



TRINITY

REAL ESTATE INVESTMENT SERVICES



KINDERCARE LEARNING CENTER - ABSOLUTE NNN

16010 S FREDERICK ST, PLAINFIELD, IL 60586

\$2,575,865

6.75% CAP

TRINITYREIS.COM

Actual Property



PLAINFIELD, IL

\$2,575,865 | 6.75% CAP

- Absolute NNN KinderCare Learning Center With 5+ Years Remaining
- Affluent Chicago Suburb With a 5-Mile Population of 165K+ and Average Household Incomes of \$129,000+
- Exercised Option during COVID - Showing Commitment to the Site
- KinderCare Is America's Largest Childcare Provider With More than 2,000 Early Learning Centers and Sites Around The Country
- Easily Accessible From S Route 59 Generating 24,000 VPD
- Located in an Extremely Dense Retail Corridor With Various Big Box Tenants Within 2 Miles Creating Additional Customer Traffic for the Area
- Subject Property is 38 Miles SW of Chicago - the 3rd Largest MSA in the US With 9.7M+ Residents

EXCLUSIVELY MARKETED BY:

BRAD MOTLEY

817.980.0512 | b.motley@trinityreis.com

STEELMAN JUAREZ

972.921.8464 | steelman@trinityreis.com

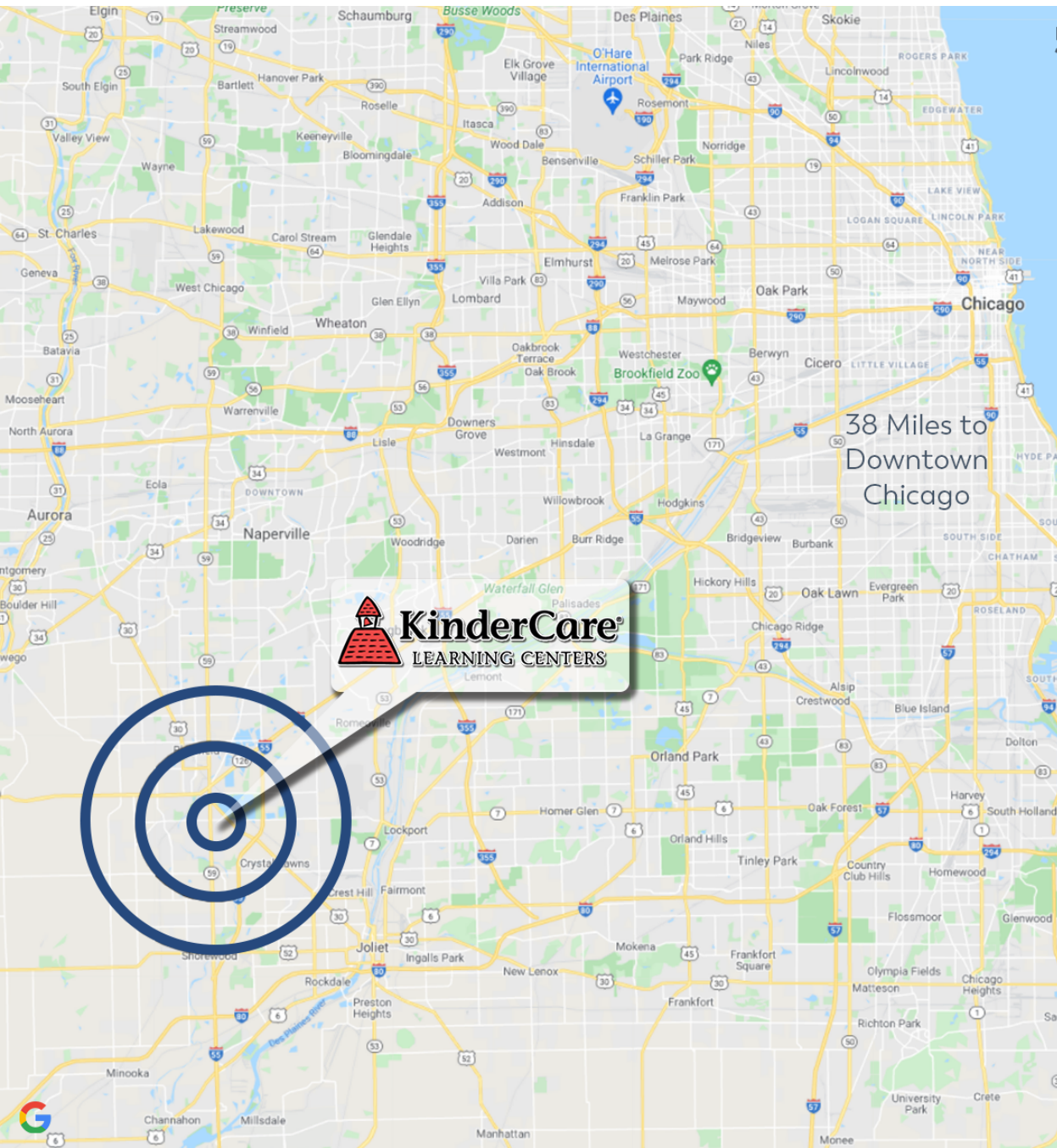
PROPERTY DETAILS:

Building Area:	8,160 SF
Land Area:	1.02 AC
Year Built:	2001
Guarantor:	KinderCare Learning Centers LLC

LEASE OVERVIEW:

Remaining Lease Term:	5+ Years
Rent Commencement:	5/14/2001
Lease Expiration:	5/31/2027
Base Annual Rent:	\$173,871
Lease Type:	Absolute NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Two (2), 5-Year
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

5 MILE RADIUS OF SUBJECT PROPERTY



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	5,784	59,164	159,104
2021 Estimated	5,951	61,134	167,043
2026 Projected	6,239	63,027	172,271

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	2.89%	3.33%	4.99%
2021 - 2026	4.84%	3.09%	3.13%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$109,169	\$104,231	\$95,292
Average	\$129,007	\$119,080	\$111,235

Demographic data provided by CoStar



Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

RETAIL MAP

16010 S FREDERICK ST | PLAINFIELD, IL



Actual Property

RETAIL MAP

16010 S FREDERICK ST | PLAINFIELD, IL



Actual Property



Actual Property



CHICAGO

Chicago, Illinois, otherwise known as “The Windy City”, is the state’s center for business and finance and has a global reputation as a top leader in these sectors. Chicago is home to the O’Hare International Airport - the second busiest airport in the world. The city’s distinct neighborhoods offer a large array of cultural, historical, sporting and entertainment focal points that bring 55M+ visitors annually.

\$327,000
2022 Median Home Value



2.74 Million
2022 Total Population



\$90,708
2022 Average Household Income





51 Years
of Success



**Nation's Largest
Private Child Care
Provider Company**



Portland, OR
Headquarters



36,000
Employees



1,500+
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

BRAD MOTLEY

817.980.0512

b.motley@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Illinois, Inc

IL #471020548

STEELMAN JUAREZ

972.921.8464

steelman@trinityreis.com

Actual Property