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PET SUPPLIES PLUS

1748 N Harlem Ave, Elmwood Park, IL 60707

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PET SUPPLIES PLUS®

TENANT OVERVIEW

Company:	Pet Supplies Plus
Founded:	1988 (Redford, Michigan)
Locations:	744
Total Revenue:	$1.8 billion
No. Of Employees:	4,741
Headquarters:	Livonia, Michigan
Website:	www.petsuppliesplus.com

ABOUT PET SUPPLIES PLUS

Pet Supplies Plus is one of the nation's largest and most established neighborhood pet-supply retailers, founded in 1988 and headquartered in Livonia, Michigan. With more than 740 locations across the United States and a workforce of roughly 4,700 employees, the company has built its reputation on providing a friendly, convenient, community-focused shopping experience. Its stores combine national-brand assortments with specialty products, on-site pet services, and a neighborhood-store feel that appeals to today's pet owners seeking both value and personalization. Supported by a scalable franchise model, strong brand recognition, and a growing demand for pet care products and services, Pet Supplies Plus continues to expand its national footprint while maintaining its commitment to accessible pricing, knowledgeable staff, and a welcoming environment for pet lovers in every market it serves.

Property / Summary

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PROPERTY HIGHLIGHTS

- **Established national brand strength:** Pet Supplies Plus (PSP) is among the largest independent pet-supply retailers in the U.S., founded in 1988 and operating hundreds of stores nationwide.
- **Neighborhood-scale format ideal for Elmwood Park**: PSP stores are designed to deliver a "local-pet-shop" feel in retail footprints tailored to suburban corridors, which matches the scale and character of the Harlem Avenue location.
- **Strong exposure on a major thoroughfare:** The Elmwood Park address sits on Harlem Avenue, one of Chicagoland's longest and busiest north–south retail corridors that connects many suburbs and delivers continuous vehicle traffic flows past the store.
- **Dense retail ecosystem nearby supports footfall & cross-shopping**: Within a short distance are national/regional retailers and community-serving anchors such as Walgreens and Angelo Caputo's Fresh Markets — offering synergy for pet-owners shopping for groceries and everyday needs.
- **High traffic & proven retail demand corridor:** Nearby retail properties along Harlem Avenue have been quoted as serving 20,000+ vehicle passes/day, underlining the area's strong traffic counts and public exposure.
- **Close proximity to the new Rush Outpatient Center:** Just south at the major intersection of Harlem & North Avenue, the new Rush Outpatient Center serves as a significant healthcare anchor, drawing consistent patient, staff, and visitor traffic from across the region. This high-demand medical hub enhances daytime population, increases corridor activity, and provides a stable driver of year-round consumer flow to adjacent retail.
- **Pet-store category well-positioned for recurring purchases and services:** Pet Supplies Plus offers a broad range of products (food, supplies, accessories) and services (e.g. grooming, self-serve dog wash), which encourages frequent visits — a strong value-proposition for local customers and recurring-revenue potential for investors.

INVESTMENT SUMMARY

Asking Price	$2,071,417
Cap Rate	6.0%
Price Per Square Foot	$279.17
Remaining Lease Term	8 Years 10 Months
Lease Expiration	10/31/2034
Annual Rent	$124,285.00
Lease Type	NNN
Options	(1) 5 year Option
Increases	10% in 2027, 10% in 2031
Landlord Responsibilities	Taxes - Reimbursed, Insurance - Reimbursed
Building Square Footage	7,420 SF
Lot Size	0.37 Acres
Year Build	1994
Parcel ID	12364230590000
Zoning	B-2

ABOUT ELMWOOD PARK, ILLINOIS

Elmwood Park, Illinois is a compact and diverse Chicago-area village of roughly 24,000 residents, with a median age around 40 and a median household income near $84,000. Its population has seen modest fluctuations over recent decades — from about 25,400 in 2000 to approximately 23,980 in 2023 — reflecting demographic shifts and stable suburban character. Employment in Elmwood Park draws from a diverse set of sectors including health care & social assistance, manufacturing, retail trade, and education — underscoring a mixed-economy base offering resilience and variety of job opportunities. The public education system, operated by Elmwood Park Community Unit School District 401, serves the village with multiple elementary schools, a middle school and Elmwood Park High School — providing a comprehensive K–12 education framework and supporting a family-oriented community. Overall, Elmwood Park combines suburban stability and community services with demographic diversity and economic variety — making it a balanced, livable suburb within the greater Chicago metro area.

LOCATION DESCRIPTION

1748 N. Harlem Ave. in Elmwood Park, IL sits directly on one of the village's highest-traffic commercial corridors, offering exceptional visibility and convenient access to major thoroughfares including Harlem Avenue, North Avenue, and nearby expressway connectors to I-290 and I-294. The property is positioned within a dense, established trade area characterized by strong household incomes, stable residential neighborhoods, and a diverse demographic profile that supports a wide mix of retail and service uses. Its proximity to major regional employers across the O'Hare, River Grove, and Melrose Park industrial and healthcare clusters—along with steady commuter flows between Chicago and the inner suburbs—creates consistent daytime and evening demand. This combination of high exposure, strong consumer demographics, and access to employment centers makes 1748 N. Harlem Ave. a compelling opportunity for retailers, medical users, or service operators seeking both neighborhood connectivity and regional reach.

Additional Photos

Additional Photos

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Aerial Map

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Retailer / Map

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Regional Map

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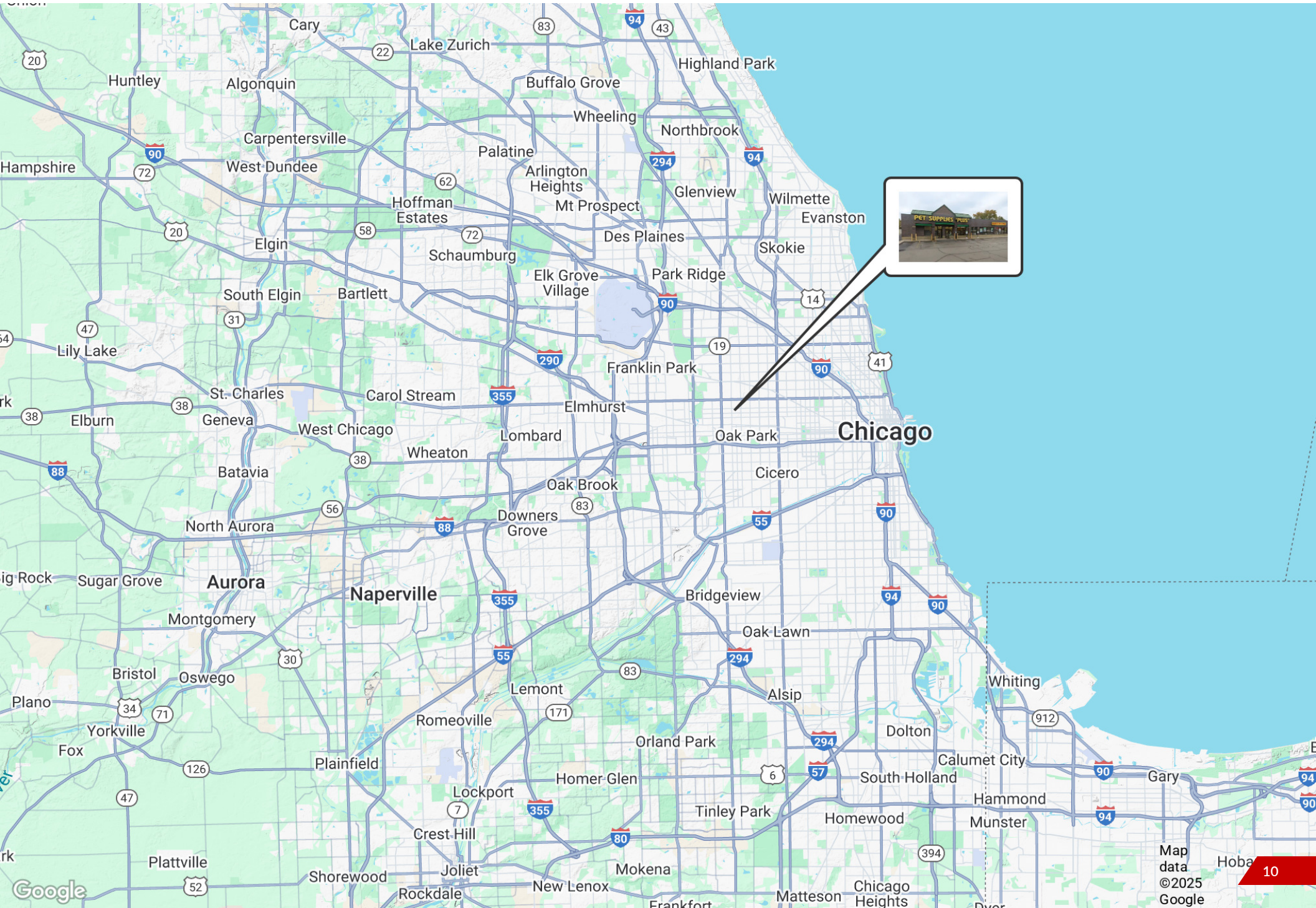

Demographics / Map & Report

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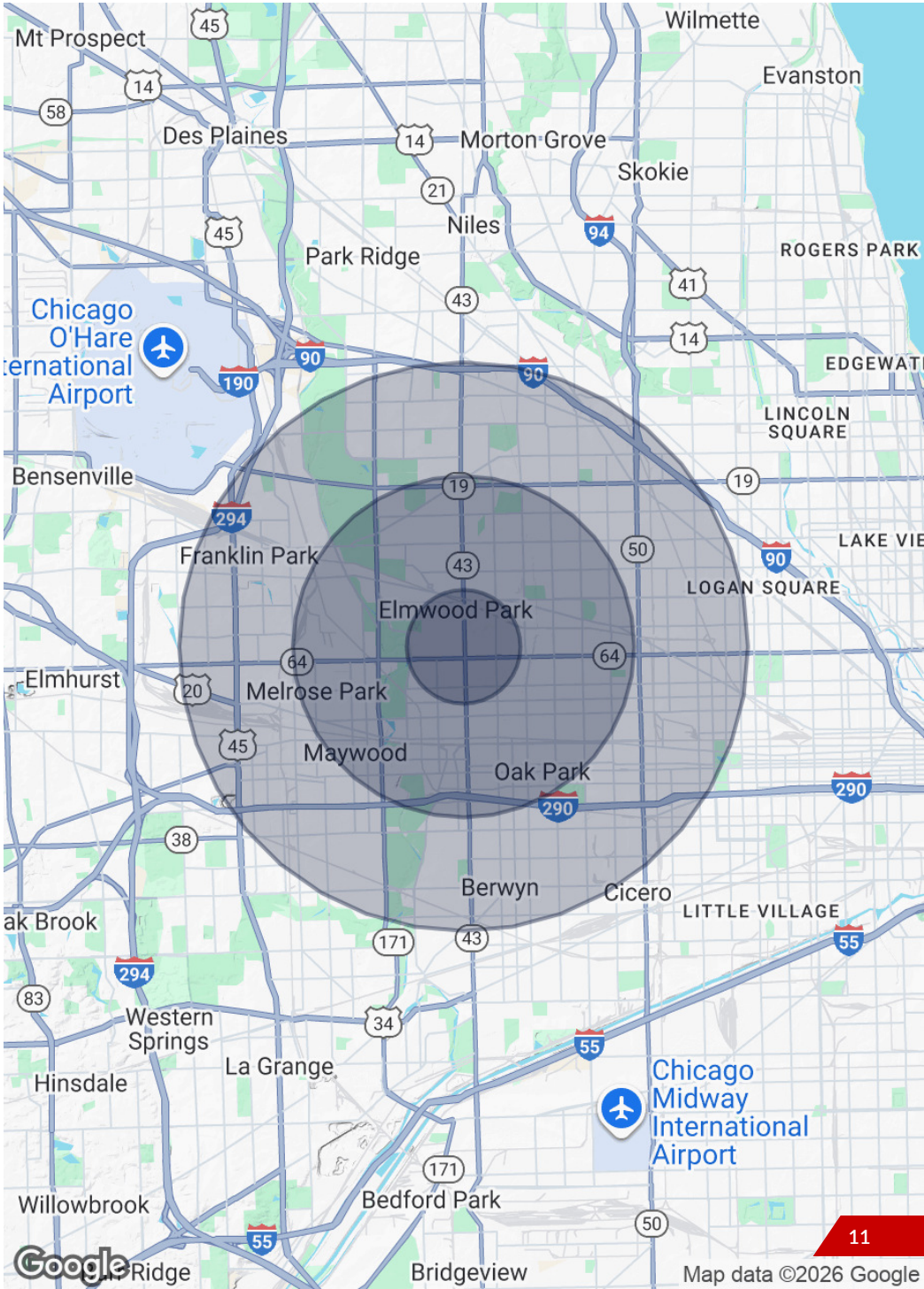
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,105	310,043	810,969
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,228	115,557	297,590
# of Persons per HH	2.6	2.7	2.7
Average HH Income	$147,482	$103,515	$98,516
Average House Value	$469,248	$379,882	$366,691

Demographics data derived from AlphaMap



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Summit Net Lease, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Summit Net Lease, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Summit Net Lease, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Summit Net Lease, LLC

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