

Institutional-Quality Cannabis Sale-Leaseback Opportunity | Absolute NNN

12627 S Rte 59, Plainfield, IL 60585



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PRINCIPAL

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EXECUTIVE SUMMARY



PROPERTY INFO

Asking Price:	\$5,000,000
Cap Rate:	6.60%
Building Size:	± 3,500 SF
Lot Size:	± 3.91 AC
Year Built:	2025
Real Estate Taxes:	\$2,714.36 (2025)

LEASE INFO

Tenant:	Aces Dispensary
Lease Term:	10 Years
Year 1 NOI:	\$330,000
Annual Escalation:	4.00%
Lease Structure:	Absolute NNN
Guaranty:	Corporate

INVESTMENT HIGHLIGHTS

- **10-Year Absolute NNN Lease:** Passive investment structure with tenant responsible for all operating expenses, maintenance, taxes, and insurance.
- **Corporate Guaranteed Lease:** Lease obligations backed by an established multi-location cannabis operator.
- **4.00% Annual Rent Escalations:** Built-in NOI growth providing a strong hedge against inflation over the lease term.
- **Experienced Multi-Location Tenant:** Tenant currently operates four dispensary locations within Illinois.
- **Located in a High-Barrier-to-Entry Cannabis Market:** Illinois' limited-license structure supports long-term operator stability and continued market demand.
- Positioned within the growing Plainfield market surrounded by dense residential and retail development.

RENT SCHEDULE

YEAR	ANNUAL NOI	MONTHLY RENT
Year 1	\$330,000	\$27,500
Year 2	\$343,200	\$28,600
Year 3	\$356,928	\$29,744
Year 4	\$371,205	\$30,934
Year 5	\$386,053	\$32,171
Year 6	\$401,495	\$33,458
Year 7	\$417,555	\$34,796
Year 8	\$434,257	\$36,188
Year 9	\$451,627	\$37,636
Year 10	\$469,692	\$39,141

TENANT PROFILE



Aces Dispensary is a multi-location cannabis retail operator with an established presence in Illinois. The tenant currently operates four dispensary locations and continues to expand within regulated cannabis markets supported by strong consumer demand and limited licensing structures.

The subject property will be secured by a new 10-year Absolute NNN lease with corporate guarantee, providing investors with long-term contractual income and minimal landlord responsibilities. The lease structure includes 4.00% annual rental escalations, creating strong NOI growth throughout the lease term.

TENANT HIGHLIGHTS

- Multi-location cannabis operator
- Four operating dispensary locations (Darien, Normal, Elgin, & Plainfield)
- Corporate-guaranteed lease structure
- 10-year Absolute NNN lease
- 4.0% annual rent escalations
- Tenant responsible for all operating expenses, maintenance, taxes, and insurance
- Located within a high-barrier-to-entry Illinois cannabis market

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46,708
PEOPLE IN 60585



\$144,000
MEDIAN HHI

AREA

AREA DESCRIPTION

Plainfield, Illinois is a rapidly growing suburb located within the southwest Chicago metropolitan area, positioned between Naperville and Joliet in Will County. The area has experienced significant residential and commercial growth over the past two decades, establishing itself as a strong regional retail corridor supported by expanding population and consumer demand.

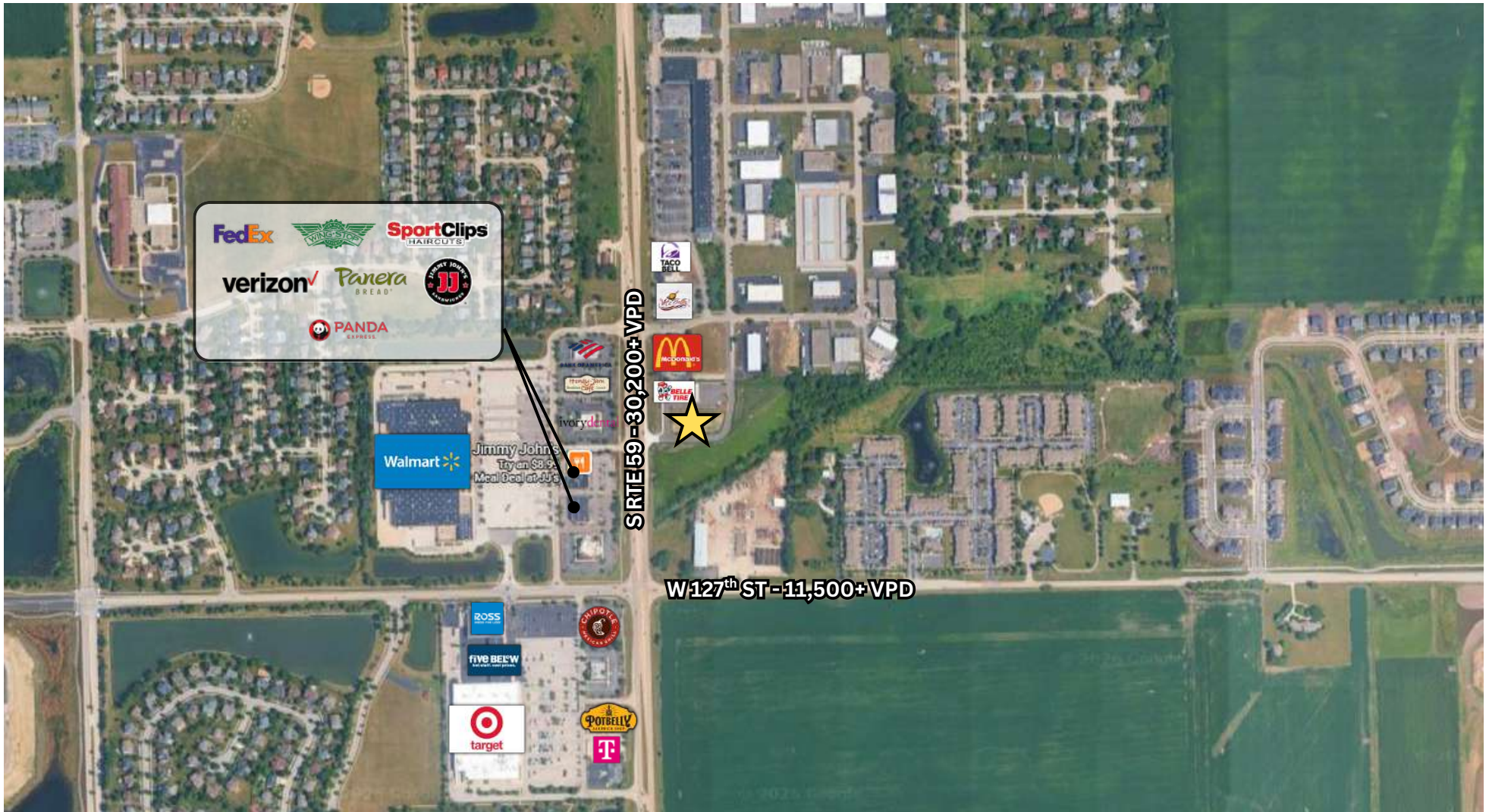
The community benefits from excellent accessibility via Interstate 55, Route 59, Route 30, and Route 126, providing strong connectivity throughout the Chicago MSA. Surrounding development includes national retailers, restaurants, healthcare providers, and new residential communities that continue to drive traffic and economic activity throughout the market.

Plainfield is supported by strong household incomes, dense surrounding demographics, and continued commercial expansion, making it an attractive location for long-term retail investment. Additionally, Illinois remains one of the nation's strongest regulated cannabis markets, supported by limited licensing and high barriers to entry for operators.

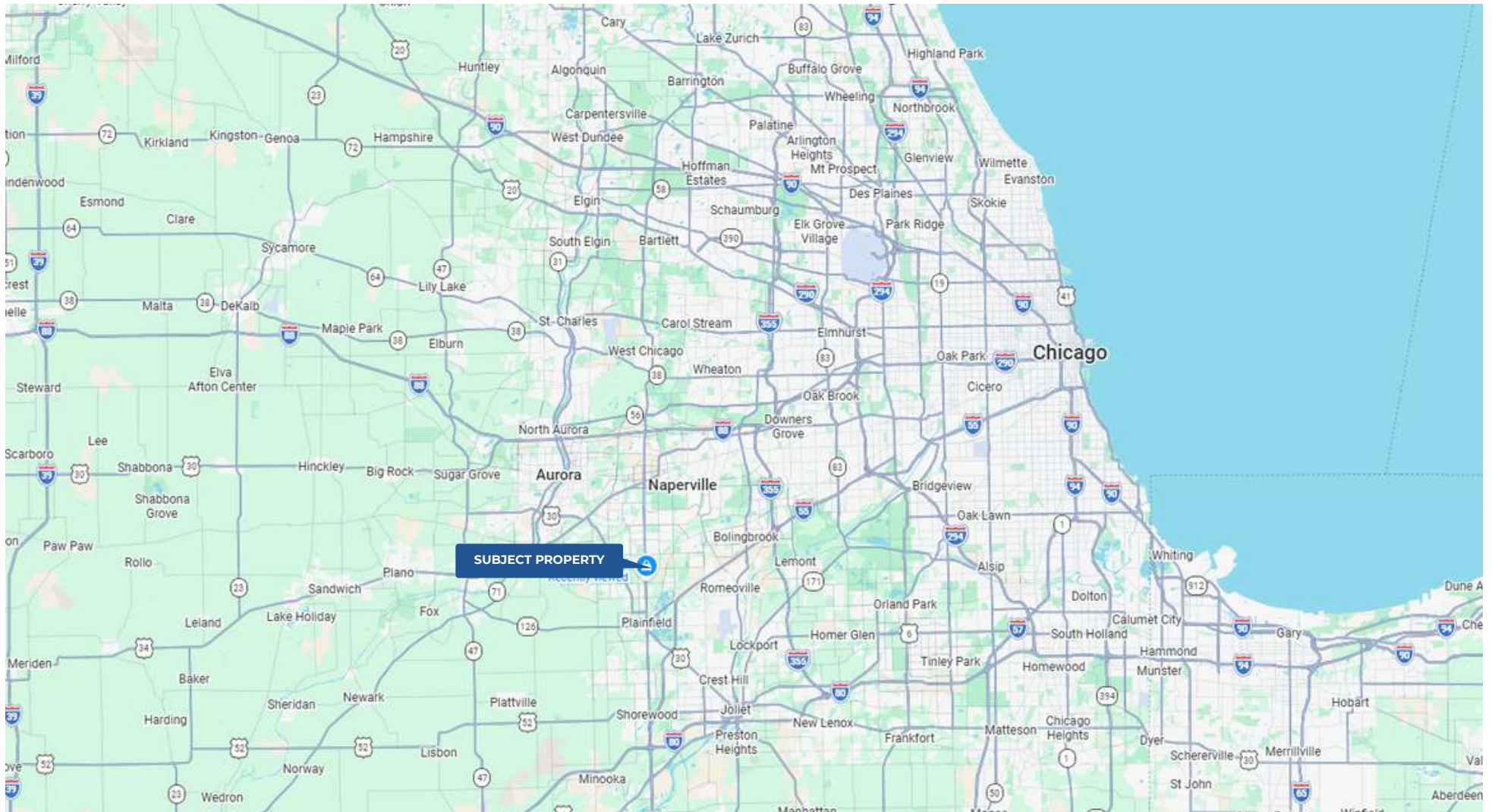
AREA HIGHLIGHTS

- Located within the high-growth southwest Chicago MSA
- Major regional retail corridor with national tenants and expanding consumer base
- Long-term growth supported by continued residential and commercial development
- Excellent regional accessibility via I-55, Route 59, Route 30, and Route 126
- Affluent demographics with household incomes exceeding national averages
- Limited-license Illinois cannabis market creates high barriers to entry
- Illinois cannabis market exceeded \$2 billion in sales in 2024

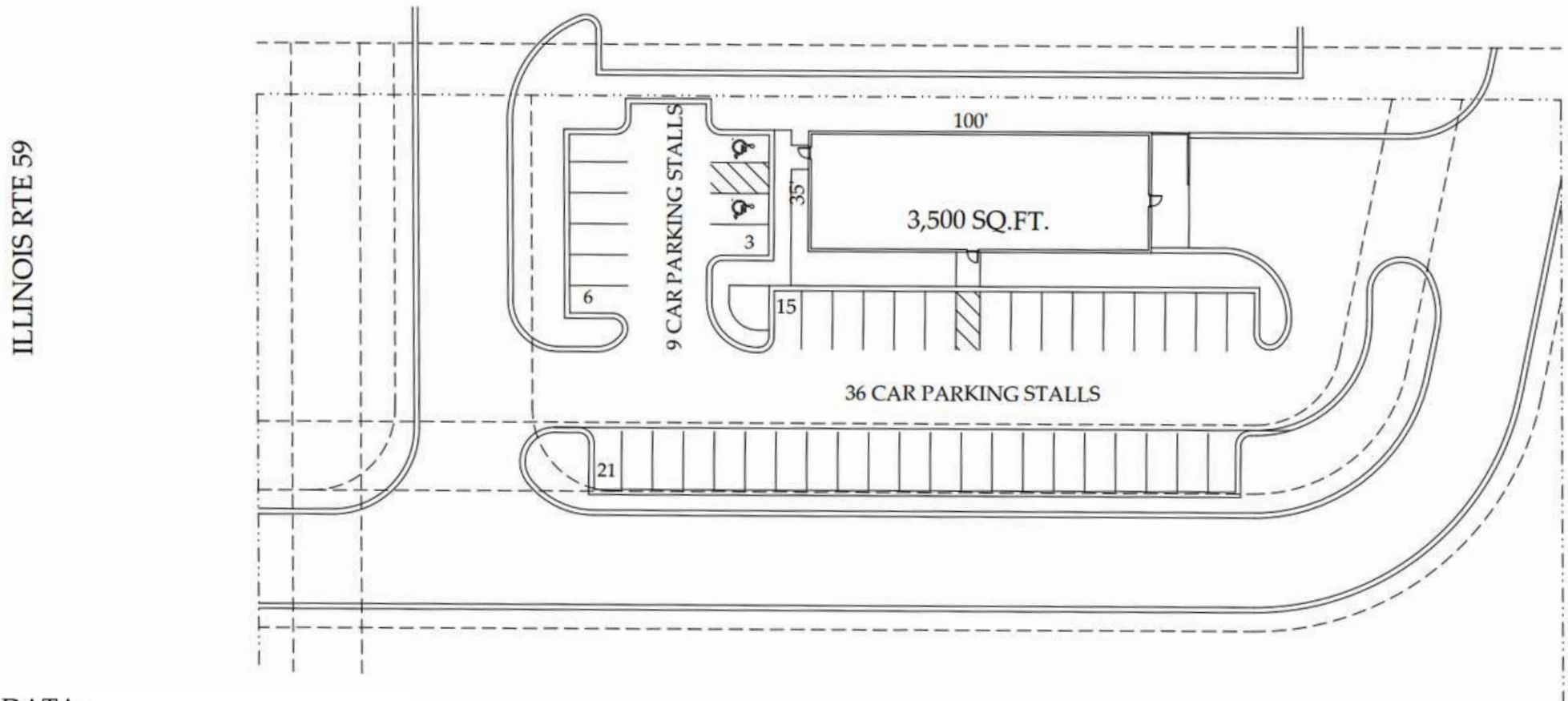
LOCAL AREA MAP



REGIONAL MAP



SITE PLAN



DATA:

SITE AREA:	±170,226 SQ.FT.
	±3.91 ACRES
BUILDING AREA (GROSS):	±3,500 SQ.FT.
CAR PARKING:	45 CARS
CLEAR HEIGHT:	18 FEET
F.A.R.:	0.02

FLOOR PLAN

