



NNN INDUSTRIAL INVESTMENT

8635 NORTH INDUSTRIAL RD, PEORIA, IL | OFFERING MEMORANDUM

kwCOMMERCIAL

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PROPERTY OVERVIEW

OFFERING TERMS

Offering Price \$1,675,000

Cap Rate 8.24%

PROPERTY DETAILS

Tenant: Freedom Forever

Building Size: 20,000 SF

Lot Size: 113,256 SF (2.6 Acres)

Lease Commencement Start: November 1, 2023

Lease Term Remaining: 4 Years

Annual Increases 3% Rent Increases

Lease Type: NNN

Property Type: Industrial

Address: 8635 North Industrial Rd

Submarket / Market: Peoria / Peoria MSA

Tenant Responsibilities: Taxes, Insurance, Maintenance, Utilities, Etc.

Landlord Responsibilities: Roof and Structure

LEASE TERMS

Period	Net PSF	Monthly Rent	Annual Rent
11/1/2023-10/31/2024	\$6.70/SF	\$11,158.33	\$133,900
11/1/2024-10/31/2025	\$6.90/SF	\$11,501.66	\$138,020
11/1/2025-10/31/2026	\$7.10/SF	\$11,845.00	\$142,140
11/1/2026-10/31/2027	\$7.31/SF	\$12,188.33	\$146,260
11/1/2027-10/31/2028	\$7.53/SF	\$12,548.83	\$150,586

Option 1*	Net PSF	Monthly Rent	Annual Rent
11/1/2028-10/31/2029	\$7.76/SF	\$12,926.50	\$155,118
11/1/2029-10/31/2030	\$7.99/SF	\$13,321.33	\$159,856
11/1/2030-10/31/2031	\$8.23/SF	\$13,716.16	\$164,594

Option 2*	Net PSF	Monthly Rent	Annual Rent
11/1/2031-10/31/2032	\$8.47/SF	\$14,128.17	\$169,538
11/1/2032-10/31/2033	\$8.73/SF	\$14,540.17	\$174,482
11/1/2033-10/31/2034	\$8.99/SF	\$14,986.50	\$179,838

*3% annual increases in option periods



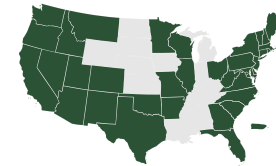
TENANT OVERVIEW



Freedom Forever is a national leader in residential solar energy, offering reliable and cost-effective solar solutions across the United States. Since 2011, the company has grown rapidly, becoming one of the top residential solar installers, known for its high-quality service and customer satisfaction. Freedom Forever’s presence guarantees a strong, growing tenant, making this a prime investment opportunity in a thriving industry.

NATIONAL PRESENCE & EXPANSION

Operating in **over 30 states**, Freedom Forever has installed more than 150,000 solar systems nationwide. As solar adoption increases, the company continues to expand its footprint in key markets across the U.S.



OPERATIONS IN OVER 30 STATES

FINANCIAL STRENGTH & STABILITY

- Annual Revenue: Over \$1 billion in 2023
- Workforce: More than 1,000 employees

Listed on the Inc. 5000 as one of the fastest-growing private companies
Strong partnerships with leading equipment manufacturers and financial institutions.



OVER \$1B IN ANNUAL REVENUE (2023)



150,000+ SOLAR SYSTEMS INSTALLED

INDUSTRY LEADERSHIP & INNOVATION

Freedom Forever offers a 25-year performance guarantee on its solar systems, which sets it apart in the industry. This commitment to quality has fueled the company’s rapid growth and solidified its position as a top-tier solar provider.



25-YEAR PERFORMANCE GUARANTEE



FEATURED IN THE INC. 5000 FOR GROWTH

TENANT STRENGTH & INVESTMENT APPEAL

As a tenant, Freedom Forever brings financial stability and significant growth potential. With increasing demand for renewable energy, Freedom Forever offers property owners a secure and reliable long-term tenant.





Walmart 
 SUBWAY 
 Bob Evans FARMHOUSE KITCHEN 
 Arby's 
 AutoZone 

MENARDS 

BURGER KING 
 ALDI 

Budweiser 

 peoria
production
solutions

NORTH ALLEN ROAD
 ROUTE 6

RHEO 
ENGINEERING

MH Equipment 

SUBJECT PROPERTY

THE HOME DEPOT  PRO

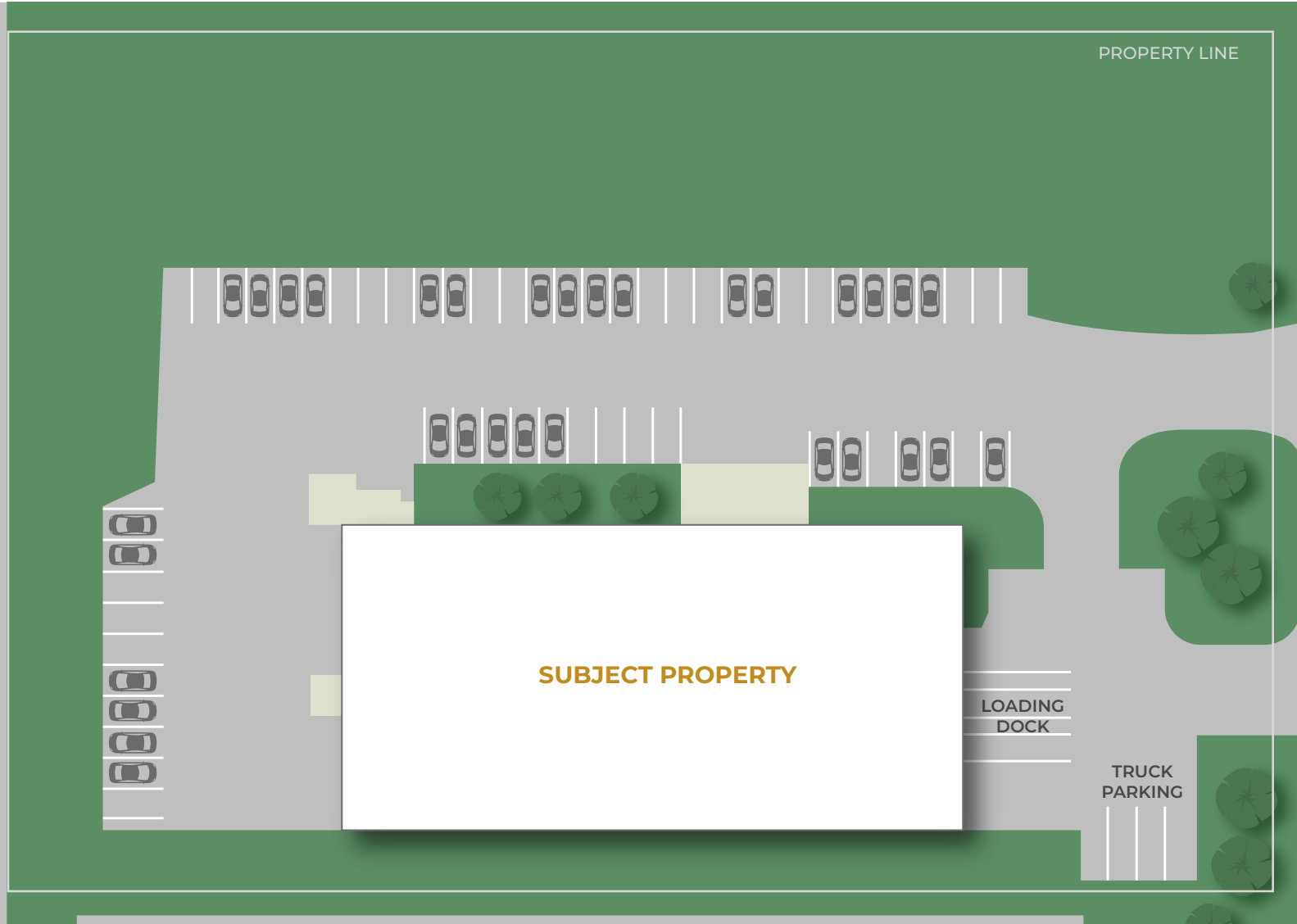
AL CAST 
COMPANY

NORTH INDUSTRIAL ROAD

Ryder 

 Richards
BUILDING SUPPLY

SITE PLAN



MARKET OVERVIEW



PEORIA, ILLINOIS

Located along the meandering Illinois River, and equal distance from Chicago and St. Louis, Peoria is one of the oldest communities in Illinois. Leaders in top industries in Illinois have chosen Peoria to call home – not just because of our hard-to-beat tax rates and incentives, but also for our pro-growth business environment and high quality of life. Peoria has begun to diversify its economy with infotech industries a, attracting some of the brightest graduates throughout the nation.

Residents of Peoria can enjoy a variety of entertainment ranging from festivals, celebrations along the vibrant riverfront, concerts, and fireworks shows that draw in over 100,000 annually. Peoria also has numerous venues, quality and quantity shopping, their own symphony and ballet, museums, and first-class medical facilities. The city is home to many non-profit agencies and organizations. Peoria is well known for giving more per capita than many cities of its size.

DEMOGRAPHICS

DEMOGRAPHIC SNAPSHOT	3 mile	5 mile	10 mile
2024 Population	37,069	74,636	176,065
2024 Households	15,543	32,304	73,219
Avg Household Size	2.30	2.20	2.30
Median Home Value	\$200,232	\$170,253	\$148,317
Avg Household Income	\$109,281	\$95,724	\$81,995
Median Age	38.90	40.00	38.90
Education			
Some High School, No Diploma	655	2,262	9,854
High School Graduate	4,365	10,077	30,794
Some College, No Degree	6,886	15,611	37,646
Associate Degree	925	2,626	8,105
Bachelor's Degree	7,131	13,375	23,722
Advanced Degree	6,170	10,514	16,733
Employment			
Civilian Employed	18,274	36,046	81,031
Civilian Unemployed	829	1,498	4,775
Civilian Non-Labor Force	10,272	22,358	54,234
U.S. Armed Forces	26	40	136



37,000+ WITHIN 1 MILE RADIUS



172 MILES FROM DOWNTOWN CHICAGO



168 MILES FROM ST. LOUIS



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