

# VALUE-ADD OUTLOT - FOR SALE

*239 - 253 S. Weber Rd, Romeoville, IL 60446  
(Chicago MSA)*



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An aerial photograph of a large, single-story commercial building with a flat roof. The building has a brick facade with tan-colored accents. The roof is covered with several large HVAC units and other mechanical equipment. In the foreground, there is a paved parking lot and a sidewalk. The background shows a grassy field and some trees.

# 1

## PROPERTY INFORMATION



# RETAIL PROPERTY FOR SALE

## EXECUTIVE SUMMARY



## Offering Summary

Sale Price:	Subject To Offer
In Place NOI:	\$140,933 (2025 Budget)
Potential Stabilized NOI:	\$325,000+
Building Size:	8,988 SF
Occupancy:	50%
Lot Size:	1.31 Acres
Year Built:	2014
Zoning:	B-3
Traffic Count:	Approx. 33,800 VPD
Parking Spaces:	64 Spaces

## Property Overview

239-253 S. Weber Road, Romeoville, is an 8,988 SF multi-tenant retail building consisting of three (3) units in Will County, Illinois. Constructed in 2014, and boasting high visibility (33,800 VPD) the Property offers investors a value-add opportunity featuring national tenants Chipotle and Dunkin' with an in-place NOI of \$140,933 (2025). With a compelling mix of established tenants and a 4,509 SF vacancy, this property provides a unique opportunity for investors and owner/users in a sought after retail corridor. The property is anchored by Kohl's and Dollar Tree within the premier shopping destination, "Ovation Center", which is comprised of several national and local tenants. Neighboring retailers include Walmart, Jewel Osco, Aldi, T.J. Maxx, Discovery Clothing, Five Below, Blain's Farm & Fleet, Petco, Starbucks, Jersey Mike's, Verizon, among others.

## Property Highlights

- Value-Add opportunity, only 50% occupancy and an in-place NOI of \$140,933, with potential for an NOI of \$325,000+
- Chipotle and Dunkin' both have NNN leases and recently extended their Leases through 2029
- Located as an outlot to a Kohl's anchored center and part of a larger development called "Ovation Center"
- Excellent Purchase Opportunity for an Owner/User

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# RETAIL PROPERTY FOR SALE

## PROPERTY DESCRIPTION



## Location Description

This property is located on the eastern side of South Weber Road in Romeoville, Will County, Illinois. Romeoville, a southwestern suburb of Chicago, is located 30 miles southwest of the Chicago Central Business District. The offering is well located in an outlet to a Koh's anchored center in a prominent retail corridor featuring exposure to over 33,800 VPD. The property consists of three (3) units, two of which are occupied by Dunkin' and a Chipotle Mexican Grill, both of which have term through 2029. The building is part of a larger retail development called "Ovation Center", which is filled with an abundance of national retailers including TJ Maxx, Petco, Five Below, Discovery Clothing and Starbucks. Additionally, the property is conveniently located three miles west of the Lockport Metra station and less than three (3) miles east of Interstate-55, providing easy access for commuters and delivery vehicles.

## Property Highlights

- Chipotle and Dunkin' are both under NNN Leases and have term through 2029
- Property offers a unique opportunity for value-add investors to acquire a site in a thriving retail corridor as well as owner/users looking to occupy and own their own real estate
- Pylon signage available along Weber Road offering exposure to ~33,800 VPD
- Ample parking on-site (7.14/1,000 SF)
- Property is well located within three (3) miles of Interstate-55, providing direct and convenient access to the interstate system and Chicago

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### Chipotle Overview

Founded:	1993
Locations:	3,500+
Headquarters:	Newport Beach, California
Website:	<a href="https://www.chipotle.com/">https://www.chipotle.com/</a>

Chipotle Mexican Grill is a fast-casual restaurant chain known for its customizable burritos, bowls, tacos, and salads made with fresh, high-quality ingredients. Founded in 1993 in Denver, Colorado, Chipotle emphasizes a "Food with Integrity" philosophy, sourcing responsibly raised meats and organic produce when possible. The company operates primarily company-owned locations across the U.S. and select international markets. Chipotle is recognized for pioneering the fast-casual dining model, offering convenience without compromising on food quality or transparency.

### Dunkin' Overview

Founded:	1950
Locations:	14,000+
Headquarters:	Canton, Massachusetts
Website:	<a href="https://www.dunkindonuts.com/en">https://www.dunkindonuts.com/en</a>

Dunkin' is a leading American multinational coffee and doughnut company, best known for its wide variety of coffee beverages, donuts, and baked goods. Originally founded in 1950 in Quincy, Massachusetts, as Dunkin' Donuts, the company rebranded to "Dunkin'" in 2019 to emphasize its focus on coffee and beverages. Dunkin' operates thousands of locations worldwide through a franchise model and is part of Inspire Brands. The brand is recognized for its fast, affordable offerings and strong presence in the quick-service restaurant (QSR) market.



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# RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



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# LOCATION INFORMATION



# RETAIL PROPERTY FOR SALE

## RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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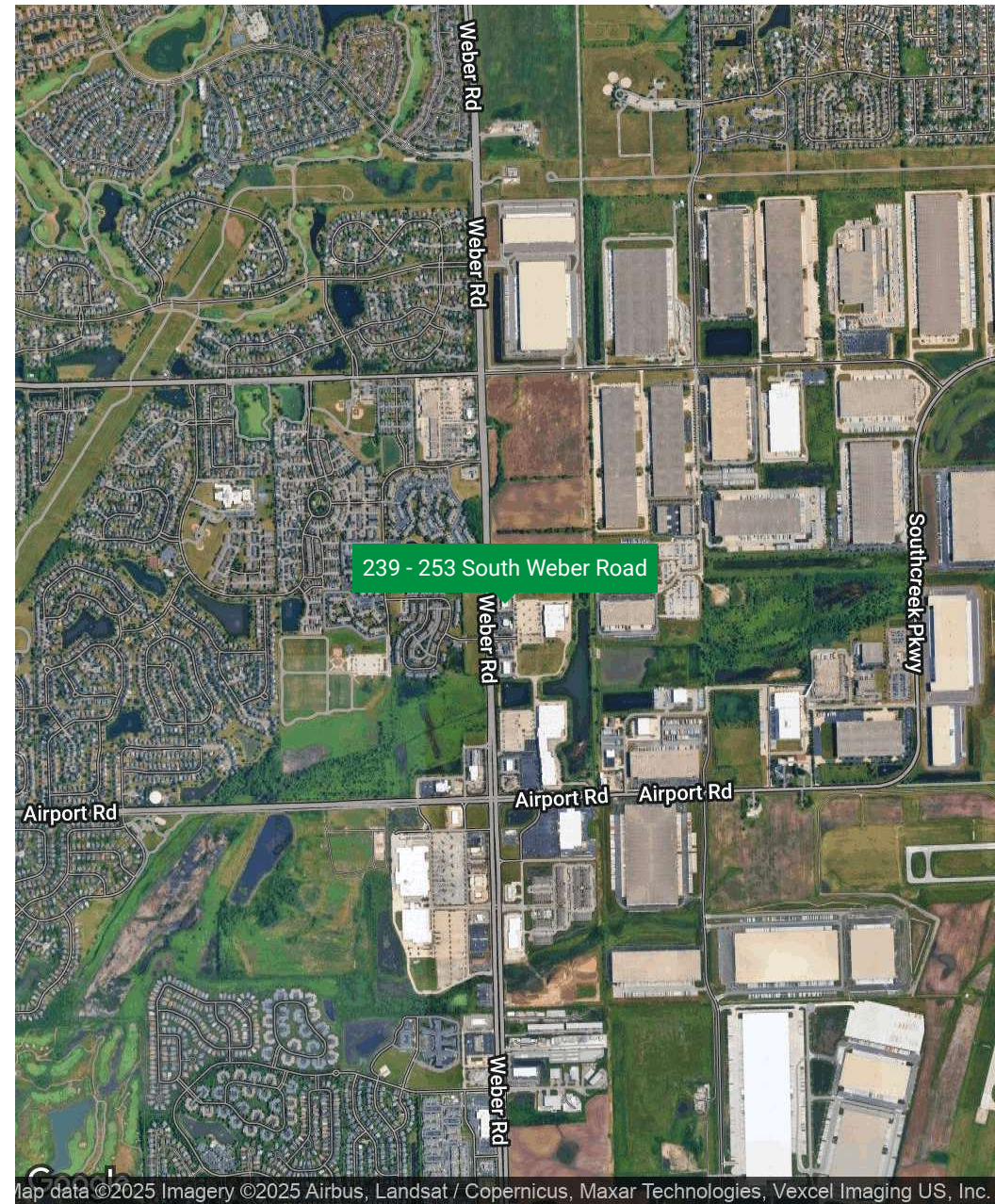
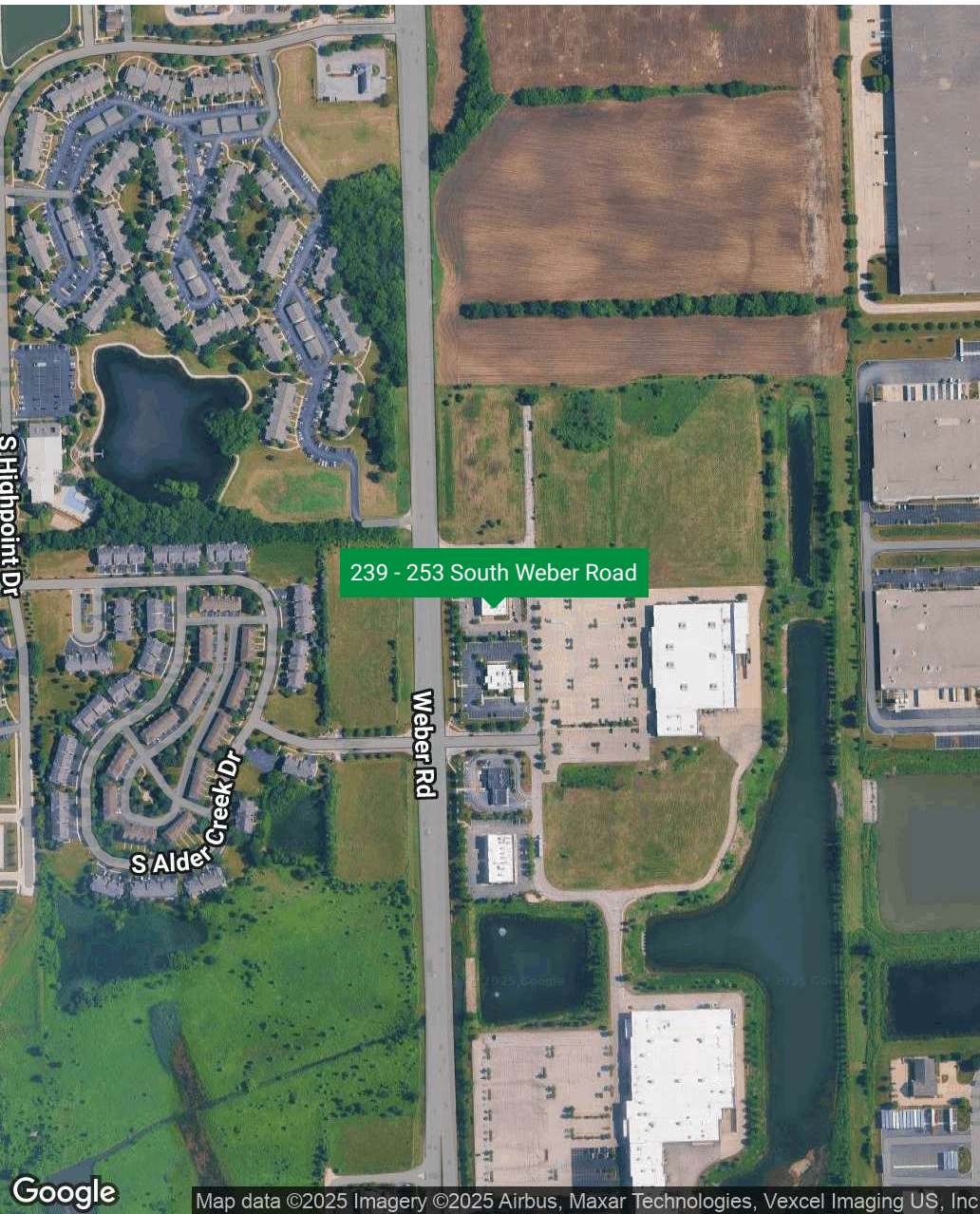
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LOCATION MAP



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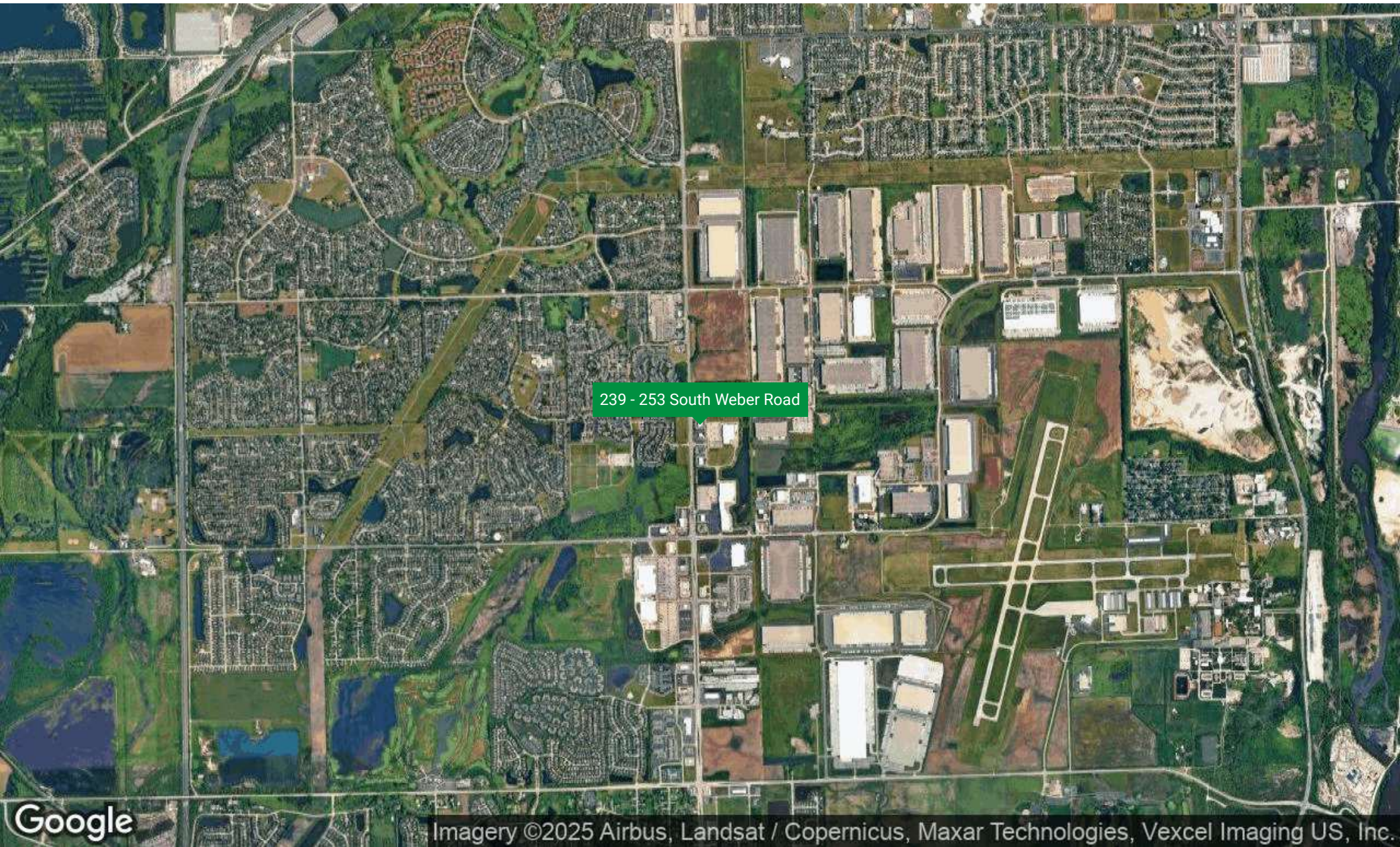
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# RETAIL PROPERTY FOR SALE

AERIAL MAP



239 - 253 South Weber Road

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An aerial photograph of a Dunkin' Drive Thru building, a single-story structure with a white roof and brick accents. The building is surrounded by a parking lot with several cars and some trees. A large, stylized green number '3' is overlaid on the building. Below the number, the words 'FINANCIAL ANALYSIS' are written in a green, serif, all-caps font.

# 3 FINANCIAL ANALYSIS



# RETAIL PROPERTY FOR SALE

## INCOME & EXPENSES

Income Summary	2025 Budget	Potential Financials (\$30 PSF NNN On Vacancy)
Base Rent	\$189,033	\$328,812
Tax Reimbursements	\$22,700	\$45,500
Insurance Reimbursements	\$3,200	\$7,000
CAM Reimbursements	\$24,700	\$42,900
<b>Gross Income</b>	<b>\$239,633</b>	<b>\$424,212</b>

Expenses Summary	2025 Budget	Potential Financials (\$30 PSF NNN On Vacancy)
Taxes	\$45,500	\$45,500
Insurance	\$7,000	\$7,000
Parking Lot Maintenance	\$5,900	\$5,900
Sweeping	\$8,100	\$8,100
Snow Removal	\$7,000	\$7,000
Landscaping	\$8,000	\$8,000
Security	\$2,800	\$2,800
Electric	\$3,500	\$3,500
Water/Sewer	\$3,900	\$3,900
Fire Service	\$1,000	\$1,000
Gas	\$200	\$200
Misc. Property Expense	\$300	\$300
Non-Recoverable Property Expense	\$5,500	\$5,500
<b>Operating Expenses</b>	<b>\$98,700</b>	<b>\$98,700</b>

<b>Net Operating Income</b>	<b>\$140,933</b>	<b>\$325,512</b>
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## RENT ROLL

Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
239	Dunkin'	2,150 SF	\$43.36	\$93,218	11/06/2014	11/30/2029
253	Chipotle	2,329 SF	\$41.14	\$95,815	12/11/2014	12/31/2029
245	Vacant	4,509 SF	-	-	-	-
Totals		8,988 SF	\$84.50	\$189,033		

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An aerial photograph of a commercial property. In the center is a single-story building with a red and white facade, identified by a sign as a Dunkin' Donuts. To the right of the building is a large, paved parking lot with several cars parked. In the foreground, a multi-lane road runs horizontally, with a white FedEx delivery truck visible in the lower-left corner. The background shows a mix of green grass, trees, and other distant commercial buildings under a hazy sky. Overlaid on the center of the image is a large green number '4' and the word 'DEMOGRAPHICS' in a green serif font.

# 4 DEMOGRAPHICS

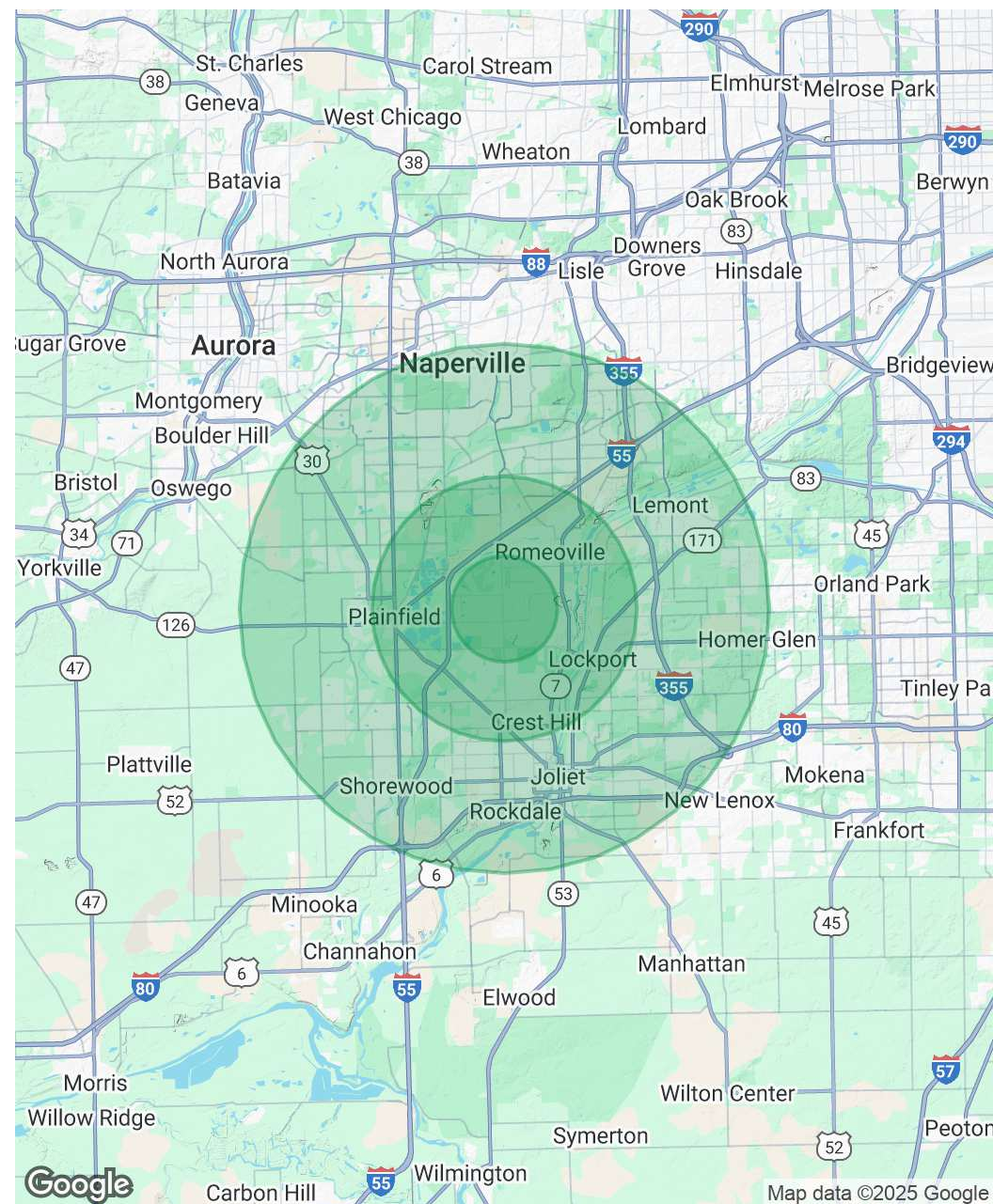
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## DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	35,357	140,910	576,833
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	12,695	48,981	199,169
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$107,121	\$123,398	\$139,399
Average House Value	\$278,889	\$304,055	\$361,122

Demographics data derived from AlphaMap



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