



NET LEASE INVESTMENT OFFERING



7-Eleven (New 10-Year Extension)

1610 Walnut Avenue
Hanover Park, IL 60133 (Chicago MSA)



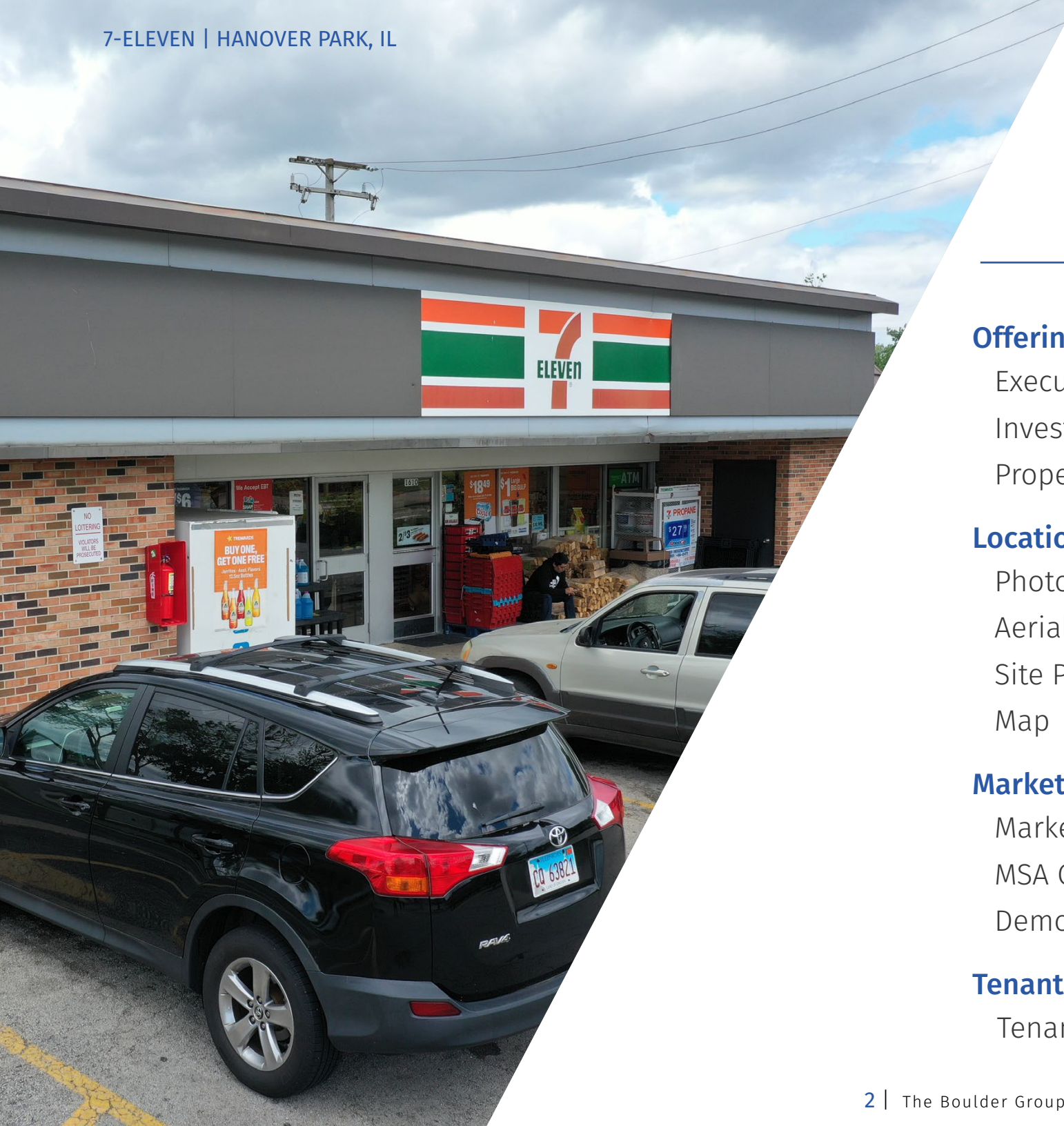


Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Location	4
Photographs	
Aerial	
Site Plan	
Map	
Market	8
Market Overview	
MSA Overview	
Demographics	
Tenant	10
Tenant Profile	



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property positioned within the Chicago MSA in Hanover Park, Illinois. 7-Eleven recently executed a new 10-year lease extension through December 2034. 7-Eleven has an established operating history at this location since 1999. The lease is triple net which presents no landlord responsibilities. There are 10% rental escalations every five years throughout the primary term and two 5-year renewal options. 7-Eleven is an investment grade tenant, rated “A” by Standard & Poor’s. This deal also provides a low absolute rent of \$51,000.

The 2,542 square-foot building benefits from its position just off Barrington Road which experiences over 28,500 vehicles per day. It is also located within close proximity to two primary thoroughfares, Irving Park Road (34,600 VPD) & the Elgin-O’Hare Expressway (69,000 VPD). Additionally, the 7-Eleven is shadow anchored by Hanover Square shopping center hosting a variety of tenants. Nearby retailers include Menards, Starbucks, Harbor Freight, Bank of America, McDonald’s, Tony’s Fresh Market, LA Fitness, Walmart Supercenter, and several others. Within a five-mile radius of the subject asset, the population exceeds 268,000 affluent individuals earning an average household income of \$119,836.

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value.

Investment Highlights

- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Low absolute rent (\$51,000)
- » Recent 10-year lease extension through December 2034
- » Operating history since 1999
- » Investment grade tenant – Standard & Poor’s: A
- » NNN – no landlord responsibilities
- » Located just off Barrington Road (28,500 VPD)
- » Proximity to Irving Park Road (34,600 VPD) & the Elgin-O’Hare Expressway (69,000 VPD)
- » Over 268,000 people live within a five-mile radius
- » Affluent area – Six figure average household income within five miles (\$119,836)
- » Shadow anchored by Hanover Square shopping center
- » Nearby retailers include Menards, Starbucks, Harbor Freight, Bank of America, McDonald’s, Tony’s Fresh Market, LA Fitness, Walmart Supercenter, & several others



Property Overview



PRICE
\$927,273



CAP RATE
5.50%



NOI
\$51,000

LEASE COMMENCEMENT DATE:	3/23/1999
LEASE EXPIRATION DATE:	12/31/2034
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NNN
TENANT:	7-Eleven, Inc.
YEAR BUILT:	1999
BUILDING SIZE:	2,542 SF
LAND SIZE:	0.27 AC

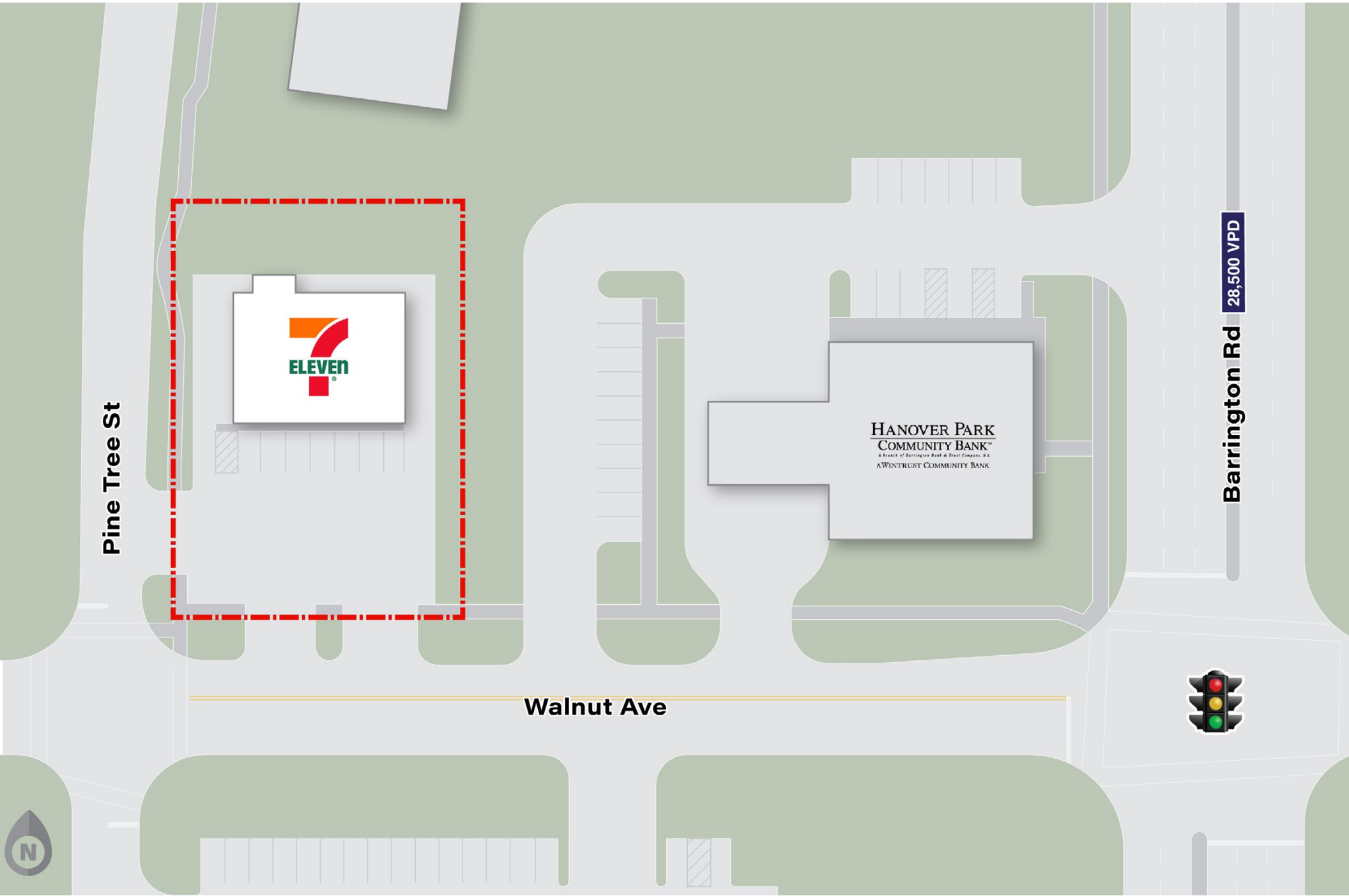
Photographs



Aerial



Site Plan



Pine Tree St



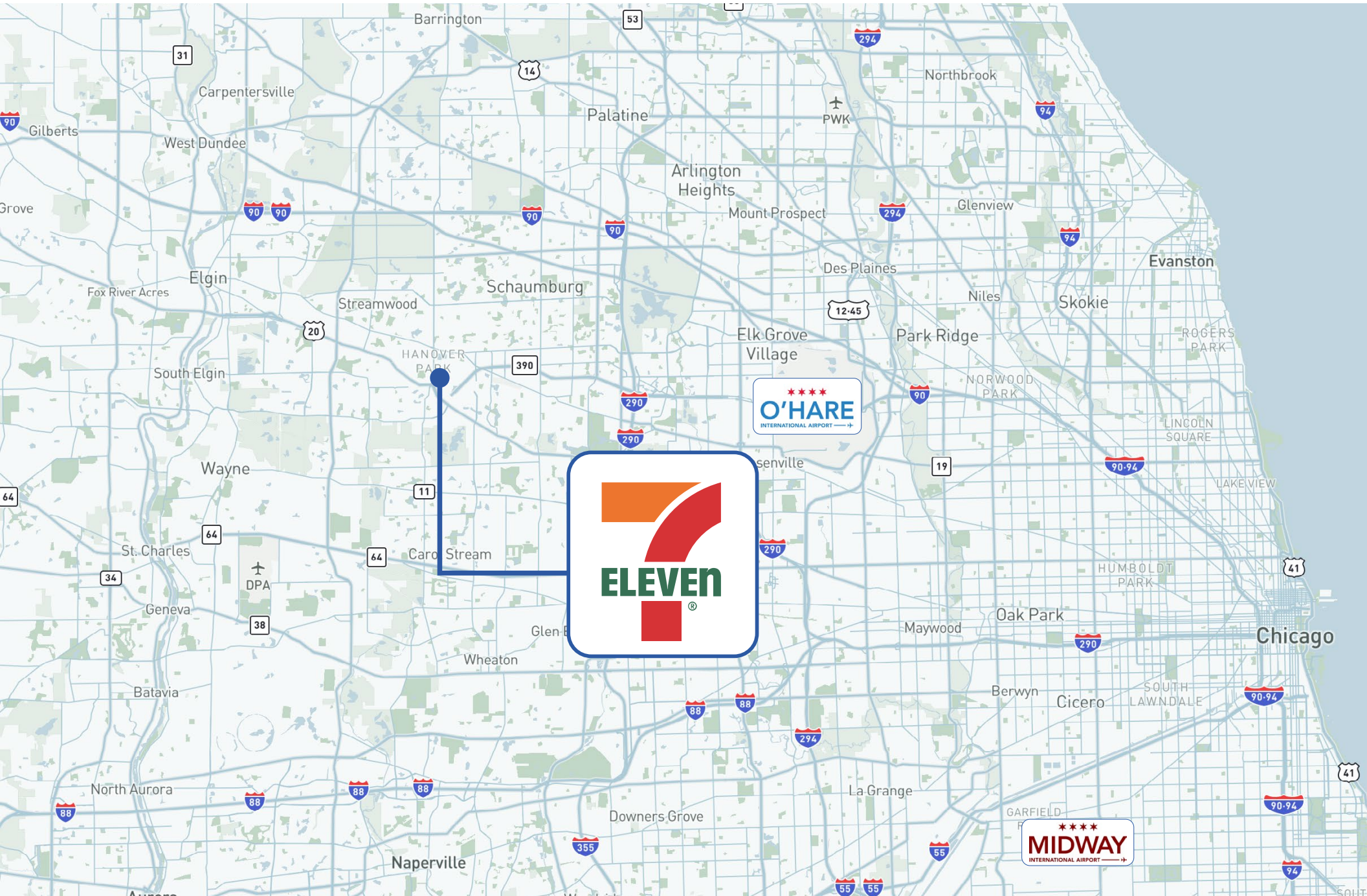
HANOVER PARK
COMMUNITY BANK
A Bank of Barrington Bank & Trust Company, S.A.
A WINTRUST COMMUNITY BANK

Walnut Ave

Barrington Rd 28,500 VPD



Map



Location Overview





HANOVER PARK, ILLINOIS

Hanover Park is a vibrant village located in Cook and DuPage counties in Illinois, United States. As of the 2020 census, the population of Hanover Park was approximately 38,400 residents, reflecting a diverse community with a mix of cultures and backgrounds. Situated approximately 27 miles northwest of downtown Chicago, Hanover Park offers easy access to the city's amenities while maintaining its own unique suburban charm. The village spans an area of around 6.44 square miles, boasting a variety of residential neighborhoods, parks, and commercial areas. Hanover Park is served by several public schools within the Schaumburg Township School District 54, providing educational opportunities for its residents. With its convenient location, diverse population, and range of amenities, Hanover Park continues to be an attractive place to live and work in the Chicago metropolitan area.

CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, encompasses the city of Chicago and its surrounding suburbs, extending into the states of Illinois, Indiana, and Wisconsin. It is the third largest MSA in the United States, with a population of approximately 9.5 million people as of the 2020 Census. The area is a major national and international hub for finance, industry, technology, telecommunications, and transportation, with Chicago's O'Hare International Airport being one of the busiest airports in the world. The Chicago MSA is characterized by its diverse economy, rich cultural institutions, and significant contributions to education and research, housing numerous universities, museums, and theaters. The region also boasts a comprehensive transportation network, including extensive rail systems and highways, facilitating robust economic activity and connectivity within the area.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	 AVERAGE INCOME
1-MILE	17,956	5,574	\$75,088	\$91,118
3-MILE	116,342	40,568	\$88,299	\$110,795
5-MILE	268,697	96,749	\$92,926	\$119,836

Tenant Overview



7-ELEVEN

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards and Speedy Rewards loyalty programs with more than 80 million members, place an order in the 7NOW delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Website:	www.7-eleven.com
Headquarters:	Irving, TX
Number of Locations:	13,000+
Company Type:	Subsidiary of Seven-Eleven Japan Co.
Number of Employees:	84,100+



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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.



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