



INVESTMENT GRADE NET LEASE | 10.5 YEARS REMAINING

20-YEAR OPERATING HISTORY | RECENT LEASE EXTENSION

AFFLUENT WESTERN CHICAGO SUBURB | AVERAGE HH INCOME OF \$154K



OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum ("The Memorandum") is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire AutoZone in Lisle, Illinois ("The Property"). The Memorandum, prepared by Mid-America Real Estate Corporation in cooperation with Mid-America Real Estate – Michigan, Inc. (hereinafter collectively referred to as "BROKER"), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon BROKER, The Owner or The Memorandum and based on such documents, information, and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, BROKER and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor BROKER or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from BROKER and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum's contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or BROKER; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum's contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum's contents in any fashion or manner detrimental to the interest of The Owner or BROKER or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or BROKER is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum, or The Property must be directed to BROKER. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of BROKER.

REPRESENTATION

The Potential Purchaser understands and agrees that BROKER is not representing The Potential Purchaser in this Proposed Sale. BROKER is only representing The Owner in this Proposed Sale.

AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor BROKER is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor BROKER can determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor BROKER has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters.

REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Owner and/or BROKER shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Owner and/or BROKER from pursuing any other remedies at law or in equity, which it may have. If The Owner and/or BROKER is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Owner and/or BROKER prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Owner and/or BROKER's reasonable attorneys' fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

Points of Contact:

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INVESTMENT SUMMARY



Mid-America Real Estate Corporation has been retained by the owner to sell the fee simple interest in 5509 Route 53, an AutoZone in Lisle, Illinois. AutoZone is operating on a net lease with term through 2035 and has been operating at the site since 2005.

Tenant:	AutoZone Parts, Inc.
Guarantor:	AutoZone, Inc.
Address:	5509 Route 53
Year Built:	1995
Square Feet:	7,001
Land Area:	1.03 acres
Rent Commencement:	April 1, 2005
Expiration Date:	August 31, 2035
Term Remaining:	10.5 Years
Option Terms:	Three, 5-year
Rent Escalations:	6% in Year 6, and 10% each option period
Lease Type:	NN
Roof Construction:	Ballasted membrane (under warranty though 2042)
Traffic Counts:	Route 53 (27,000 VPD) Mapel Avenue (16,000 VPD)



\$2,010,000
Asking Price



5.75%
Cap Rate



\$115,500
NOI



RENT SCHEDULE

TERM	YEARS	ANNUAL RENT ¹	MONTHLY RENT
Base	4/1/2005 – 8/31/2030	\$115,500	\$9,625
Base	9/1/2030 – 8/31/2035	\$122,436	\$10,203
1st Option	9/1/2035 – 8/31/2040	\$134,676	\$11,223
2nd Option	9/1/2040 – 8/31/2045	\$148,140	\$12,345
3rd Option	9/1/2045 – 8/31/2050	\$162,960	\$13,580

1. Current rent is \$110,004 through 8/31/2025; Assumes that ownership will provide credit at closing.



KEY HIGHLIGHTS



INVESTMENT GRADE TENANT | CORPORATE GUARANTY

AutoZone is the largest auto parts operator in the United States, with over 6,400 stores nationwide and 900+ outside the US. The company has continued to expand in domestic and foreign markets, with 68 new US stores and 49 new stores in Mexico and Brazil opening in Q4 2024. The tenant holds a BBB credit rating (S&P), and lease performance is guaranteed by AutoZone, Inc.



20+ YEAR OPERATING HISTORY | RECENT LEASE EXTENSION

AutoZone has been operating at the site for more than 20 years, opening in 2005. The tenant recently extended their lease term for a period of 10 years, showing their dedication to the site.



CROSSROADS OF TWO MAJOR INTERSTATES AND METRA TRAIN SYSTEM

Located just south of Downtown Lisle, the subject offering is located with proximity to Interstate 88 (one and ½ miles north) and Interstate 355 (one mile east). These two interstates come to a full interchange in the northwest corner of Lisle and combine for over 300,000 CPD. Less than ½ mile north is the Metra Burlington Santa Fe train line. The line commutes 63,000 passengers per weekday, and the Lisle Metra Station sees 2,600 passengers per day.



"MAIN & MAIN LOCATION" | PREMIER RETAIL NODE

The subject offering is located at the lighted interception of Route 53 and Maple Avenue, one of the busiest intersections in all of Lisle, with approximately 43,000 vehicles passing the site per day. In addition to its prime location, the subject offering benefits from excellent market co-tenancy, with premier grocery and service-oriented tenants in the surrounding area. The AutoZone is neighbored by Circle K and Jimmy Johns, and caddy corner to a Jewel Osco grocery store. Additionally, Aldi is located directly south of the subject offering. The two grocery offerings have limited surrounding competition and combine for over 1.5 million annual visits (Placer.ai).



AFFLUENT WESTERN CHICAGO SUBURB

Lisle is a premier suburban Chicago community located 25 miles west of the city. The community received an "A+" rating by Niche in 2024, based on the quality of education, safeness, and employment opportunities. Residents within a 5-mile radius of the subject property enjoy an average household income of \$158,406 and home values of \$423,641.

5-MILE DEMOS



246K

Population



\$158K

Average Household Income



NET LEASE STRUCTURE
MINIMAL LANDLORD RESPONSIBILITY

INVESTMENT GRADE TENANT
BBB (S&P)
7,400+ LOCATIONS
TTM REVENUE OF \$18.6B



RECENT OPTION EXERCISE
TERM THROUGH 2035

ROOF REPLACEMENT IN 2022
20-YEAR WARRANTY

MARKET OVERVIEW

- The subject offering is situated near one of the busiest intersections in lisle, the lighted corner of Route 53 (27,000 VPD) and Maple Avenue (16,000 VPD).
- Maple Avenue provides a direct route to I-355, under one mile to the east. I-355 is the main north/south interstate system that serves Chicago’s western suburbs including Downers Grove, Oak Brook, Glendale Heights, and Bloomingdale. I-88 runs the length of Illinois west to east, and serves communities such as Dixon, Rochell, Aurora, Naperville, and Downers Grove.
- Lisle is located in the dense and affluent area between Naperville and Morton Grove, with 78,315 residents within a 3-mile radius, earning average household incomes of \$153,751.
- Route 53 features several national retailers, with adjacent tenants including Aldi, Jimmy John’s, Dunkin, and Circle K. The retail continues further north along Route 53, with retailers Jewel Osco, Starbucks, Walgreens, Jersey Mikes, Athletico, UPS, BMO, H&R Block, and BP, all directly across Maple Avenue. The consolidated nature of the surrounding retail offerings contribute to increased traffic volume at the subject offering.
- Just 25 miles west of Chicago, residents have easy access to employment hubs in the north suburbs and Downtown Chicago. With 37 Fortune 500 Companies, Chicago is the nation’s most dynamic and diversified economies, with strengths in financial services, transportation, insurance, pharmaceuticals, and retail.

Distance from Subject:	1 mile	3 miles	5 miles
2024 Population	10,694	78,315	246,914
2024 Households	5,495	32,966	98,571
2024 Median Home Value	\$333,289	\$401,201	\$423,641
2024 Daytime Demographics	10,697	82,946	276,869
2024 Average Household Income	\$111,097	\$153,751	\$158,406
2024 Median Household Income	\$84,724	\$109,856	\$112,060
2024 Per Capita Income	\$55,362	\$64,340	\$63,319
2024 Median Age	42.9	41.5	41.5



 Lisle Middle School
(318 students)

Maple Square
L.A. TAN
 Allstate.



Maple Terrace
MALLOY'S FINEST
WINE & SPIRITS
  
 **H&R BLOCK**

 Lisle High School
(424 students)





Maple Avenue (16,000 VPD)







Route 53 (27,000 VPD)

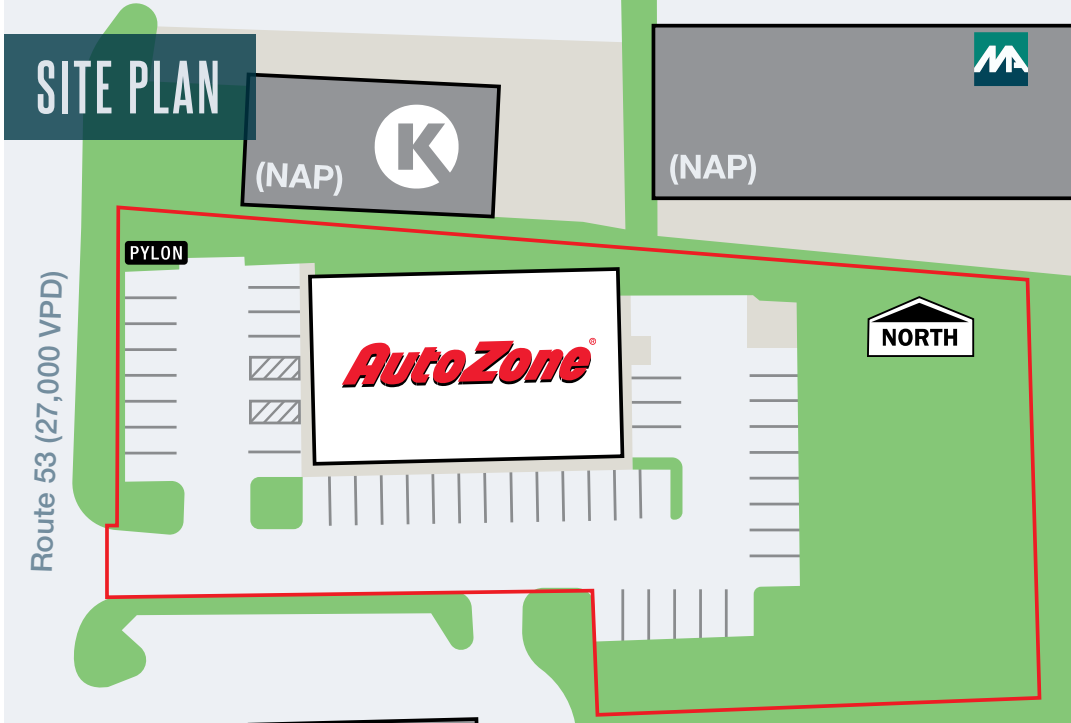
 **JIMMY JOHN'S**



TENANT PROFILE

Tenant:	AutoZone Parts, Inc.
Guarantor:	AutoZone, Inc.
Stock Symbol/Exchange:	AZO / NYSE
Credit Rating:	BBB (S&P)
Market Cap (2/3/2025):	\$56.2B
Enterprise Value (2/3/2024):	\$68.2B
Revenue (TTM):	\$18.6B

Found in 1979, AutoZone is the largest American retailer of aftermarket automotive parts and accessories. The company offers various products for cars, sport utility vehicles, vans, and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Its products include A/C compressors, batteries and accessories, bearings, belts and hoses, calipers, carburetors, chassis, clutches, CV axles, engines, fuel pumps, fuses, ignition and lighting products, mufflers, radiators, starters and thermostats, and water pumps. The company also offers maintenance products, such as antifreeze and windshield washer fluids; brake drums, rotors, shoes, and pads; brake and power steering fluids, and oil and fuel additives; oil and transmission fluids; oil, air, fuel, and transmission filters; oxygen sensors; paints and accessories; refrigerants and accessories; shock absorbers and struts; spark plugs and wires; and windshield wipers, as well as air fresheners, cell phone accessories, drinks and snacks, floor mats and seat covers, interior and exterior accessories, mirrors, performance products, protectants and cleaners, sealants and adhesives, steering wheel covers, stereos and radios, tools, and wash and wax products. In addition, it provides a sales program that offers commercial credit and delivery of parts and other products, and tire repair services. AutoZone is based in Memphis, Tennessee and has over 7,400 stores across the United States, Puerto Rico, Mexico and Brazil.





Tenant: AutoZone Parts, Inc.

Guarantor: AutoZone, Inc.

Square Feet: 7,001

Pro Rata Share: 100%

Term: April 1, 2005, to August 31, 2035

Rent:	ANNUAL	MONTHLY	PER SQUARE FOOT	STEP-UP DATE
	\$115,500	\$9,625	\$16.50	N/A
	\$122,436	\$10,203	\$17.49	9/1/2030
	\$134,676	\$11,223	\$19.24	9/1/2035 – 1st Option
	\$148,140	\$12,345	\$21.16	9/1/2040 – 2nd Option
	\$162,960	\$13,580	\$23.28	9/1/2045 – 3rd Option

Options: Three 5-year, 6 months' notice

Use: To merchandise any products normally sold in Tenant's other auto parts, supply and accessories stores without restriction.

CAM: Tenant, at its sole cost and expense, shall be responsible for all maintenance and repair of all non-structural portions of the premises.

Real Estate Taxes: All real estate solely against the Demised Premises which are levied or assessed during each calendar year of the Term or any Extension Period shall be paid by Tenant prior to delinquency.

Liabilities: **Landlord** shall maintain the following in good working order and repair throughout the Term and any Extension Period: the structural elements of the building on the Demised Premises, including, but not limited to, the roof, roof structures and supports, foundations and structural supports, and walls except interior. Also, landlord shall maintain the stormwater retention basin that is located east of the building.

Tenant shall make and pay for all (excluding those repairs that are the responsibility of the landlord) ordinary non-structural repairs to the building located on the Demised Premises arising from Tenant's operation of business therein not occasioned by ordinary wear and tear, fire or other casualty and damage by condemnation and Landlord expected.

Utilities: Tenant shall be responsible and pay for all utilities serviced at the premises.

Recapture/Go Dark: Tenant may discontinue the operation of its business at any time or from time to time during the Term but shall remain liable for the performance of the terms and conditions of this Lease.

Radius: Landlord agrees for itself, its successors and assigns, its officers, directors and shareholders (holding more than 10% of its stock), its parent, affiliated and subsidiary corporations or other entity and any partner or other party affiliated with it, that during the Term of this Lease and any extensions hereof, none of the foregoing shall use, suffer, permit or consent to the use or occupancy of any land owned by the foregoing within a 2 mile radius of the Demised Premises as an auto parts store or for the sale of automobile parts, supplies and/or accessories.

Estoppel: Within 20 days.

For further information contact owner's exclusive representatives.



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