



STOREBUILD

OFFERING MEMORANDUM – BMO HARRIS BANK

ARLINGTON HEIGHTS, IL

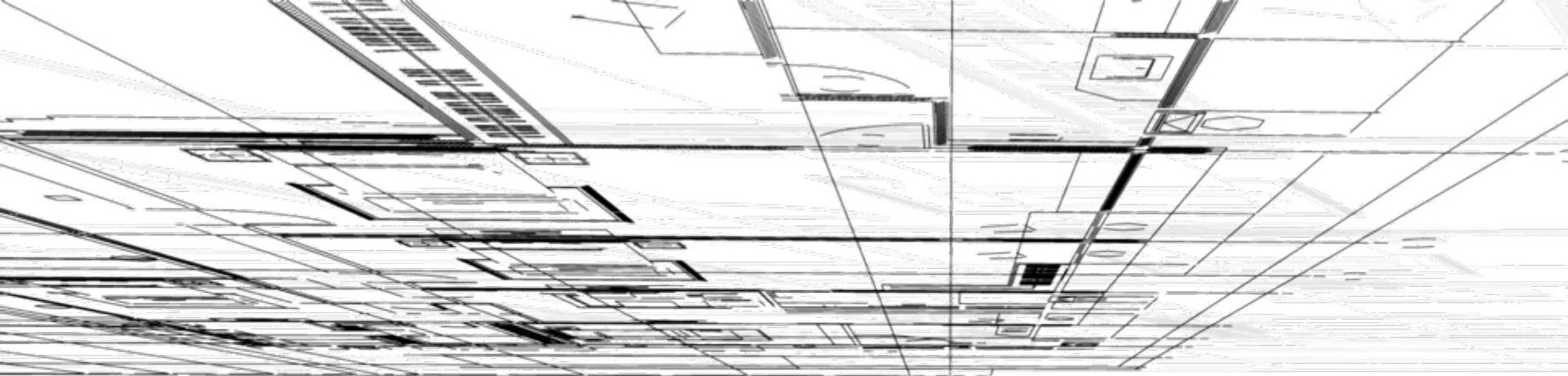
CONFIDENTIAL

LOCATION:

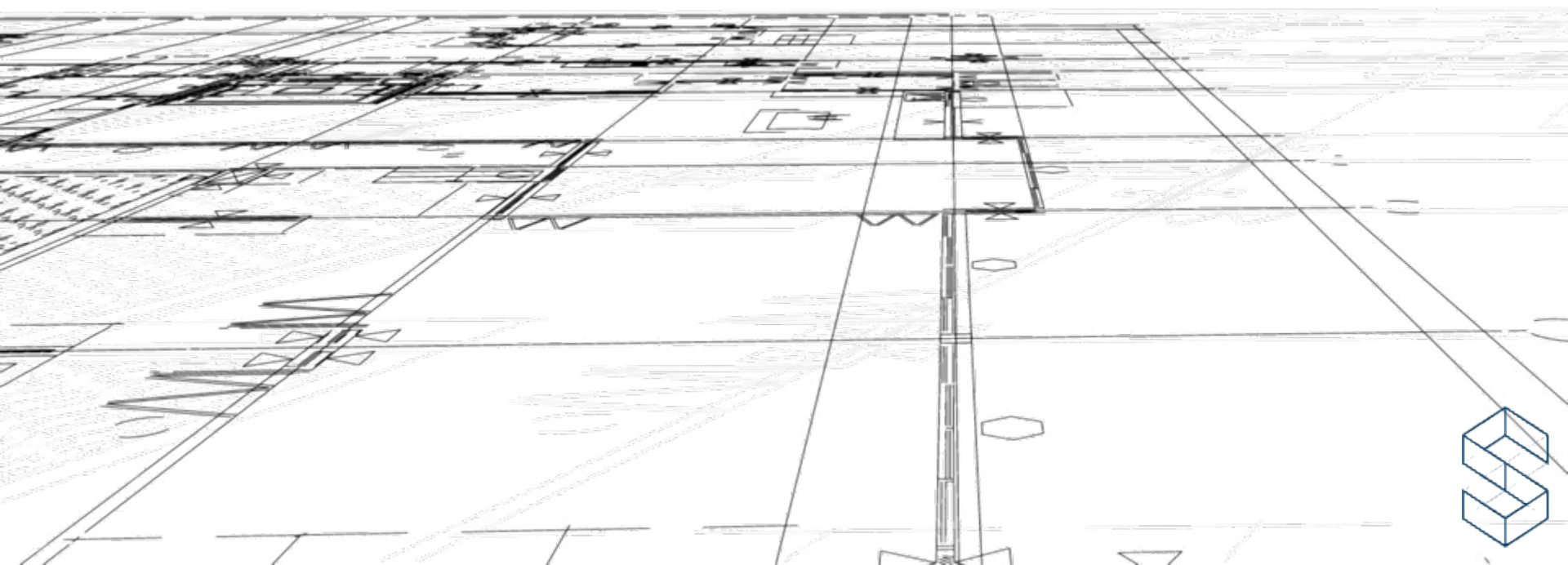
630 W. NORTHWEST HIGHWAY

DATE:

Q2/ 2023



INVESTMENT SALE - ARLINGTON HEIGHTS, IL





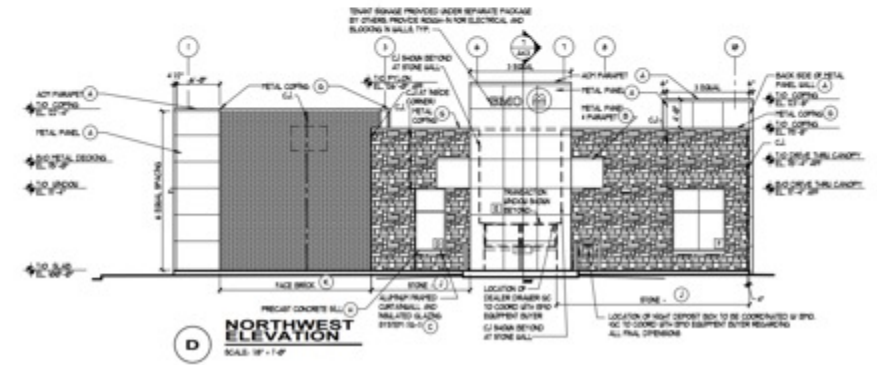
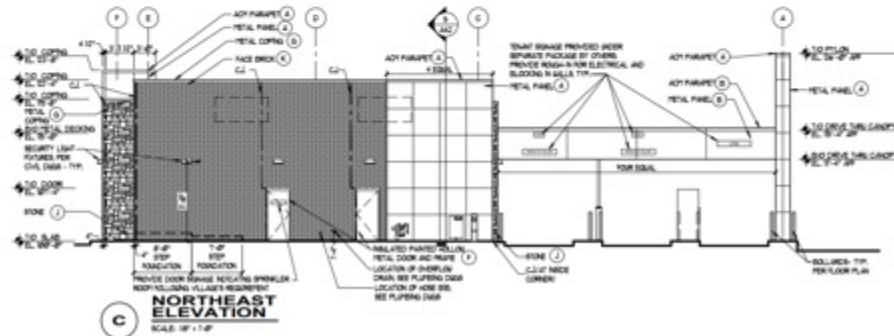
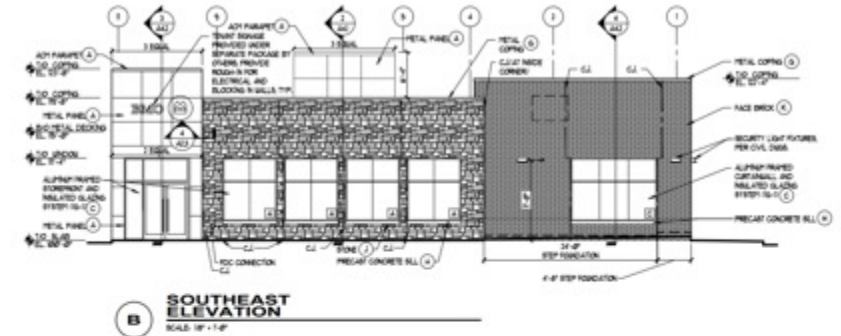
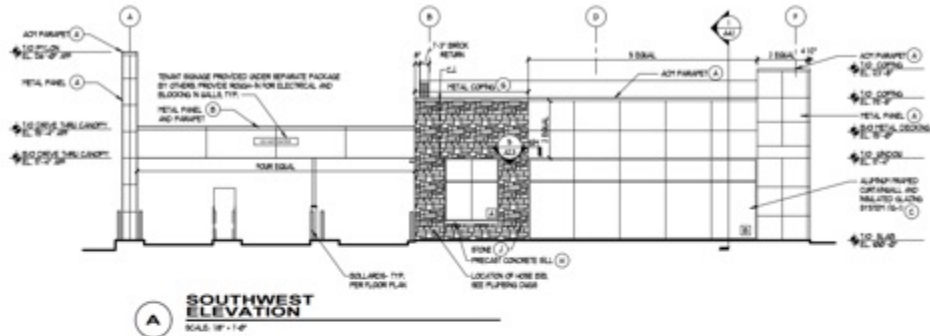
BMO HARRIS BANK – REPRESENTATIVE ELEVATION

NEW CONSTRUCTION PROTOTYPE



BMO HARRIS BANK – PROPOSED ELEVATION

630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL



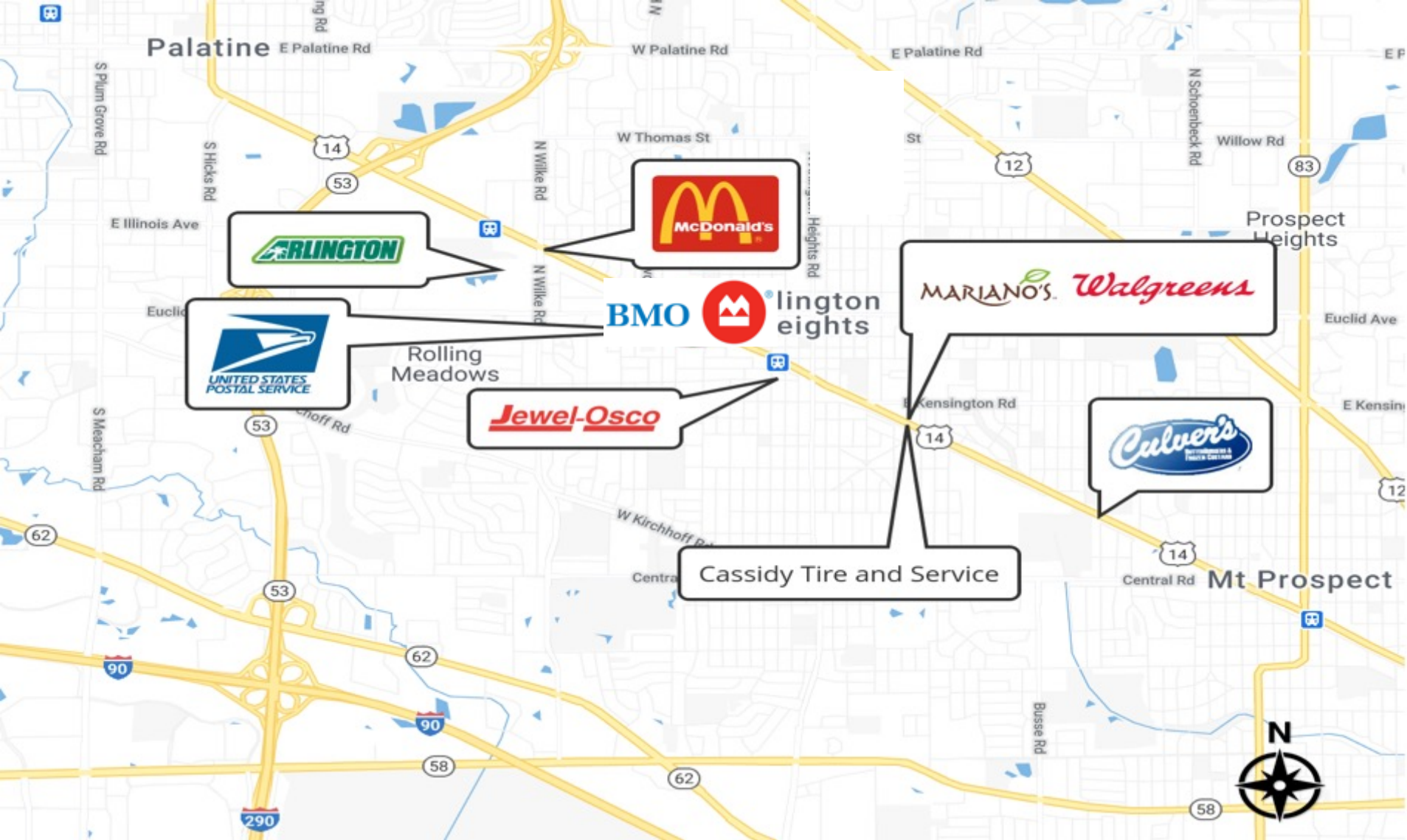
BMO HARRIS BANK – PROPOSED ELEVATIONS

630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL



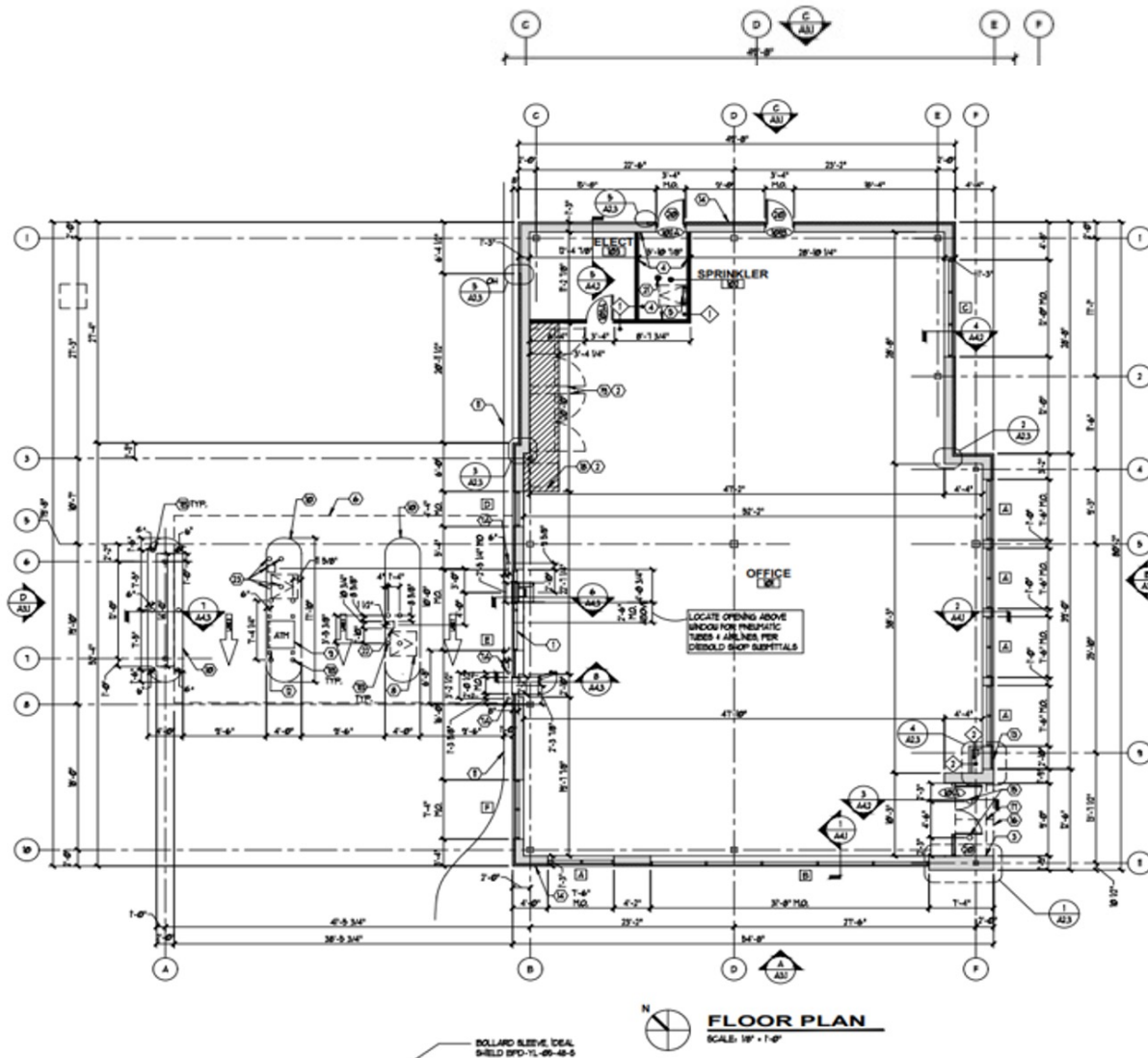
SITE AERIAL

630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL



RETAIL MARKET OVERVIEW

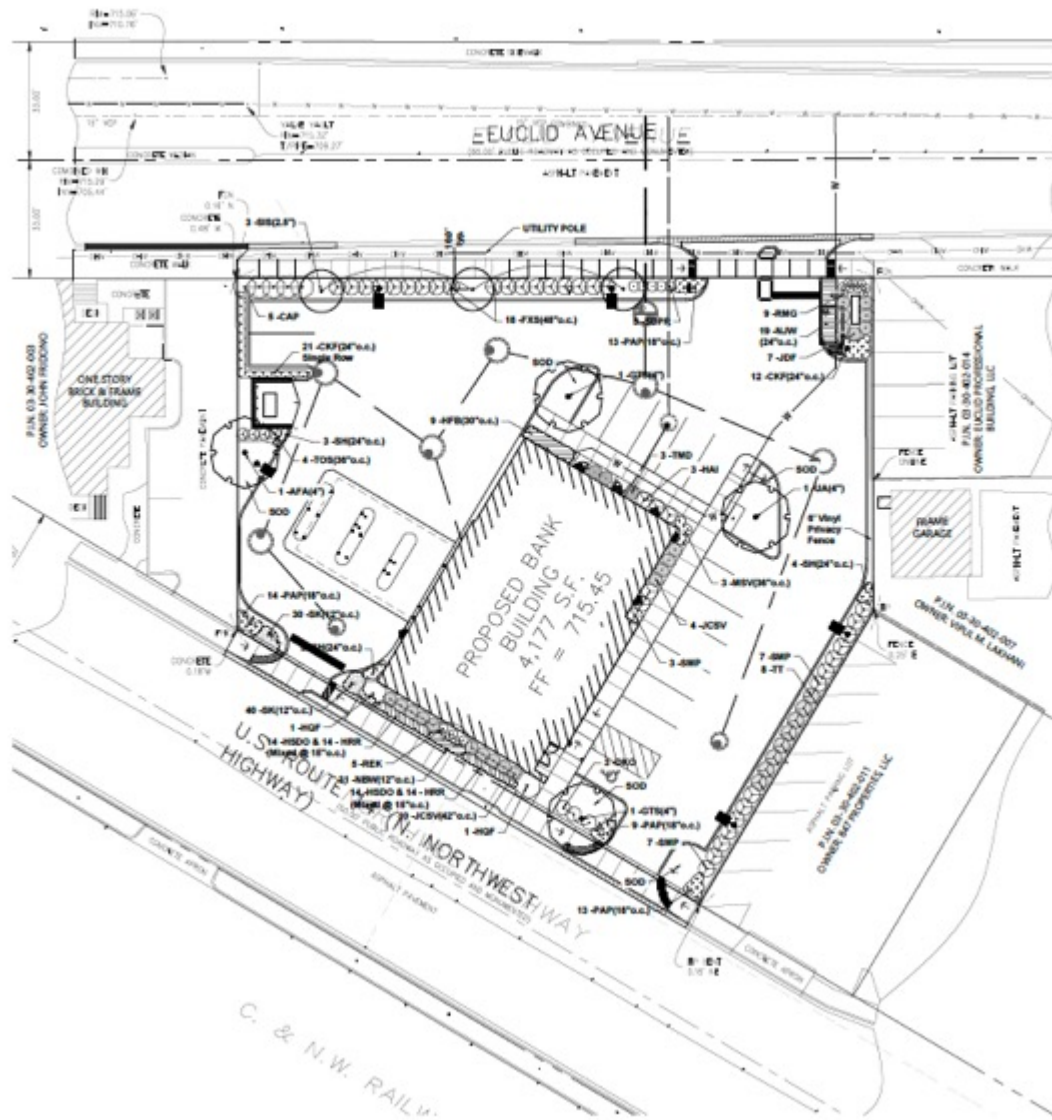
630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL



FLOOR PLAN

630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL

630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL



SITE PLAN

630 W NORTHWEST HWY, ARLINGTON HEIGHTS, IL

EXECUTIVE SUMMARY

OFFERING DETAILS

SALE PRICE	IN PLACE CAP RATE
\$4,628,571	5.25%

BMO



- Storebuild, LLC is offering for sale, +-4,177 SF national bank branch in Arlington Heights, IL
- The building is ideally located on NW Hwy, a major corridor linking Crystal Lake to Chicago, The site has direct access from NW Hwy and Euclid., Route 53 is 1.5 miles West of property.
- New Construction 10 year NNN lease with six (6) five (5) year options. 10% increases each 5 year period.
- Strong building signage allowed on 2 sides of the building
- High residential density with high average HH Incomes



BMO HARRIS BANK

ARLINGTON HEIGHTS, IL



630 W Northwest Hwy, Arlington Heights, IL



+/-4,177 SF Freestanding, single tenant banking facility leased to BMO Harris Bank in busy Arlington Heights, IL



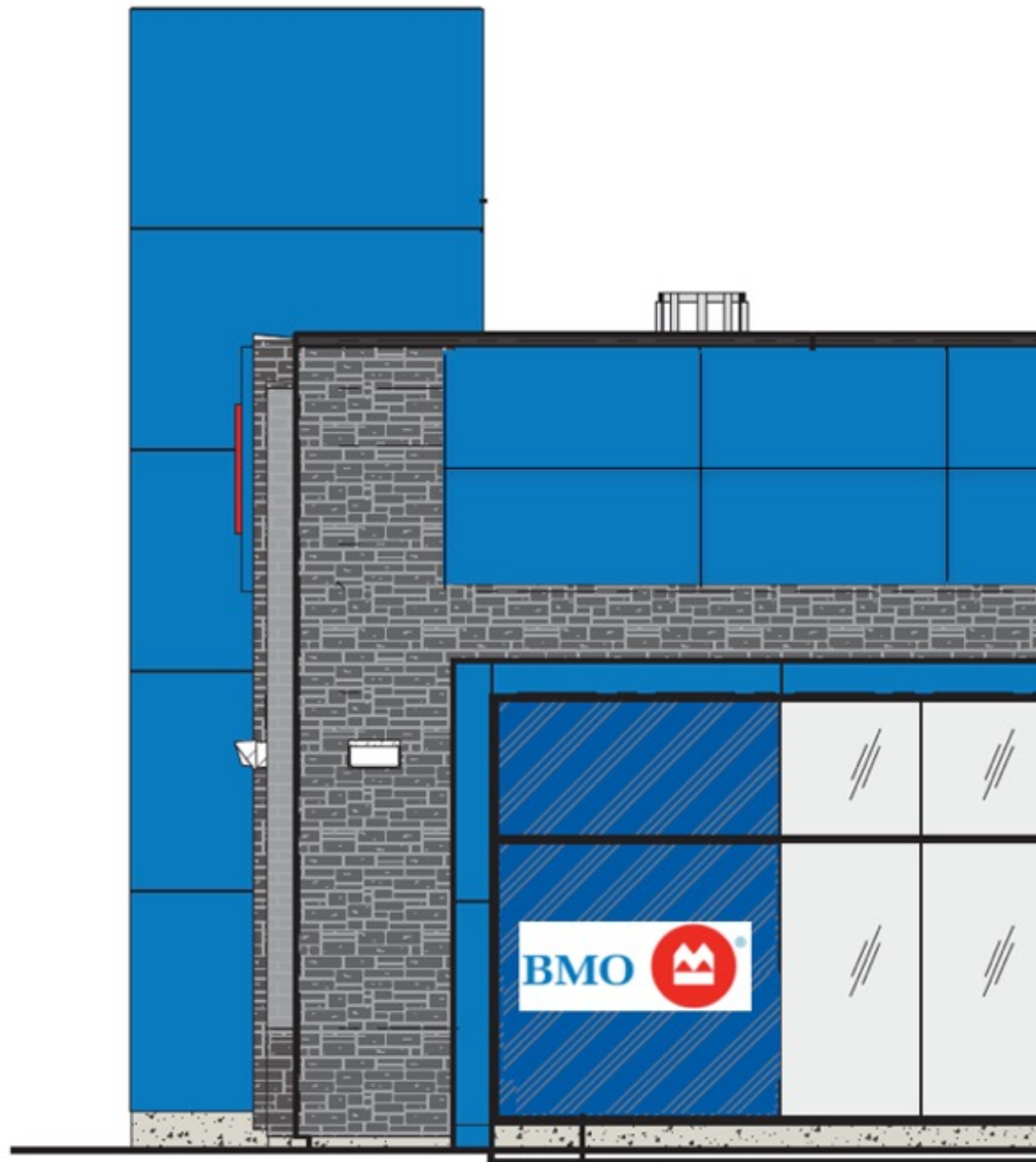
Highly visible site on the corner of NW Hwy and Euclid., Route 53 is 1.5 miles West of property.



Traffic Counts - W. Northwest Hwy - 16,700 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,009	124,465	337,799
AVERAGE HH INCOME	\$138,632	\$123,656	\$113,351
# HOUSEHOLDS	7,441	49,500	133,559





INVESTMENT HIGHLIGHTS

NATIONAL CREDIT BANKING TENANT

- BMO Harris Bank is one of the largest national banking brands in the U.S. with 10,000+ people, 600 plus branches and 1300 ATMs
- New construction in prominent Arlington Heights, IL

FULLY LEASED

- 10 - Year NNN lease with four (4) five (5) year options.
- \$243,000 base rent / 10% Increases

HIGH VISIBILITY INTERSECTION

- Highly visible site with drive thru, newly constructed building and monument signage on busy corner

AFFLUENT CHICAGO SUBURB

- Average HH Income \$138,632 - 1 Mile Radius

HIGH POPULATION DENSITY

- 337,799 people - 5 Mile Radius



NATIONAL BANKING TENANT



BMO HARRIS BANK | NATIONAL BANK TENANT PROFILE

INDUSTRY:

NATIONAL BANK

COMPANY SIZE:

5001 – 10,000+
EMPLOYEES

HEADQUARTERS

CHICAGO, IL

COMPANY TYPE

PUBLIC COMPANY

- At BMO Harris, banking is our personal commitment to helping people at every stage of their financial lives.
- The truth is, people's needs change: so we change too. But we never change who we are. Which means we'll never waiver from providing our customers the best possible banking experience in the industry.
- Our incredible team of over 10,000 people, 600 plus branches and 1300 ATMs, are just the tip of the iceberg. You should get to know us. We're here to help.
- BMO Harris Bank® is a trade name used by BMO Harris Bank N.A. Member FDIC.
- BMO Harris Bank is part of BMO Financial Group.

WWW.BMOHARRIS.COM

LOCAL MARKET OVERVIEW

ARLINGTON HEIGHTS, IL – SUBURBAN LIVING AT IT'S BEST

In 2020, Arlington Heights, IL had a population of 75.1k people with a median age of 43.4 and a median household income of \$100,221. Between 2019 and 2020 the population of Arlington Heights, IL declined from 75,482 to 75,071, a -0.545% decrease and its median household income grew from \$96,340 to \$100,221, a 4.03% increase.

In 2020, the median property value in Arlington Heights, IL was \$352,000, and the homeownership rate was 74%. Most people in Arlington Heights, IL drove alone to work, and the average commute time was 29.6 minutes. The average car ownership in Arlington Heights, IL was 2 cars per household.

The economy of Arlington Heights, IL employs 38.4k people. The largest industries in Arlington Heights, IL are Manufacturing (4,740 people), Professional, Scientific, & Technical Services (4,684 people), and Health Care & Social Assistance (4,202 people), and the highest paying industries are Utilities (\$102,059), Finance & Insurance (\$93,580), and Public Administration (\$93,151).

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior sale or lease, change in status or withdrawal without notice.

CHICAGOLAND ECONOMY

3RD LARGEST MSA IN THE U.S. ECONOMY

The Chicago MSA is home to approximately 9.5 million residents, making it the third most populous region in the country, encompassing 16 counties across three states: Illinois, Indiana, and Wisconsin. The city of Chicago is the economic and cultural capital of the Midwest, featuring a vibrant downtown district that is filled with world class businesses, restaurants, retail, residences, and entertainment. The strong economic base, skilled labor pool and diverse background make this 24-hour metropolis one of the most important and influential in the world. Chicago features 26 regional malls and 47 sub-regional markets within the MSA.

STRONG POPULATION DENSITY

Chicago has become noticeably more dense in the last several years, according to a report from the New York Times, which studies data gathered by the U.S. Postal Service and 2016 Census. Between 2010 and 2016, Chicago's density has increased by 1.2% and the report suggests that the city's population is shifting and refocusing with an influx of younger, more affluent residents moving into areas like the Loop, West Loop, and Wicker Park. The only major U.S. city that has become more dense in the same time period is Seattle.

CONSTRUCTION BOOM

Chicago has been experiencing a construction boom led largely by the demand for new apartments. As of April 2019, approximately 100+ high-rise projects are currently under construction, developers are working on delivering new office space, new hotels, new upscale condos, and new rental apartments throughout the city in 2019.

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STOREBUILD INVESTMENT OFFERING

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READY. SET. GROW.

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