

Marcus & Millichap

**±9,324 SQUARE FEET**  
**INLINE RETAIL**  
**SHOPPING CENTER**  
**FREE-STANDING VALUE-ADD**  
**RETAIL OPPORTUNITY**

**2428-2430 SYCAMORE RD**  
**DEKALB, ILLINOIS 60115**

**ONLINE**  
**AUCTION**

**STARTING BID: \$1**

**R MARKETPLACE**  
**ONLINE AUCTION**  
**MAY 18-20, 2026**

±9,324 SF,  
FREE-STANDING  
MULTI-TENANT STRIP  
CENTER LOCATED WITHIN  
NORTHLAND PLAZA  
OFFERED AT A SUBSTANTIAL  
DISCOUNT TO  
REPLACEMENT COST  
(\$1 STARTING  
BID)

±16.83%  
OCCUPIED OFFERING  
A SIGNIFICANT VALUE-  
ADD OPPORTUNITY VIA  
STRATEGIC LONG-TERM  
LEASE-UP AT MARKET  
RATES, REPOSITIONING  
OR OWNER-USER  
USE

PRIME  
LOCATION JUST OFF  
SYCAMORE ROAD (IL-23)  
WITH ±23,633 VPD WITHIN  
A DOMINANT REGIONAL  
RETAIL NODE ANCHORED  
BY WALMART, ALDI,  
TJ MAXX, BURLINGTON,  
ROSS, PETSMART, AND  
HOMEGOODS



## 2428-2430 SYCAMORE RD, DEKALB, ILLINOIS 60115

ONLINE AUCTION: MAY 18-20, 2026 | \$1 STARTING BID



**BUILDING:** ±9,324 SF  
**PARCEL NUMBER:**  
08-12-451-026  
**LOT SIZE:** ±1.012 AC  
(±44,103 TOTAL SF)  
**PARKING:** ±80 SPACES



**PROPERTY TYPE:** RETAIL  
**STORIES:** ONE  
**TENANCY:** MULTI (3 UNITS)  
**OCCUPANCY:** ±16.83%  
OCCUPIED BY ONE TENANT  
(SEE DD FOR RENT ROLL)



**YEAR BUILT:** 2004  
**FREESTANDING**  
**ZONING:** "PD-C"  
PLANNED DEVELOPMENT  
**FACADE SIGN**



**CHICAGO MSA**  
**SIGNALIZED HARD CORNER**  
**±1-MI TO I-88**  
**±2-MI TO NORTHERN ILLINOIS UNIVERSITY**  
**±3-MI TO NORTHWESTERN MEDICINE KISHWAUKEE HOSPITAL**

Marcus & Millichap is pleased to present the opportunity to acquire a freestanding, multi-tenant retail building within Northland Plaza Shopping Center at 2428 Sycamore Road, DeKalb, Illinois (the "Property"). Positioned along Sycamore Road (IL-23), DeKalb's primary retail corridor, the Property offers a highly visible asset within one of Chicagoland's established commercial nodes. With ±83% vacancy, in-place income from a long-term tenant, flexible commercial zoning, and strong corridor fundamentals within the greater Chicago MSA, the Property presents a compelling value-add opportunity to lease up the vacant space and reposition the asset within a necessity-driven retail submarket.

Constructed as a single-story retail building totaling ±9,324 SF, the Property is situated on a ±1.012-acre (±44,103 SF) parcel and is currently configured into three retail suites with 22' ceilings. Heartland Blood Centers occupies ±1,569 SF, representing 16.83% of the gross leasable area, with the remaining ±7,755 SF currently vacant. Heartland Blood Centers has operated at this location since 2005 and recently extended its lease through February 29, 2028, providing in-place income and stability while preserving substantial upside through lease-up of the remaining vacancy. The Property is zoned PD-C (Planned Development - Commercial), permitting a broad range of retail, medical, service, and commercial uses. The flexible zoning, combined with the building's existing layout, allows for traditional multi-tenant retail leasing, medical or office repositioning, or potential owner-user occupancy of the vacant space.

Strategically positioned within Northland Plaza at a signalized hard corner just off IL-23, the area benefits from strong vehicular traffic, established co-tenancy, and a concentrated retail corridor that serves as the primary shopping destination for DeKalb and surrounding communities. Sycamore Road carries traffic counts exceeding ±23,600 VPD near the Property and functions as the city's dominant north-south commercial spine, providing direct connectivity to Interstate 88 and surrounding residential neighborhoods. Northland Plaza is anchored by a strong lineup of national and credit retailers including ALDI, TJ Maxx, Burlington, Ross Dress for Less, Hobby Lobby, Five Below, PetSmart, and HomeGoods, along with Planet Fitness and multiple service-oriented tenants, driving consistent daily traffic and cross-shopping activity throughout the center. In addition to its retail concentration, DeKalb benefits from continued industrial and logistics expansion along the I-88 corridor, which has attracted distribution, advanced manufacturing, and technology infrastructure investment throughout Northern Illinois. This growth supports long-term employment stability and reinforces consumer demand within the trade area. DeKalb is anchored by Northern Illinois University, located ±2-mi from the Property, enrolling ±15,000+ students and employing thousands of faculty and administrative staff. Northwestern Medicine Kishwaukee Hospital, located ±3-mi from the Property, further supports daytime traffic and healthcare-driven visitation. The surrounding trade area includes more than ±64,000 residents within a 5-mi radius, providing a stable consumer base to support retail, medical, and service-oriented businesses. These fundamentals, combined with the Property's central position along DeKalb's primary retail spine and established co-tenancy within Northland Plaza, support continued demand and long-term lease-up potential within a stable Northern Illinois submarket.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, number of parking spaces, and zoning. Site Plan used as source for building size. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

PROPERTY  
PHOTOS



VIEW ONLINE AUCTION  
MAY 18-20, 2026



R MARKETPLACE  
**ONLINE AUCTION**  
Marcus & Millichap

MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)  
DEKALB, IL



INTERIOR  
PHOTOS



MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)




**R** MARKETPLACE  
**ONLINE AUCTION**  
Marcus & Millichap

VIEW ONLINE AUCTION  
MAY 18-20, 2026

DEKALB, IL

NORTHLAND PLAZA SHOPPING CENTER



 Barber Greene Rd  
7,281 VPD

**UNDER CONSTRUCTION**  
60+ Multifamily Units

 MARKETPLACE  
**ONLINE AUCTION**  
Marcus & Millichap

# FREE-STANDING BUILDING FLEXIBLE ZONING SURVEY

VIEW ONLINE AUCTION  
MAY 18-20, 2026



**R MARKETPLACE**  
**ONLINE AUCTION**  
Marcus & Millichap



MULTI-TENANT RETAIL STRIP CENTER (NORHLAND PLAZA SHOPPING CENTER)  
DEKALB, IL

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

# NORTHLAND PLAZA SITE PLAN



VIEW ONLINE AUCTION  
MAY 18-20, 2026

MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)



## AVAILABLE FOR SALE - AUCTION

Suite #	Tenant	SF
2562	Egg Haven	4,389
2564	Game Stop	1,400
2566	Crumbl Cookies	1,232
2570	Westside Children's Therapy	5,501
2550	Burlington	31,585
2546	T.J. Maxx	26,797
2540	Aldi	28,548
2530	HomeGoods	23,000
2520	Ross	22,293
2518	Five Below	10,002
2516	Shoe Sensation	9,882
2512	PetSmart	20,087
2506	America's Best	4,370
2500	Hobby Lobby	54,019
2478	Available	8,522
2428	Heartland Blood Centers	1,569
2420	Available	3,500
2424	Available	4,255
2448	Candy Cloud	2,520
2442	DeKamore Dental	3,605
2434	Panda Express	2,200
2438	Athletico	2,525
2444	LeZa Nail Spa	2,524
2446	Five Guys	2,524

**OCCUPIED** **NAP of Main Center**

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

DEKALB, IL



DeKalb County Highway Dept

Credit Union 1

SITE

Barber Greene Rd  
7,281 VPD

UNDER CONSTRUCTION  
60+ Multifamily Units

# A REGIONAL HUB

VIEW ONLINE AUCTION  
MAY 18-20, 2026



## TRANSPORTATION & CONNECTIVITY

DeKalb offers excellent regional connectivity, supporting commuter traffic and retail draw:

- Interstate 88 located ±1-Mi from the Property, providing direct access east to Chicago (±65-Mi) and west toward the Quad Cities
- IL-23 (Sycamore Road) serves as the primary north-south retail corridor
- DeKalb Taylor Municipal Airport located ±5-Mi from the Property, supporting corporate and general aviation
- O'Hare International Airport located approximately ±70-Mi east, serving 73+ million passengers in 2023 and ranking among the busiest airports in the world
- Access to Chicago's broader interstate and Class I rail network

This connectivity reinforces DeKalb's role as the dominant retail hub for surrounding rural communities while maintaining direct access to the greater Chicago metro economy.



## MAJOR EMPLOYERS

DeKalb's economy is supported by a diversified employment base anchored by education, healthcare, manufacturing, logistics, and government. Major regional employers include:

- Northern Illinois University | ±2-Mi from the Property | 3,800+ employees
- Northwestern Medicine Kishwaukee Hospital | ±3-Mi from the Property | 1,000+ employees
- Archer Daniels Midland (ADM) | ±2-Mi from the Property | 500+ local employees
- DeKalb County Government | ±2-Mi from the Property | 600+ employees
- DeKalb Community Unit School District 428 | ±3-Mi from the Property | 800+ employees

These institutional anchors provide employment stability and support consistent demand for service-oriented commercial uses.



## HEALTHCARE + EDUCATION

Healthcare and higher education form the backbone of DeKalb's daytime population and long-term economic resilience. Together, these sectors support thousands of jobs and generate consistent weekday and event-driven traffic throughout the year.

Northwestern Medicine Kishwaukee Hospital serves the broader DeKalb County region as a full-service medical center offering emergency services, surgical care, specialty clinics, and outpatient treatment. With approximately 1,000+ employees and a wide regional patient base, the hospital contributes meaningfully to daytime population density and healthcare-driven visitation within the trade area. Northern Illinois University remains one of the largest employers in the region, enrolling approximately 15,000+ students annually and employing 3,800+ faculty and staff. NIU's NCAA Division I Huskies athletics, academic conferences, cultural programming, commencement ceremonies, and campus events generate recurring visitor traffic and seasonal population spikes that support surrounding retail, dining, and hospitality uses.

The combined presence of university enrollment, healthcare employment, and public-sector operations reinforces durable demand across medical, office, quick-service, and necessity-based retail categories, providing a stable economic foundation for long-term investment.



## QUALITY OF LIFE & AFFORDABILITY

DeKalb's median home values remain approximately 50%-60% below Chicago metro averages, reinforcing attainable homeownership, workforce housing affordability, and long-term residential stability. Median household incomes in the area approach ±\$70,000, supporting steady consumer purchasing power and sustainable retail demand within the local trade area.

With more than 40 parks, over 700 acres of maintained parkland, miles of recreational trails, and year-round community events tied to Northern Illinois University and the City of DeKalb, the market offers a balanced mix of suburban livability and institutional vitality. This combination of affordability, accessibility, and amenity-rich infrastructure continues to attract students, workforce residents, and families while reinforcing DeKalb's position as a durable Northern Illinois investment market.

# UNIVERSITY-ANCHORED RETAIL HUB IN CHICAGO'S WESTERN GROWTH CORRIDOR DEKALB, IL

Located approximately ±65-Mi west of Downtown Chicago, DeKalb serves as the commercial, educational, and institutional center of DeKalb County and the primary retail destination for surrounding rural communities across Northern Illinois. Positioned along Interstate 88 (Ronald Reagan Memorial Tollway) just ±1-Mi from the Property, and directly along IL-23 (Sycamore Road), the city benefits from strong commuter traffic, regional draw, and seamless connectivity to the greater Chicago metropolitan area. IL-23 functions as DeKalb's dominant retail corridor and experiences traffic counts exceeding ±23,000 VPD near the Property, reinforcing its role as the county's primary commercial spine and daily-needs shopping destination.

DeKalb County is home to approximately ±100,000 residents and draws retail demand from neighboring communities including Sycamore, Cortland, Genoa, and Sandwich. The Sycamore Road corridor is anchored by a diverse mix of national retailers, grocery operators, fitness concepts, and quick-service restaurants, establishing the area as the principal shopping node for the broader trade area. Limited competing retail corridors within the county further concentrate consumer spending along this established commercial axis. The city is anchored by Northern Illinois University (NIU), located approximately ±2-Mi from the Property. NIU enrolls approximately 15,000+ students annually and employs thousands of faculty and administrative staff, contributing meaningfully to the area's economic stability. Unlike seasonal college markets, NIU's research programs, graduate enrollment, athletics, conferences, and administrative functions generate consistent year-round daytime population levels that support stable demand across quick-service, medical, service-oriented, and daily-needs retail categories.

Northwestern Medicine Kishwaukee Hospital, located approximately ±3-Mi from the Property, operates as a full-service regional medical center providing emergency, surgical, and specialty services. The hospital strengthens daytime traffic patterns and contributes to healthcare-driven demand within the trade area. Combined, education, healthcare, manufacturing, and public-sector employment provide durable economic fundamentals that support necessity-based retail investment.

DeKalb's proximity to Chicago allows businesses and residents to leverage the economic power of the nation's third-largest metropolitan area while benefiting from materially lower occupancy costs, reduced development barriers, and a more accessible suburban operating environment.

Source(s): <https://www.census.gov>; <https://www.niu.edu>; <https://www.nm.org>; <https://www.flychicago.com>; <https://www.idot.illinois.gov>; <https://www.bls.gov>; <https://www.worldbusinesschicago.com>; <https://www.cityofdekalb.com>; <https://www.dekalbcounty.org>; <https://www.illinois.gov>

# CHICAGOLAND

## THE CHICAGO METROPOLITAN AREA (MSA)

The Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA) represents the economic backbone of the Midwest and ranks as the third-largest metropolitan region in the United States. With a population exceeding ±9.5M residents, Chicagoland serves as one of North America's most diversified and globally connected economies, functioning as a critical hub for commerce, innovation, and global trade. Strategically positioned at the geographic center of the United States, the region provides direct access to national and international markets through its unmatched multimodal infrastructure. Chicago's deep labor pool of ±5M workers, global connectivity, and concentration of corporate headquarters have established the metro as a primary engine of economic activity across Illinois and the broader central United States.

The metropolitan area generates a Gross Regional Product of ±\$886B annually, placing it among the largest regional economies in the world. According to World Business Chicago, the region supports ±4.7M jobs and hosts 30+ Fortune 500 headquarters, reflecting a strong concentration of corporate leadership and long-term institutional presence. Chicagoland is home to ±252,000 businesses and maintains a robust talent pipeline with more than ±145,000 annual graduates and secondary program finishers. Chicago's economy is anchored by a broad and balanced industry mix spanning financial services and global trading markets, nationally recognized healthcare systems and life sciences research, one of the largest transportation and logistics networks in North America, advanced and precision manufacturing, corporate headquarters and professional services firms, and a higher education ecosystem enrolling more than ±400,000 students across regional universities.

This diversification mitigates sector-specific volatility and reinforces sustained consumer purchasing power throughout the metropolitan area and its suburban growth corridors extending west along Interstate 88. Chicagoland consistently ranks among the top U.S. metros for corporate relocations, foreign direct investment, and logistics activity. Its scale, institutional depth, workforce pipeline, and global reach provide long-term economic durability that supports retail, office, industrial, and multifamily markets across the broader region.



**\$886 billion**

Estimated GRP in 2024, up 27% from 2019.

**5,009,347 people**

Chicagoland's labor force people as of April 2025.

**252,322 businesses**

Chicagoland's business count as of Q2 2024.

**\$4.32 billion**

Growth capital invested in Chicagoland's startups.

**#1**

Metro area for corporate expansions or relocations by Site Selection Magazine.

**145,525**

Graduates and secondary program finishers.

# GLOBAL SCALE & DEPTH

VIEW ONLINE AUCTION  
MAY 18-20, 2026



## A GLOBAL ECONOMIC ENGINE

DeKalb benefits from direct integration into the Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA), the third-largest metropolitan region in the United States and one of North America's most globally connected economies. With a population exceeding ±9.5M residents, the Chicago region anchors the Midwest and generates ±\$886B in annual Gross Regional Product. Chicagoland supports a labor force of ±5M people and maintains long-term economic durability through a diversified base of corporate headquarters, healthcare, logistics, manufacturing, technology, and higher education. Key stats include:

- ±9.5M population
- 3rd largest U.S. metro economy
- ±\$886B Gross Regional Product
- 30+ Fortune 500 headquarters
- ±4.7M employed workforce
- 400,000+ college students enrolled across regional universities



## ECONOMIC SCALE & GLOBAL CONNECTIVITY

The Chicago region ranks among the largest metropolitan economies in the world and remains a national hub for corporate leadership, global commerce, and capital investment. With a Gross Regional Product of ±\$886B and more than 30 Fortune 500 headquarters, Chicago's diversified economic profile spans numerous industry sectors, providing resilience across business cycles and supporting stable consumer purchasing power throughout the metro and its suburban growth corridors. The region supports ±4.7M jobs and consistently ranks among the top U.S. metros for corporate relocations and foreign direct investment. Its central U.S. location and extensive multimodal infrastructure reinforce Chicago's role as a primary national logistics and distribution gateway.

DeKalb's location ±65-Mi west of Downtown Chicago allows it to leverage the region's economic scale, corporate depth, and global connectivity while benefiting from a lower-cost suburban environment and direct connectivity along the I-88 corridor.



## TRANSPORTATION ADVANTAGE

Chicago is one of North America's most important transportation hubs, supporting global connectivity and nationwide distribution. O'Hare International Airport served 73+ million passengers in 2023 and ranks among the busiest airports in the world, while Midway International Airport provides additional domestic connectivity. The region is also the largest rail hub in North America, supported by six Class I freight railroads and an expansive interstate network including I-90, I-94, I-88, I-55, I-80, and I-294. This multimodal infrastructure reinforces Chicago's role as a national logistics gateway and strengthens the macroeconomic foundation supporting markets such as DeKalb and the western growth corridor. Distance highlights:

- ±70-Mi to O'Hare International Airport
- ±75-Mi to Midway International Airport
- Direct access to I-88 connecting DeKalb to the western suburbs and Downtown Chicago

STRATEGICALLY LOCATED WITHIN THE CHICAGO-NAPERVILLE-ELGIN MSA (CHICAGOLAND), A ±9.5+ MILLION PERSON METROPOLITAN REGION GENERATING \$886+ BILLION IN ANNUAL ECONOMIC OUTPUT AND SUPPORTING 5+ MILLION JOBS

HOME TO 30+ FORTUNE 500 HQ AND ONE OF THE LARGEST CONCENTRATIONS OF CORPORATE LEADERSHIP IN THE U.S., SUPPORTED BY A HIGHLY DIVERSIFIED ECONOMY SPANNING FINANCE, LOGISTICS, HEALTHCARE, ADVANCED MANUFACTURING, AND TECHNOLOGY

UNMATCHED MULTIMODAL CONNECTIVITY WITH GLOBAL AVIATION, RAIL, AND INTERSTATE INFRASTRUCTURE SERVED BY 73+ MILLION ANNUAL PASSENGERS AT O'HARE INTERNATIONAL AIRPORT AND THE LARGEST RAIL FREIGHT NETWORK IN THE UNITED STATES

**R MARKETPLACE**  
**ONLINE AUCTION**  
Marcus & Millichap

# A GLOBAL LEADER THE BEST STATE FOR BUSINESS



## ECONOMIC OVERVIEW

Illinois' economic strength begins with its ecosystem of pioneers and innovators. The 18th largest economy in the world, the state has consistently attracted and grown some of the most iconic global brands including Abbott, ADM, Allstate, Baxter, Motorola Solutions, Exelon, John Deere, Kraft Heinz, McDonald's, Mondelez, State Farm, United, and Walgreens. With a workforce of nearly 6.4 million people, one-third holding a bachelor's degree or higher, and one of the most advanced transportation networks in the country, Illinois offers the talent and infrastructure companies need to succeed. A supportive business climate fosters both established industries and emerging sectors, creating good-paying jobs and sustainable growth.



## A GLOBAL POWERHOUSE

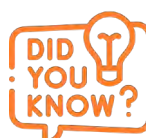
IL is a global leader in commerce, innovation, and trade, offering unmatched access to people, capital, and markets.

- 5th largest GDP in the U.S. and 18th largest economy in the world
- 30+ Fortune 500 headquarters, the most in the Midwest
- #2 in the nation for business expansions and relocations (2022)
- 6.4M workforce, with 35% holding bachelor's degrees or higher, supported by 247 higher education institutions
- Chicago O'Hare International Airport, ranked the world's most connected
- 5 federal laboratories fueling research and innovation: USDA Agricultural Research Service, U.S. Transportation Command, Construction Engineering Research Laboratory, Argonne National Laboratory, and Fermi National Accelerator Laboratory
- 84 international consulates and 6 global trade offices (Belgium, Canada, China, Israel, Japan, Mexico)



## MAJOR EMPLOYERS

Illinois is home to more than 1,900 major corporate headquarters and over 2,000 foreign businesses. This robust corporate community creates a network of suppliers, customers, and collaborators across healthcare, manufacturing, finance, logistics, and technology, reinforcing Illinois' position as a premier destination for investment and growth.



## OTHER KEY FACTS

Illinois is a global leader in commerce, innovation, and trade, offering unmatched access to people, capital, and markets.

- #2 in sustainable development
- 83% of the continental U.S. within two-day truck drive
- Largest inland port in North America
- Only state with all seven Class 1 railroads
- Over \$10.3B of venture investment in 2022 alone, 4th largest in the nation
- #1 state for private food manufacturing R&D
- Home to more than 13.6K life sciences firms
- 4th highest manufacturing GRP in the U.S.
- Top 10 state for IT jobs and GDP
- #5 data center destination in the world
- #4 in U.S. in transportation and warehousing establishments
- #4 in U.S. for small businesses and small-business payroll

HIGHER EDUCATION INSTITUTIONS



## SKILLED WORKFORCE + TOP TALENT PIPELINE

Each year, Illinois' talent pipeline is fueled by more than 5,200 MBA graduates, 9,100 engineering graduates, 9,500 IT graduates, and nearly 1,800 law graduates. The state's education system starts early, with 673 nationally ranked high schools and two of the top 10 universities in the U.S. (University of Chicago and Northwestern University). The University of Illinois boasts one of the nation's largest medical schools and graduates more engineers annually than Stanford, Caltech, and MIT combined. Ranked #1 in the Midwest for workforce development, Illinois continues to invest in education and training, reinforcing its reputation as a competitive environment with opportunities for all.

VIEW ONLINE AUCTION  
MAY 18-20, 2026

THE DATA

- Labor force of 6.4 million people
- #6 in the nation in total labor force
- 35% of Illinoisans hold bachelor's degrees or higher
- #1 in the Midwest for workforce development



## WHY ILLINOIS



## AT THE EPICENTER OF THE U.S.

Illinois offers unparalleled opportunity at the heart of North America. With the most diverse economy in the nation, the state provides companies with access to world-class infrastructure, a highly skilled workforce, and the second most economically powerful region in the U.S. Businesses benefit from a central location that connects operations to customers and markets across the country and around the globe.

Illinois is home to more than 30 Fortune 500 headquarters and over 2,000 international companies that leverage its strategic position, reliable low-cost energy, and abundant natural resources. Supported by more than 247 higher education institutions, the state's workforce is one of the most educated and productive in the nation, ensuring employers have access to the talent they need to innovate and grow. The state is also a global leader in transportation and logistics, anchored by O'Hare International Airport—the world's most connected airport—and complemented by Midway International, a robust rail and interstate highway system, and access to the Mississippi River and Great Lakes shipping lanes. Together, this multimodal infrastructure puts businesses, people, and goods within a four-hour flight of the entire North American market.

Beyond business advantages, Illinois is one of the country's most culturally vibrant states, home to world-class arts, dining, and entertainment alongside safe, livable communities. From thriving urban centers like Chicago to suburban and rural markets, the state offers a balance of economic opportunity and quality of life that continues to attract talent and investment from around the world.

Source(s): <https://dceo.illinois.gov/whyillinois.html> ; <https://www.cookcountyil.gov/agency/bureau-economic-development> ; <https://willcountyced.com> ;

MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)

DEKALB, IL



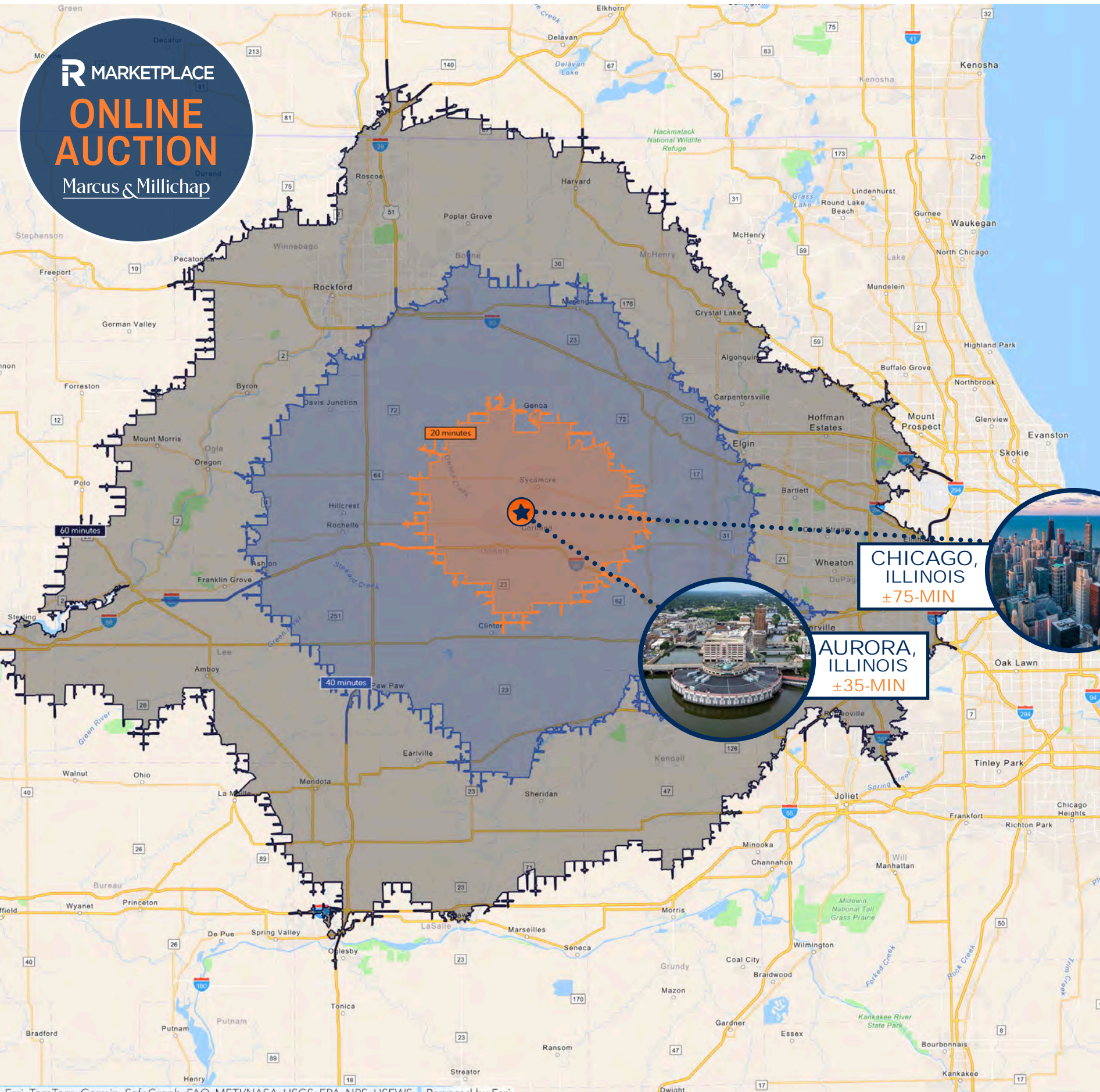
SHOP  
 FREESTANDING IN-LINE  
 RETAIL STRIP  
 CENTER

SIGNALIZED  
 HARD CORNER  
 INTERSECTION

HIGH TRAFFIC/DAILY  
 NEEDS CORRIDOR

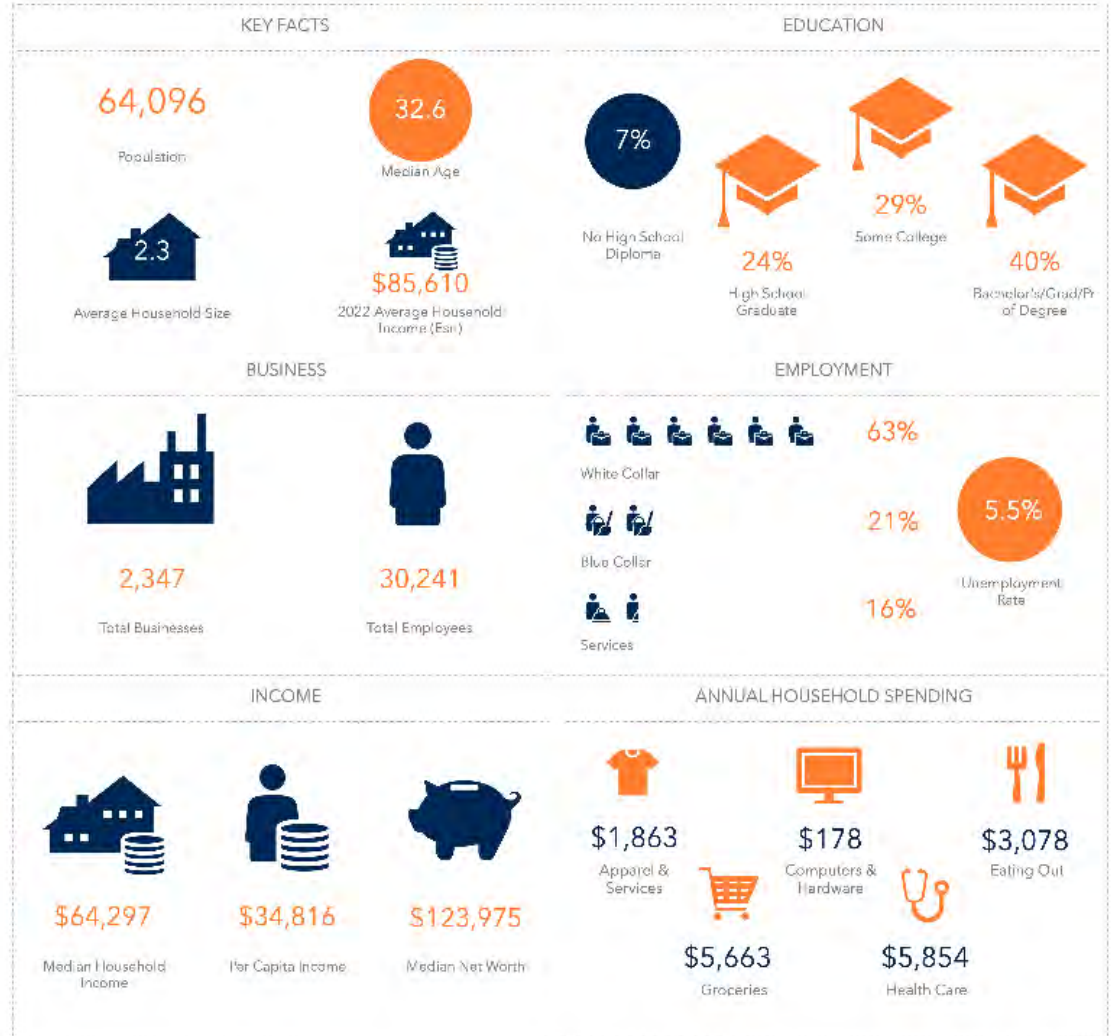
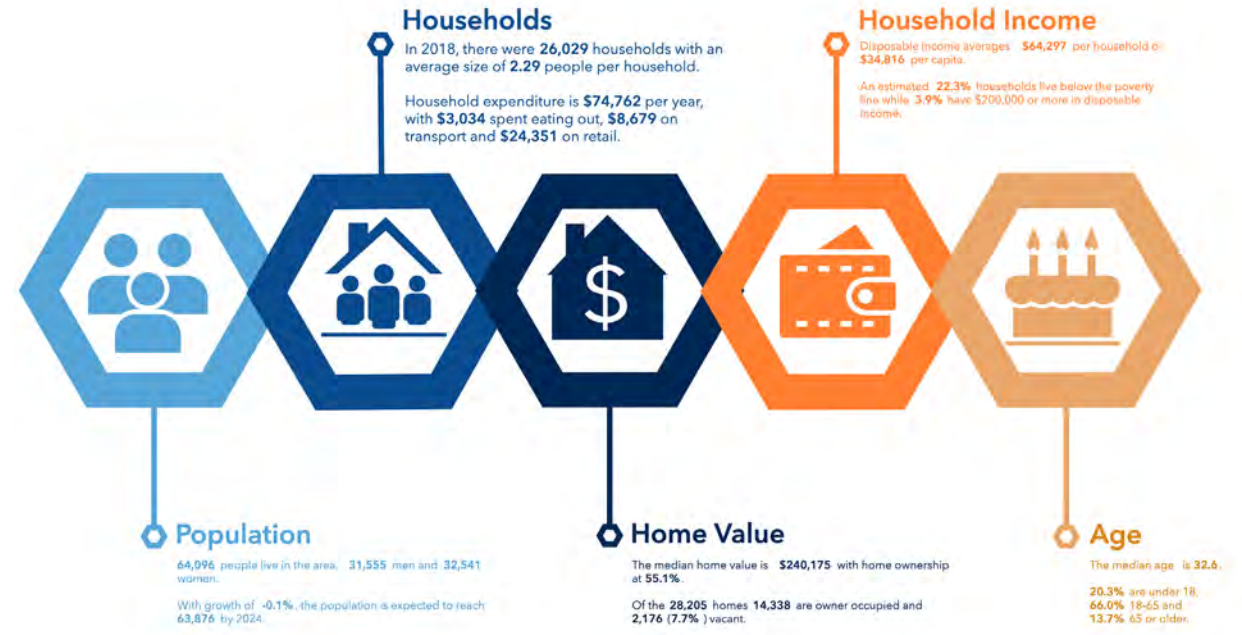
DOWNTOWN LOCATION  
 JUST 0.3-MI TO THE  
 AREA MALL

# CHICAGO MSA DRIVE TIME MAP (20, 40, 60-MINUTES)



# 5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION  
MAY 18-20, 2026



MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER) DEKALB, IL



## NON-ENDORSEMENT & DISCLAIMER NOTICES

### CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240059

# ONLINE AUCTION

STARTING BID \$1

AUCTION DATES: MAY 18-20, 2026

CLICK TO VIEW AUCTION WEBSITE

### THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

### BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

### AUCTION DATE

The Auction end date is set for MAY 18-20, 2026.

### ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

### CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

## FOR AUCTION RELATED QUESTIONS

### PHIL KATES

Senior Managing Director Investments  
Auction Advisor  
FL License #: SL3235872  
P: 305-206-1286  
E: Philip.Kates@marcusmillichap.com

### ADAM SKLAVER

Senior Managing Director Investments  
Auction Advisor  
FL License #: SL3429070  
C: 301-706-4619  
E: Adam.Sklaver@marcusmillichap.com

### STEVEN WEINSTOCK, BROKER OF RECORD

Marcus & Millichap  
One Mid America Plaza, Ste. 200, Oakbrook Terrace, IL 60181  
IL Lic #: 471.011175

## Marcus & Millichap