



NET LEASE INVESTMENT OFFERING



## Fifth Third Bank (New 10-Year Extension)

2660 US Highway 34  
Oswego, IL 60543 (Chicago MSA)





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## Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased Fifth Third Bank property positioned within the Chicago MSA in Oswego, Illinois. Fifth Third has successfully operated from this location since 2008 and recently signed (October 2025) a 10-year lease extension through 2035. This demonstrates long-term commitment to the site. The lease features 10% rental escalations throughout the primary term and four 5-year renewal options. Fifth Third Bank is an investment grade tenant with a "A-" rating from Standard and Poor's.

The 4,273 square-foot building is located along US Highway 34, a dense retail corridor that experiences 29,500 vehicles per day. The corridor features three major shopping centers anchored by Target, Walmart, Meijer, Kohl's, The Home Depot, Best Buy, and DICK'S Sporting Goods. Other nationally recognized retailers in the immediate area include McDonald's, Portillo's, Raising Cane's, Chipotle, Starbucks, Chick-fil-A, Five Below, ALDI, and many others. Additionally, the property is just minutes from both Oswego High School and Oswego East High School, which have a combined enrollment of more than 5,600 students. Over 197,000 people live within a five-mile radius, with an average household income exceeding \$129,000.

Fifth Third Bank, headquartered in Cincinnati, Ohio, is a diversified financial services company with a rich history dating back to 1858. Originally founded as the Bank of the Ohio Valley, it evolved through mergers, notably the 1908 union of Fifth National Bank and Third National Bank, which gave the institution its distinctive name. Today, Fifth Third operates as a regional powerhouse, serving customers across 11 states with over 1,100 full-service banking centers and more than 2,000 ATMs. The bank provides a comprehensive suite of services, including consumer and business banking, wealth management, commercial lending, and payment processing, all underpinned by a commitment to innovation and customer-centric solutions.

# Investment Highlights

- » New 10-year lease extension through 2035
- » Positioned within the Chicago MSA (Kendall County)
- » Investment grade tenant – S&P: A-
- » Successful operating history since 2008
- » Ground lease – NNN – No landlord responsibilities
- » 10% rental escalations every five years
- » Located along US Highway 34 (29,500 VPD)
- » Dense retail corridor with multiple shopping centers (Target, Walmart, Meijer, Kohl's, The Home Depot, Best Buy, DICK'S Sporting Goods, & many others)
- » Minutes from both Oswego High School and Oswego East High School (5,600 students combined)
- » 197,000+ people live within five miles of the property
- » Average household income exceeds \$129,000 within five miles





## Property Overview



PRICE  
\$4,156,521



CAP RATE  
5.75%



NOI  
\$239,000

LEASE COMMENCEMENT DATE:	9/15/2008
LEASE EXPIRATION DATE:	10/31/2035
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	Ground lease – NNN
TENANT:	Fifth Third Bank
YEAR BUILT:	2008
BUILDING SIZE:	4,273 SF
LAND SIZE:	1.26 AC

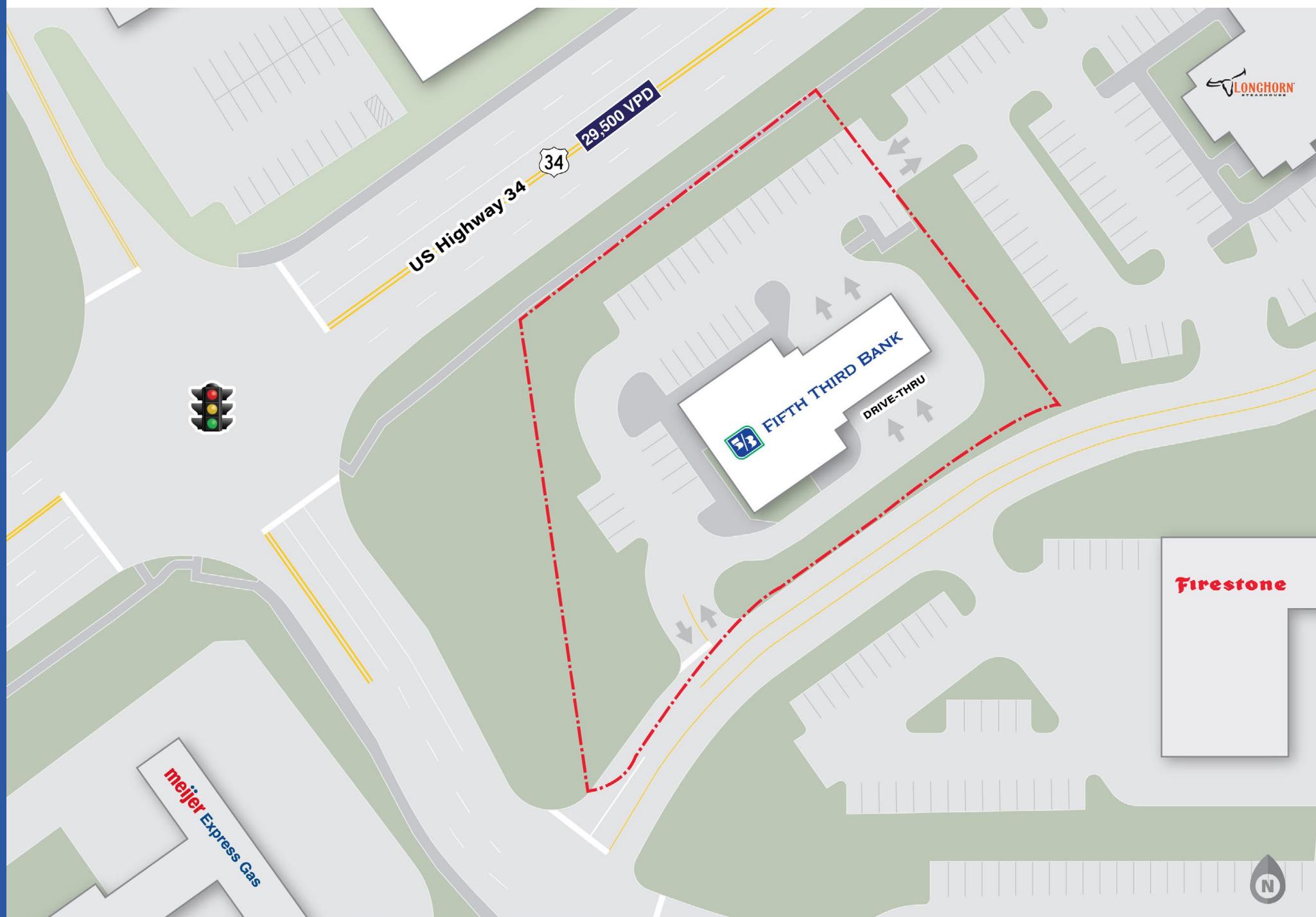
# Photographs



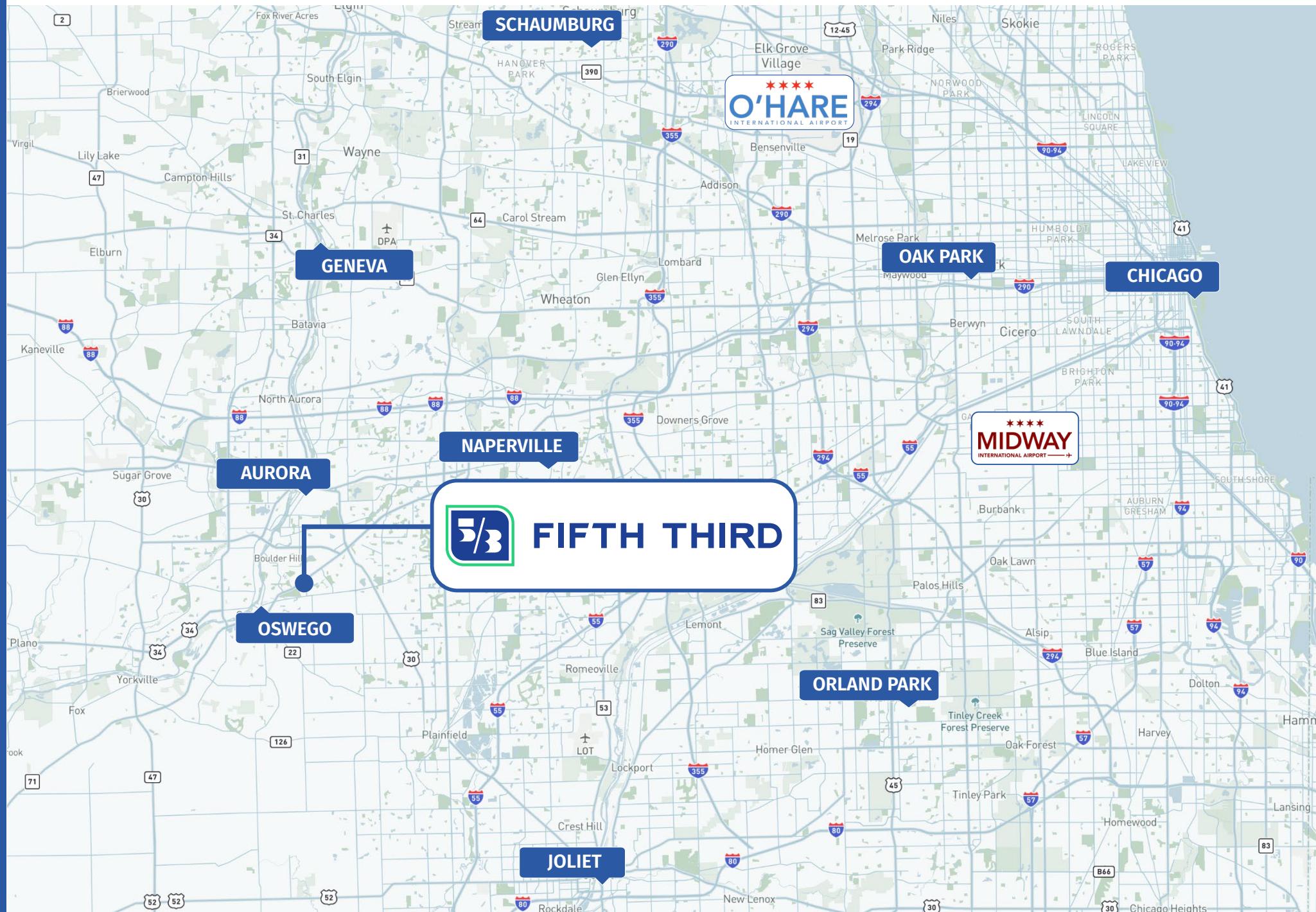
# Aerial



# Site Plan



# Map



# Location Overview

## OSWEGO, ILLINOIS

Oswego is a village in Kendall County, Illinois, approximately 45 miles southwest of downtown Chicago. Incorporated in 1852, it spans about 15 square miles and is situated along the Fox River, which has historically supported milling and small-scale industry. As of the 2020 U.S. Census, the population was 34,485, reflecting rapid growth from 13,326 in 2000, driven largely by suburban expansion from the Chicago metropolitan area. The village operates under a council-manager government and includes a historic downtown district listed on the National Register of Historic Places since 2008.

Today, Oswego is part of the booming Illinois Technology and Research Corridor and hosts major employers such as the Oswego Community Unit School District 308, which serves over 18,000 students across multiple campuses. The local economy also benefits from retail centers like the Prairie Market and industrial parks. Community amenities include over 50 parks totaling more than 1,000 acres, extensive bike trails, and annual events such as the PrairieFest. The village maintains its own police and public works departments and is accessible via Illinois Route 71 and nearby Interstate 88.

## Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	9,316	3,342	\$102,274	\$123,946
3-MILE	65,518	22,963	\$97,555	\$120,123
5-MILE	197,361	66,456	\$102,532	\$129,529



# MSA Overview

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## CHICAGO MSA

The Chicago–Naperville–Elgin, IL-IN-WI Metropolitan Statistical Area (MSA), commonly known as the Chicago MSA, is the third-largest metropolitan area in the United States, encompassing 14 counties across Illinois, Indiana, and Wisconsin. Spanning approximately 10,286 square miles (28,120 km<sup>2</sup>), it includes the city of Chicago as its core, along with surrounding suburbs, satellite cities, and hinterlands such as Naperville, Elgin, and Gary. As defined by the U.S. Office of Management and Budget, the MSA reflects high levels of economic and social integration, with the region originally designated in 1950 and expanded over time as population densities and commuting patterns evolved. The area is a major hub for transportation, featuring extensive rail networks like the South Shore Line and Amtrak's Union Station, as well as highways including Interstates 90, 94, and 294.

As of the latest available estimates, the Chicago MSA's population stands at around 9.26 million residents, down slightly from the 2020 Census figure of 9.62 million, though it remains a powerhouse of economic activity with diverse industries ranging from finance and manufacturing to technology and logistics. The broader Chicago–Naperville, IL-IN-WI Combined Statistical Area (CSA), which adds five more counties including Kenosha, Wisconsin, pushes the total population to nearly 9.8 million as of 2022. Key demographic trends include significant suburbanization driving residential growth in counties like DuPage and Lake. The MSA's economy supports millions of jobs, bolstered by world-class institutions like the University of Chicago and O'Hare International Airport, one of the busiest in the world.

# Tenant Overview



## FIFTH THIRD BANK

Fifth Third Bank, headquartered in Cincinnati, Ohio, is a diversified financial services company with a rich history dating back to 1858. Originally founded as the Bank of the Ohio Valley, it evolved through mergers, notably the 1908 union of Fifth National Bank and Third National Bank, which gave the institution its distinctive name. Today, Fifth Third operates as a regional powerhouse, serving customers across 11 states with over 1,100 full-service banking centers and more than 2,000 ATMs. The bank provides a comprehensive suite of services, including consumer and business banking, wealth management, commercial lending, and payment processing, all underpinned by a commitment to innovation and customer-centric solutions.

Guided by its vision to be the One Bank people most value and trust, Fifth Third emphasizes community engagement and sustainable practices. It has consistently invested in financial education, affordable housing, and community development initiatives, earning recognition for its corporate social responsibility efforts. With approximately \$213 billion in assets as of 2025, the bank leverages advanced technology, such as its digital banking platform and proprietary tools like Momentum Banking, to enhance customer experiences. Fifth Third's dedication to fostering financial wellness and driving economic growth in the communities it serves positions it as a trusted partner for individuals, businesses, and institutions alike.

Website:	<a href="http://www.53.com">www.53.com</a>
Headquarters:	Cincinnati, OH
Number of Locations:	1,100
Company Type:	Public (NASDAQ: FITB)
Number of Employees:	20,000+



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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



### EXCLUSIVELY LISTED BY:

**RANDY BLANKSTEIN**  
President  
847-562-0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**JIMMY GOODMAN**  
Partner  
847-562-8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

### CONNECT WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203  
Wilmette, Illinois 60091