



Re-Priced PNC Ground Lease – Great Real Estate with High Deposits

7351 Lemont Rd, Downers Grove, IL 60516

Price: 3,400,000 | CAP: 5.35% | TERM: 4.5 years with only 1 remaining option at 10% increase



- 90+ Million in deposits
- Wealthy Community in Chicago
- Four drive thru lanes
- Option exercised early
- 45k vehicles per day on the intersection of 75th St and Lamont
- Pad to TJ Maxx, HomeGoods, Shop & Save Market , Old Navy, and Best Buy with Panera Bread and Burger King
- Kohl's and Ross Dress for Less are across the intersection



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REALTY ADVISORS

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy.
It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Superior location in one of Chicago's strongest markets Investment Overview



HMX Realty Advisors exclusively presents for sale a PNC Bank (S&P A- Credit) ground lease located on .85 acres in one of the wealthiest communities in the Chicago MSA. The bank has high deposits exceeding \$90 million, four drive through lanes and exercised their second to last option early.

The bank is a pad site to TJ Maxx, HomeGoods, Shop & Save Market, Old Navy and Best Buy. Other pad sites at the center include Panera Bread and Burger King. Kohl's and Ross Dress for Less are across the intersection.

It is located on Lemont Road which has average daily traffic of 21,000 vehicles. It is just off the corner of 75th Street which has traffic counts of 33,900 vehicles per day. It is in Downers Park Plaza which is a grocery anchored shopping center.

Downers Grove offers an exceptional location within the world's 3rd largest metropolitan area, the Chicago MSA (9.5 million population), boasting a diversified economy with a \$561 billion annual gross regional product and over 400 major corporate headquarters. This highly accessible community provides Convenient Chicago Access with a 25-minute train ride to downtown Chicago.

The property is near Naperville, consistently ranked among the wealthiest, safest, and most educated cities in the Midwest and nation.

TENANT OVERVIEW:

The PNC Financial Services Group, Inc. (NYSE: PNC) (S&P: A) operates as a diversified financial services company in the United States and internationally. The bank operates 2,200 branches in 28 states. In 2024 PNC had revenue of 21.5 billion and total assets of 555 billion.

Building: 3,200 SF

Land Size: .85 Acres

Building Age: 1980

Tenant: PNC Bank
Financial Services Group Inc.

Credit: (S&P A)

Term: 4.5 Years

Lease Expiration: 1/31/2030

Options: 1 5-year option

Option Escalation: 10%

Current Rent: 182,000

Price: \$3,401,000

Cap Rate: 5.1%

Bank Branch
Deposits: 90,000,000+

Lease type: Absolute NNN
Ground Lease

Management Fee: 4% of
current rent (included in
above rent)









Applegate Ave.

73rd St.

Main Street

Main Street

Pond

Pinewood Road

75th Street

ADT '09 33,900

Dunham Road

Lemont Road

ADT '09 21,000



Availability

REALTY ADVISORS

It is the purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Best location in the MSA Retailer Map



PD: 12115
764-852

Best location in the MSA Retailer Map



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Best location in the MSA Retailer Map



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INVESTMENT OVERVIEW

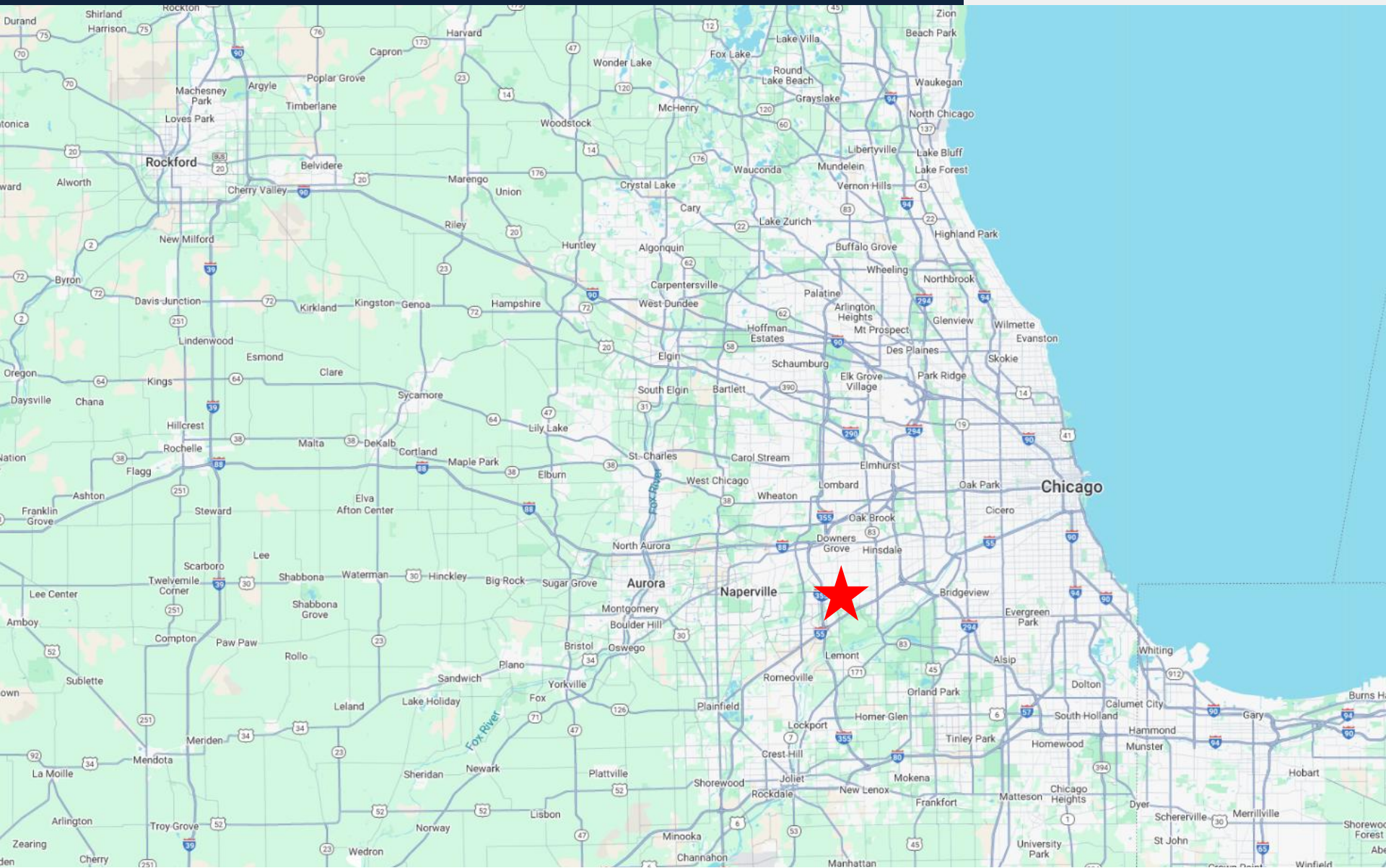






Google Earth

Best location in the MSA Location Map



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RETAIL MAP

2024 Summary	1 Mile	3 Miles	5 Miles
Population	12,225	104,457	229,785
Households	5,029	42,833	92,667
Families	3,491	28,303	60,744
Average Household Size	2.43	2.43	2.46
Owner Occupied Housing Units	3,660	31,381	68,263
Renter Occupied Housing Units	1,369	11,452	24,404
Median Age	42.8	42.3	42.2
Median Household Income	\$92,736	\$101,055	\$103,653
Average Household Income	\$129,457	\$135,533	\$146,130

2029 Summary	1 Mile	3 Miles	5 Miles
Population	11,829	101,678	223,793
Households	5,000	42,899	92,754
Families	3,462	28,218	60,517
Average Household Size	2.36	2.36	2.39
Owner Occupied Housing Units	3,697	31,908	69,482
Renter Occupied Housing Units	1,303	10,991	23,272
Median Age	44.0	43.6	43.4
Median Household Income	\$105,969	\$112,640	\$115,331
Average Household Income	\$145,882	\$153,487	\$164,100

2024-2029 Annual Rate	1 Mile	3 Miles	5 Miles
Population	-0.66%	-0.54%	-0.53%
Median Household Income	2.70%	2.19%	2.16%

Contact Us

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