



Checkers®

• CRAZY GOOD FOOD •

OWNER USER OPPORTUNITY

Actual Site Photo

OFFERING MEMORANDUM

439 N. Bolingbrook Rd | Bolingbrook, IL 60440

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Area Overview

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Walgreens
SUBWAY

LOWE'S **THE HOME DEPOT** **Advance Auto Parts** **DOLLAR TREE**
Walgreens **OfficeMax** **PETSMART**
BEST BUY **usbank** **Bank of America**
CHASE **McDonald's** **BURGER KING** **verizon**
Starbucks **Red Lobster** **Jersey Mike's** **Red Robin**
Tanamera **Chipotle** **li's** **noodles**
Olive Garden **target** **ROSS** **BIG LOTS**
SportClips **KOHL'S** **Marshall's**
Chick-fil-A **THE VITAMIN SHOPPE** **CVS pharmacy**
Party City **MATTRESS FIRM** **EUROPEAN S&B CENTER**
ALDI **MOD PIZZA** **Burlington** **MARATHON**
DICKY'S **CAFE** **Jewel Osco**
SMOOTHIE KING **HOBBY LOBBY** **Shell**

Firestone **AutoZone**
GREASE MONKEY **O'Reilly** **MIDAS**
usbank **SHERWIN-WILLIAMS**
Shell **CITGO** **CHASE** **TACO BELL**

Exxon **Pizza Hut**
CUBESMART **DOLLAR TREE** **ROSATI'S**
self storage

jiffy lube **MENARDS**
PET SUPPLIES PLUS **Calver's**
WING STOP **Public Storage**

Little Caesars **Walgreens**
Bank of America **ALDI** **BURGER KING** **Starbucks**
CIRCLE K **POPEYES** **Denny's** **golden corral**
DUNKIN' **BMO** **Harris Bank** **H**
SPRINGHILL SUITES MARRIOTT **QUALITY** **Hampton** **Holiday Inn**
Hilton Garden Inn **R&B**

THE PROMENADE BOLINGBROOK SHOPPING MALL
DISCOUNT TIRE **BARNES & NOBLE** **Walgreens**
Bank of America **LOFT** **HOLLISTER** **Starbucks**
VICTORIA'S SECRET **MEN'S WEARHOUSE** **LANE BRYANT**
H&M **IKEA** **PAC SUN** **PANDA EXPRESS** **Bass Pro Shops** **THE TJX**
BUFFALO WILD WINGS **POTBELLY** **FIVE GUYS** **LONGHORN**
macys **DSW** **meijer** **red mango**
ULTA **ihop** **Great Clips** **Mobil**
CHIPOTLE **CHAMPS** **Michaels** **Public Storage**
Bath & Body Works **Bar Louie** **MOD PIZZA**

Checkers
CRAZY GOOD FOOD.

McDonald's **White Castle** **Dominos**

N BOLINGBROOK DR
± 29,400 VPD

7 ELEVEN
PAPA JOHN'S

SIMPLY
SELF STORAGE

INTERSTATE 35
I-355 N
± 116,000 VPD

LA Z BOY **ASHLEY** **McDonald's** **MATTRESS FIRM**
Tanamera **sleep & number** **CVS pharmacy** **bp**
CIRCLE K **COSTCO** **PNC** **planet fitness**

aloft ESORTA
HOTELS FITNESS

INTERSTATE 55
HERITAGE PKWY
± 204,000 VPD

WINTRUST BANK **SUBWAY**
Walmart
Supercenter

DUNKIN' **Shell**

EXECUTIVE OVERVIEW

Checkers | Bolingbrook, IL, 60440



INVESTMENT HIGHLIGHTS

OPPORTUNITY SUMMARY

- **Checkers Business & R/E** - Operator will sell business and real estate at List Price
- **Owner/User Opportunity** - Property can be delivered vacant to a developer or owner/operator
- **Excellent Building Condition** - Extensive remodel in 2018 (built 1992)

STRONG REAL ESTATE & RETAIL FUNDAMENTALS

- **Affluent Demographics** - Average household income exceeds \$110,000 (3-mile radius)
- **Ideal Traffic Counts & Visibility** - Daily traffic counts exceed 33,000 vehicles
- **Strong Retail Corridor** - ALDI, Home Depot, IKEA, Target, Bass Pro Shops, etc.
- **Dense Infill & Surrounding Customer Base** - 200,000+ people (5-mile radius) people with 60,000 workers within a 5-mile radius (260,000 'Daytime Population')
- **Bolingbrook's Top Employers** - Amazon (7,000 employees), St. Joseph Medical (3,100 employees), and Silver Cross Hospital (3,000 employees)



PRICE PER SF

\$660



LIST PRICE

\$1,250,000



GROSS LEASABLE AREA

± 1,882 SF



N BOLINGBROOK DR
± 29,000 VPD



W BOUGHTON RD
± 29,000 VPD





N BOLINGBROOK DR
± 29,000 VPD



FINANCIAL OVERVIEW

Checkers | Bolingbrook, IL, 60440



INVESTMENT SUMMARY

PROPERTY OFFERING	Checkers R/E & Business or Owner/User
ADDRESS	439 N Bolingbrook Dr
CITY, STATE	Bolingbrook, IL
LIST PRICE	\$1,250,000
TOTAL BUILDING AREA	± 1,882 SF
TOTAL LOT SIZE	± 0.40 ACRES
YEAR BUILT	1986/2015

NOTE: PROPERTY CAN BE DELIVERED VACANT TO A NEW OWNER/USER





TENANT OVERVIEW

Checkers | Bolingbrook, IL, 60440





WEBSITE

checkers.com

LOCATIONS

± 893

HEADQUARTERS

Tampa, FL

Checkers Drive-In Restaurants, Inc. is a chain of double drive-thru restaurants in the United States. The company operates Checkers and Rally's restaurants in 28 states, and the District of Columbia. They specialize in hamburgers, hot dogs, french fries, and milkshakes.

Originally separate companies serving different geographic areas (with Checkers serving the Southeast and Rally's serving the Midwest), Checkers and Rally's merged in August 1999. Generally speaking, the Checkers name remains used in the Southeast as well as the Northeast while the Rally's name remains used in the Midwest as well as California; the two brands have overlap in several areas.

The merged company is headquartered in Tampa, Florida. Most locations specialize in carryout service with drive-thru and walk-up windows available, but no indoor seating, though some legacy Rally's locations in the Midwest retain dining rooms, as well as a Checkers location with an indoors dining area in Clearwater, FL.. Checkers was founded in 1986 in Mobile, Alabama, by Jim Mattei, and went public in 1991. Rally's was founded in Louisville, Kentucky in 1985 by Jim Patterson. In 1991 and 1992, Rally's absorbed Maxie's of America, Snapps Drive-Thru, and Zipps Drive-Thru.

AREA OVERVIEW

Checkers | Bolingbrook, IL, 60440



BOLINGBROOK, IL

Bolingbrook is a sprawling suburban village about 30 miles southwest of Downtown Chicago in Will and DuPage counties. The city lures in newcomers with its laid-back atmosphere, modern amenities, and easy access to the big city. Bolingbrook hosts a thriving retail sector, with the Promenade Bolingbrook serving as one of the area's most popular shopping malls. Numerous large parks and forests surround the village, offering endless opportunities to spend time outdoors.

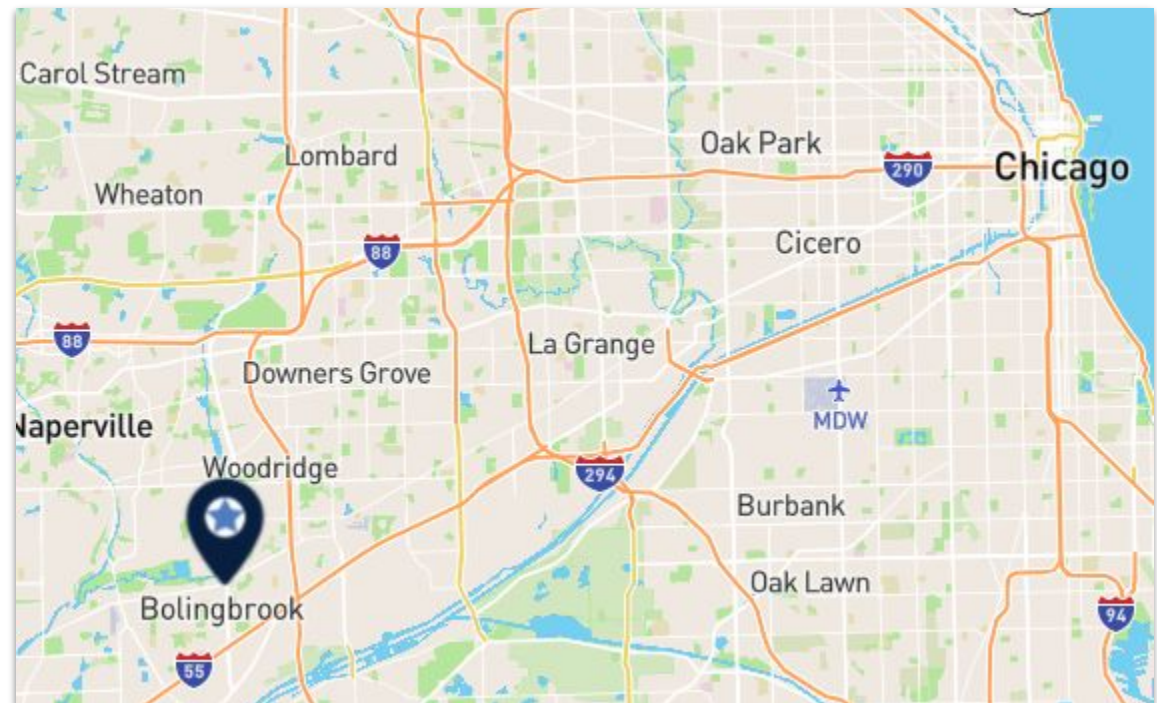
24 companies of various sizes have their corporate headquarters in Bolingbrook. The largest being: The nation-wide cosmetic retailer Ulta Beauty, as well as vehicle floor liner manufacturer WeatherTech.

The easy access to Chicago by car or train makes Bolingbrook a terrific option for commuters, while the combination of peaceful neighborhoods and high-performing public schools boosts the appeal of Bolingbrook.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	82,838	207,429	723,692
2010 Census	82,293	205,852	704,398
Growth 2010-Current Year	0.66%	0.77%	2.74%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five Year Projection	28,288	74,561	270,647
Current Year Estimate	27,807	73,655	266,375
2010 Census	26,717	70,958	253,239
Growth Current Year-Five Year	1.73%	1.23%	1.60%
Growth 2010-Current Year	4.08%	3.80%	5.19%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$116,373	\$133,661	\$139,768

REGIONAL MAP



CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



3RD LARGEST
CITY IN THE UNITED STATES



9,504,753
MSA RESIDENTS



OVER 40 MILLION
ANNUAL VISITORS



OVER 400
MAJOR CORPORATE HQ



CHICAGO ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. Chicago is a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters in Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing space and centralized locations within the Midwest.



NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Checkers** located at **439 N. Bolingbrook Rd | Bolingbrook, IL, 60440** (“Property”). It has been prepared by Matthews Retail Group Inc. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Group Inc. The material and information in the Offering Memorandum is unverified. Matthews Retail Group Inc has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Retail Group Inc is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Retail Group Inc expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Group Inc or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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