



# AUTOZONE RETAIL CENTER JEWEL SHADOW ANCHOR

9310 W 159TH ST, ORLAND PARK, IL 60462

Marcus & Millichap  
KIVEN TEAM



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Activity ID: ZAE0370370

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[www.marcusmillichap.com](http://www.marcusmillichap.com)



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**MITCHELL KIVEN**

First Vice President of Investments  
Downtown Chicago Office  
mitchell.kiven@marcusmillichap.com  
Direct: (312) 624-7006  
License IL #475.164486

**BROKER OF RECORD**

**STEVEN WEINSTOCK**

*Broker of Record*  
One Mid America Plaza, Ste. 200  
Oakbrook Terrace, IL 60181  
P: (630) 570-2200  
Lic #: 471.011175  
steven.weinstock@marcusmillichap.com

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JO-ANN carter's  
fabric and craft stores

ULTA BEAUTY BEST BUY Starbucks PETCO Where the pets go. GameStop

ups AT&T BUFFALO WILD WINGS BANK OF AMERICA

WHOLE FOODS MARKET Chick-fil-A

TRADER JOE'S McDonalds Michaels Where Creativity Happens

Orland Square Mall

TARGET Starbucks CVS pharmacy

LOWE'S

FedEx

PEPBOYS PET SUPPLIES PLUS DISCOUNT TIRE

Binny's Beverage Depot

Jewel Osco

thrive PET HEALTHCARE

CIRCLE K Shell

SUBWAY TACO BELL KFC

SUBJECT PROPERTY

Firestone

BURRITO TALISCO CLOTHES MENTOR

verizon

jiffy lube

159TH STREET - 33,500 VPD

Walmart+



PRICE	
	\$2,506,000
Tenants	AutoZone, H&R Block, 3D FADE Barbershop, Shish Kabob House
Property Address	9310 W 159th St, Orland Park, IL 60462
Building Size (SF)	13,926 SF
Parcel Size (Acres)	1.30 Acres
Year Built	2003
Price Per SF	\$179.00
RETURNS	
Net Operating Income	\$169,160
CAP Rate	6.75%
Cash-on-Cash Return	4.72%
Net Cash Flow After Debt Service	\$47,331
Total Return	7.20%
PROPOSED NEW FINANCING	
Loan Type	Conventional
Loan Amount	\$1,503,600
Loan to Value	60%
Interest Rate	6.50%
Amortization	25 Years
Fixed Term	5 Years
Debt Service Coverage Ratio	1.39
Loan Constant	8.10%





AUTOZONE	
SUITE	A
SQFT	8,000 SqFt
% BLDG SHARE	57.1%
LEASE TYPE	NNN
EXPENSE REIMBURSMENTS	\$85,798
RENEWAL OPTIONS	3 - 5YR Options

H&R BLOCK	
SUITE	B
SQFT	1,500 SqFt
% BLDG SHARE	10.7%
LEASE TYPE	NNN
EXPENSE REIMBURSMENTS	\$16,394
RENEWAL OPTIONS	-

3D FADE BARBERSHOP	
SUITE	C
SQFT	1,500 SqFt
% BLDG SHARE	10.7%
LEASE TYPE	NNN
EXPENSE REIMBURSMENTS	\$16,394
RENEWAL OPTIONS	1 - 3YR Option

SHISH KABOB HOUSE	
SUITE	D
SQFT	3,000 SqFt
% BLDG SHARE	21.4%
LEASE TYPE	Gross
EXPENSE REIMBURSMENTS	\$0
RENEWAL OPTIONS	1 -3YR Option

TENANT NAME	LEASE COMM.	LEASE EXP.	ANNUAL RENT PER SQ. FT.	BASE RENT PER MONTH	BASE RENT PER YEAR	CHANGES ON	CHANGES TO
Autozone	8/1/12	1/31/27	\$12.75	\$8,500	\$102,000	N/A	N/A
H&R Block	4/7/98	4/30/28	\$20.56	\$2,570	\$30,840	May-2026	\$31,764
3D FADE Barbershop	2/12/23	2/28/26	\$14.05	\$1,756	\$21,075	Mar-2024	\$21,602
Shish Kabob House	2/15/22	2/14/25	\$16.48	\$4,120	\$49,440	Jan-2024	\$51,912
			\$14.53	\$16,946	\$203,355		



INCOME	
Scheduled Base Rental Income	\$203,575
Expense Reimbursement Income	
CAM	\$26,512
Insurance	\$4,046
Real Estate Taxes	\$82,075
Management Fee	\$5,953
Total Reimbursement Income	\$118,586
Effective Gross Revenue	\$322,161
Less: Operating Expenses	(\$153,001)
Net Operating Income	\$169,160
OPERATING EXPENSES	
CAM	
Utilities	\$2,713
Trash Removal	\$5,375
Repairs & Maintenance	\$12,335
Landscaping	\$8,170
Snow Removal	\$5,150
Insurance	\$5,149
Real Estate Taxes	\$104,460
Management Fee	\$9,649
Total Expenses	\$153,001
Expenses/SF	\$10.93





# AUTOZONE RETAIL CENTER

## JEWEL SHADOW ANCHOR

Located at a Signalized Intersection, at the Entrance to a Jewel Grocery Store

33,000 Cars Per Day | Phenomenal Demographics: +80,000 Population within a 3-Mile Radius; Average HH Incomes Exceed \$118,000

6-Year Lease Extension by AutoZone (S&P Credit Rating: BBB) Signed in 2021 | Mission Critical Location | Close Proximity to Dozens of Car Dealers and Auto Service Centers

H&R Block just extended their lease for 5 Years, with Built-In Rental Increases

Average Per Square Foot Rents in the Center Are Highly Replaceable

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## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present the opportunity to purchase an AutoZone Anchored Retail Center in Orland Park, IL, a wealthy suburb of Chicago. The property is shadow anchored by a Jewel Grocery Store and is located on a dominant retail corridor with nearby automotive retail users including Volkswagen, Audi, Cadillac, Fiat, Firestone, Jiffy Lube, Kia, Enterprise, Porsche, and more. This is a mission critical location for AutoZone, as evidenced by the fact that they recently executed a 6 year lease renewal in 2021. Their investment grade credit (S&P Rated: BBB) backs 57% of the building's tenancy.

Three of the four tenants operate on NNN leases and reimburse for their pro-rata share of operating expenses. The rent roll is highly stabilized and is scheduled to yield a 6.75% Capitalization Rate in the first year of a new owner's hold period.

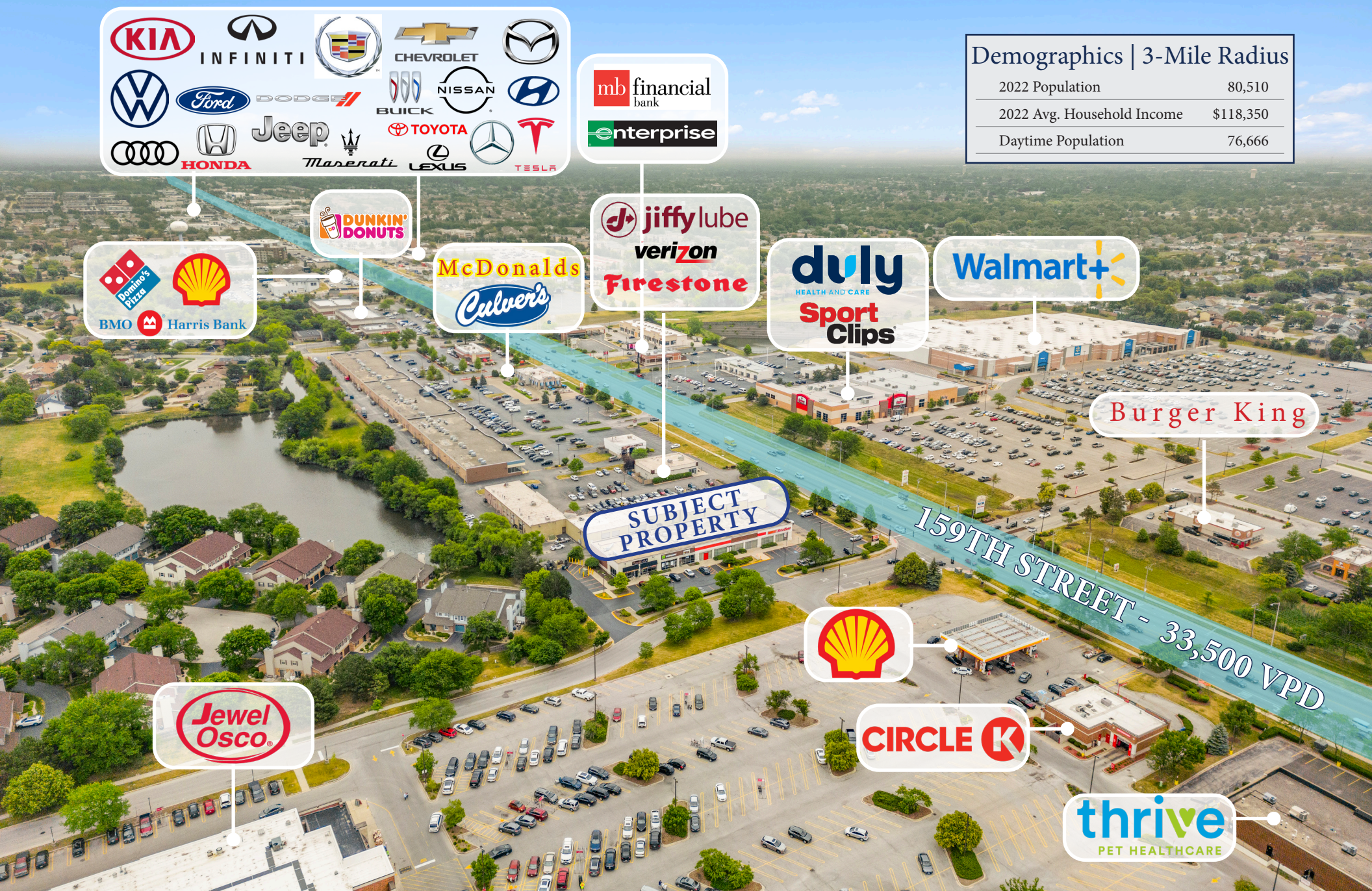
This is an opportunity to purchase a stabilized multi-tenant retail property with a high credit anchor tenant backing the majority of the rent roll.

Please reach out to Marcus & Millichap with additional questions regarding this Autozone Anchored Retail Center.



## Demographics | 3-Mile Radius

2022 Population	80,510
2022 Avg. Household Income	\$118,350
Daytime Population	76,666





POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	10,400	80,026	176,957
<b>2022 Estimate</b>			
Total Population	10,558	80,510	177,757
<b>2010 Census</b>			
Total Population	10,580	80,117	177,776
<b>2000 Census</b>			
Total Population	10,864	78,522	162,211
<b>Daytime Population</b>			
2022 Estimate	14,254	76,666	167,920
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	4,130	30,189	67,297
<b>2022 Estimate</b>			
Total Households	4,133	30,049	66,973
Average (Mean) Household Size	2.6	2.7	2.7
<b>2010 Census</b>			
Total Households	4,133	29,703	66,253
<b>2000 Census</b>			
Total Households	3,904	27,613	57,236
<b>Occupied Units</b>			
2027 Projection	4,284	31,217	70,008
2022 Estimate	4,282	31,039	69,594
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$150,000 or More	14.8%	21.5%	23.3%
\$100,000-\$149,999	23.3%	24.4%	24.4%
\$75,000-\$99,999	17.1%	15.2%	14.6%
\$50,000-\$74,999	17.5%	15.5%	14.8%
\$35,000-\$49,999	10.3%	8.9%	8.4%
Under \$35,000	17.1%	14.6%	14.4%
Average Household Income	\$99,213	\$118,350	\$123,713
Median Household Income	\$82,172	\$93,017	\$95,943
Per Capita Income	\$38,896	\$44,240	\$46,654

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$143,146	\$150,490	\$149,717
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$23,956	\$24,995	\$24,895
Transportation	\$12,589	\$13,057	\$12,965
Food	\$8,405	\$8,615	\$8,564
Personal Insurance and Pensions	\$8,120	\$8,587	\$8,512
Healthcare	\$7,173	\$7,673	\$7,658
Entertainment	\$3,477	\$3,774	\$3,745
Gifts	\$2,522	\$2,714	\$2,684
Apparel	\$2,061	\$2,131	\$2,105
Cash Contributions	\$1,954	\$2,267	\$2,275
Education	\$1,085	\$1,177	\$1,172
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	10,558	80,510	177,757
Under 20	20.6%	19.8%	20.4%
20 to 34 Years	19.1%	17.7%	17.1%
35 to 39 Years	5.9%	5.1%	5.1%
40 to 49 Years	12.2%	11.3%	11.6%
50 to 64 Years	23.3%	23.7%	23.6%
Age 65+	18.9%	22.4%	22.1%
Median Age	43.8	46.9	46.6
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	7,834	60,280	131,858
Elementary (0-8)	2.9%	2.4%	2.4%
Some High School (9-11)	2.8%	2.8%	3.0%
High School Graduate (12)	26.4%	25.8%	25.8%
Some College (13-15)	19.0%	20.7%	20.9%
Associate Degree Only	11.4%	9.4%	9.0%
Bachelor's Degree Only	24.8%	24.9%	24.9%
Graduate Degree	12.8%	14.1%	14.1%





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**MITCHELL KIVEN**

*First Vice President of Investments*  
Downtown Chicago Office  
[mitchell.kiven@marcusmillichap.com](mailto:mitchell.kiven@marcusmillichap.com)  
Direct: (312) 624-7006  
License IL #475.164486

BROKER OF RECORD

**STEVEN WEINSTOCK**

*Broker of Record*  
One Mid America Plaza, Ste. 200  
Oakbrook Terrace, IL 60181  
[steven.weinstock@marcusmillichap.com](mailto:steven.weinstock@marcusmillichap.com)  
P: (630) 570-2200  
Lic #: 471.011175

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