropolitan area, commonly referred to as “Chicagoland,”** includes the city of Chicago and its suburbs, spanning 16 counties in Northern Illinois, Northwest Indiana, and Southeast Wisconsin.

## The Chicago Region is the Most Diversified Economy in the Country

The Chicago Region is the nation’s **top metropolitan area** for corporate relocations and expansions. The Region is home to the corporate headquarters of **57** Fortune 1000 companies.



With over **120 million visitors**, Illinois set record **\$43.1 billion** in tourism spend in 2019. The money directly supported 344,100 jobs, up 1,800 from 2018. It generated **\$2.5 billion** in state sales tax revenue, nearly 8% over a year earlier.



## Evergreen Park, Illinois Submarket Overview



### Advocate Christ Medical Center\*

Advocate Christ Medical Center is a **749-bed** premier teaching institution with more than 1,500 physicians, 2,300 nurses, and 6,000 team members providing emergency care for more than **105,000** patients annually.



Saint Xavier University (SXU) is a private Roman Catholic university in Chicago, Illinois. Founded in 1846, the university currently enrolls 3,896 students and over 350 faculty members.

## 3rd Largest

Metropolitan area in the U.S.

## 400+



Major corporate headquarters call the Chicago Region home

## 1,900



Foreign-based companies have a presence in Chicagoland

## 200+



Higher Education Institutions

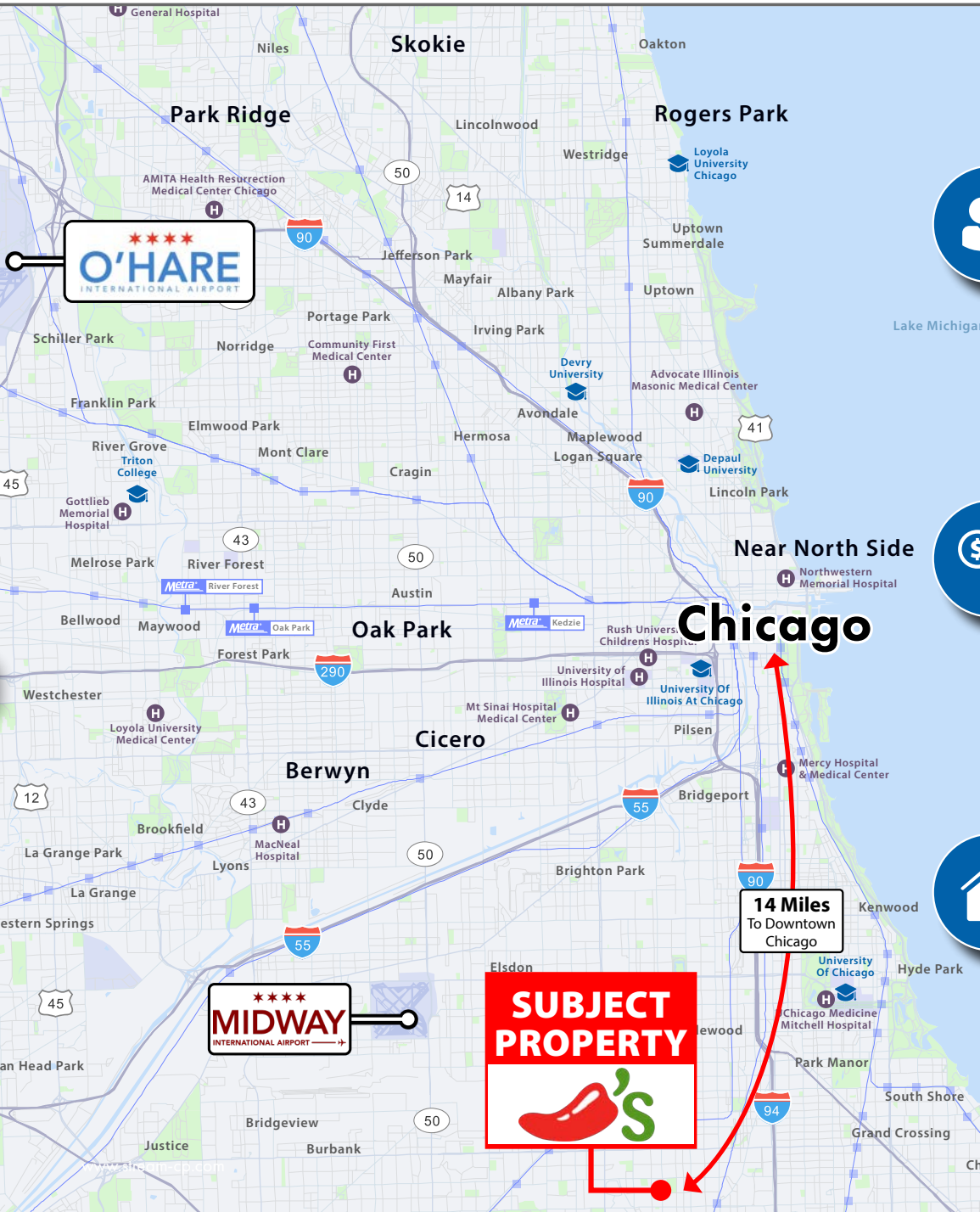
## 6 Million+



Full and part-time employees



# REGIONALMAP



## Demographics

Source: Landvision 2021



### Residential Population

1 Mile	3 Miles	5 Miles
17,628	227,503	631,490



### Average Household Income

1 Mile	3 Miles	5 Miles
\$150,092	\$93,684	\$77,570



### Total Housholds

1 Mile	3 Miles	5 Miles
6,455	83,106	221,383



# TENANT SUMMARY



Established in 1975, Chili's Grill & Bar is an American casual dining restaurant chain. It is the flagship brand of Dallas-based Brinker International, Inc. (NYSE: EAT), one of the world's leading casual dining restaurant companies and home of Maggiano's Little Italy® and two virtual brands: It's Just Wings® and Maggiano's Italian Classics™. Founded by Norman Brinker in Dallas, Texas, Brinker owns, operates, or franchises more than 1,600 restaurants in 29 countries and two U.S. territories.



**1975**

Year Founded



**Dallas, TX**

Headquarters



**1,600+**

Restaurants



**29**

Countries



**50,000+**

Employees







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