



NET LEASE INVESTMENT OFFERING



Huntington Bank

401 Deerfield Pkwy
Buffalo Grove, IL 60089 (Chicago MSA)



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Huntington Bank property positioned within the Chicago MSA in Buffalo Grove, Illinois. **Buffalo Grove was ranked #1 city in the state of Illinois and #15 nationally in U.S. News & World Report's 250 Best Places to Live.** Huntington Bank has exercised multiple renewal options, including most recently in December 2025, illustrating their commitment to this location. Each remaining renewal option contains rental escalations of the greater of 10% or the cumulative CPI, providing an investor with the potential for above market increases. Huntington Bank is an investment grade rated company (S&P: BBB+).

The 4,680 square-foot property is situated on a signalized hard corner along Deerfield Road and Weiland Road, which experience a combined traffic count of over 33,700 vehicles per day. The site is advantageously located in Lake County (not Cook County) within Buffalo Grove. The property is adjacent to a major industrial corridor anchored by Rivian, Siemens, Tesla, Nemera, Kubota, Klein Tools, Sysmex America, and Leider Greenhouses, among others, which drives significant daytime population and traffic to the surrounding area. Additionally, the property is walkable to the Buffalo Grove Metra Station along the North Central Service line, providing direct rail access to downtown Chicago. The property benefits from an affluent and densely populated trade area, with over 207,000 people living within a five-mile radius and an average household income exceeding \$204,000 within one mile of the property.

Huntington Bancshares Incorporated is a \$285 billion asset regional bank holding company headquartered in Columbus, Ohio. Founded in January 1866 as P. W. Huntington & Company, the firm has grown into one of the largest regional banks in the United States, with its primary subsidiary, The Huntington National Bank, operating more than 1,000 banking offices across the Midwest and beyond, including locations in Ohio, Michigan, Minnesota, Pennsylvania, Indiana, Illinois, Colorado, West Virginia, Wisconsin, Kentucky, and the Carolinas. Huntington and its affiliates provide consumers, small and middle-market businesses, corporations, municipalities, and other organizations with a comprehensive suite of banking, payments, wealth management, and risk management products and services.

Investment Highlights

- » Top-ranked community — Buffalo Grove was ranked #1 city in the state of Illinois and #15 nationally in U.S. News & World Report's 250 Best Places to Live ([Link to Article](#))
- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Investment-grade rated – Standard & Poor's: BBB+
- » NNN lease
- » Strong escalations in each remaining option period - greater of 10% or the cumulative CPI
- » Huntington Bank has exercised multiple renewal options, including most recently in December 2025, illustrating their commitment to this location
- » Expansive 2.5-acre parcel with 5 drive-thru lanes
- » Favorable Lake County location (NOT Cook County)
- » Signalized hard corner along Deerfield Road & Weiland Road (33,700+ VPD combined)
- » Affluent demographics - \$204,000+ average household income within 1 mile
- » Dense trade area — 207,000+ residents within a 5-mile radius
- » Adjacent to major industrial corridor — Rivian, Siemens, Tesla, Nemera, Kubota, Klein Tools, Sysmex America, Leider Greenhouses, and more
- » Walkable to Buffalo Grove Metra Station (North Central Service)



Property Overview



PRICE
\$2,812,324



CAP RATE
6.85%



NOI
\$192,644¹

LEASE COMMENCEMENT DATE: 7/15/2011

LEASE EXPIRATION DATE: 7/31/2031

RENEWAL OPTIONS: Two 5-year remaining

RENTAL ESCALATION: Greater of (i) 10% or (ii) the percentage in CPI

LEASE TYPE: NNN

TENANT: Huntington National Bank

YEAR BUILT: 1995

BUILDING SIZE: 4,680 SF

LAND SIZE: 2.50 acres

1) NOI as of 8/1/2026

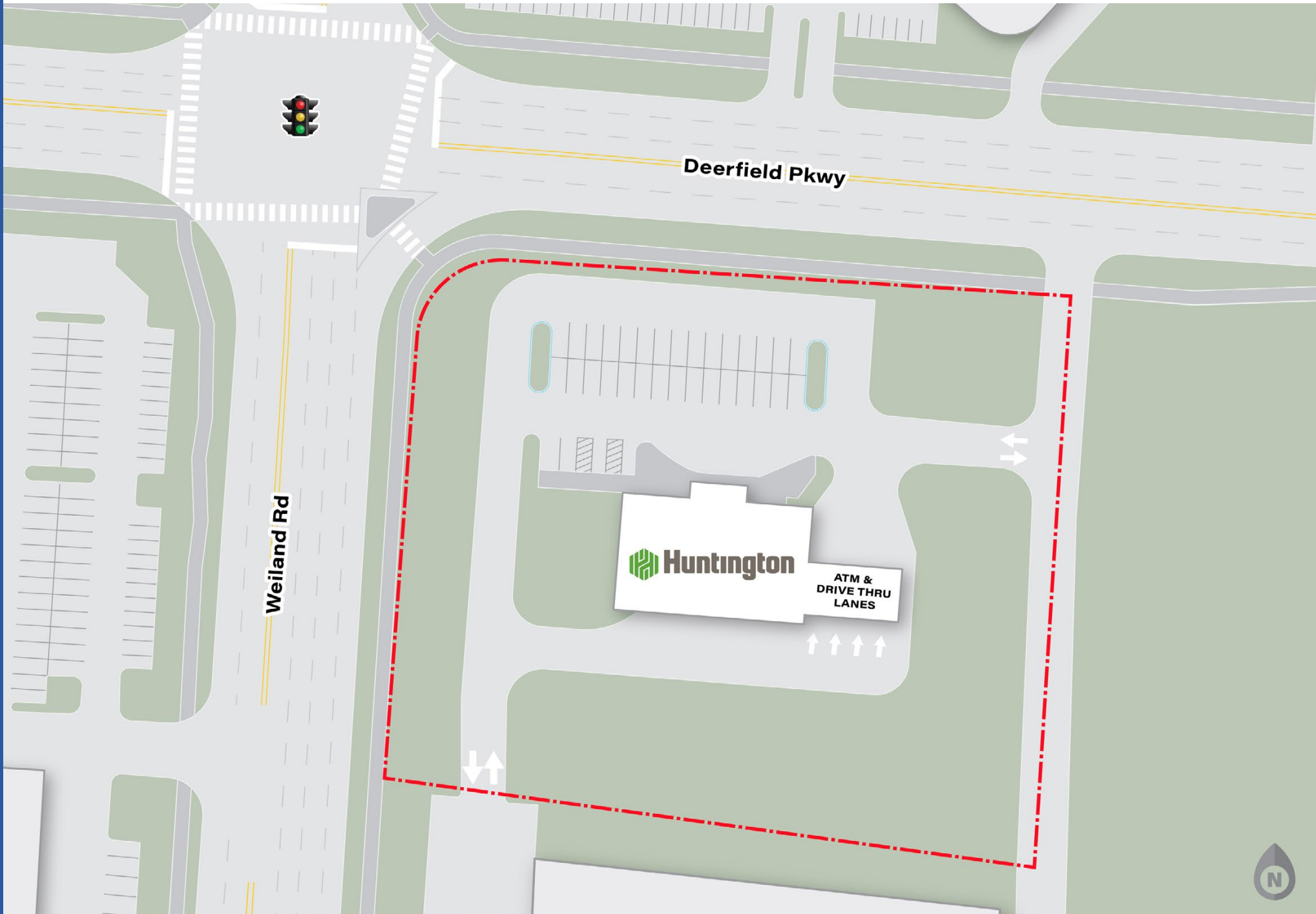
Photographs



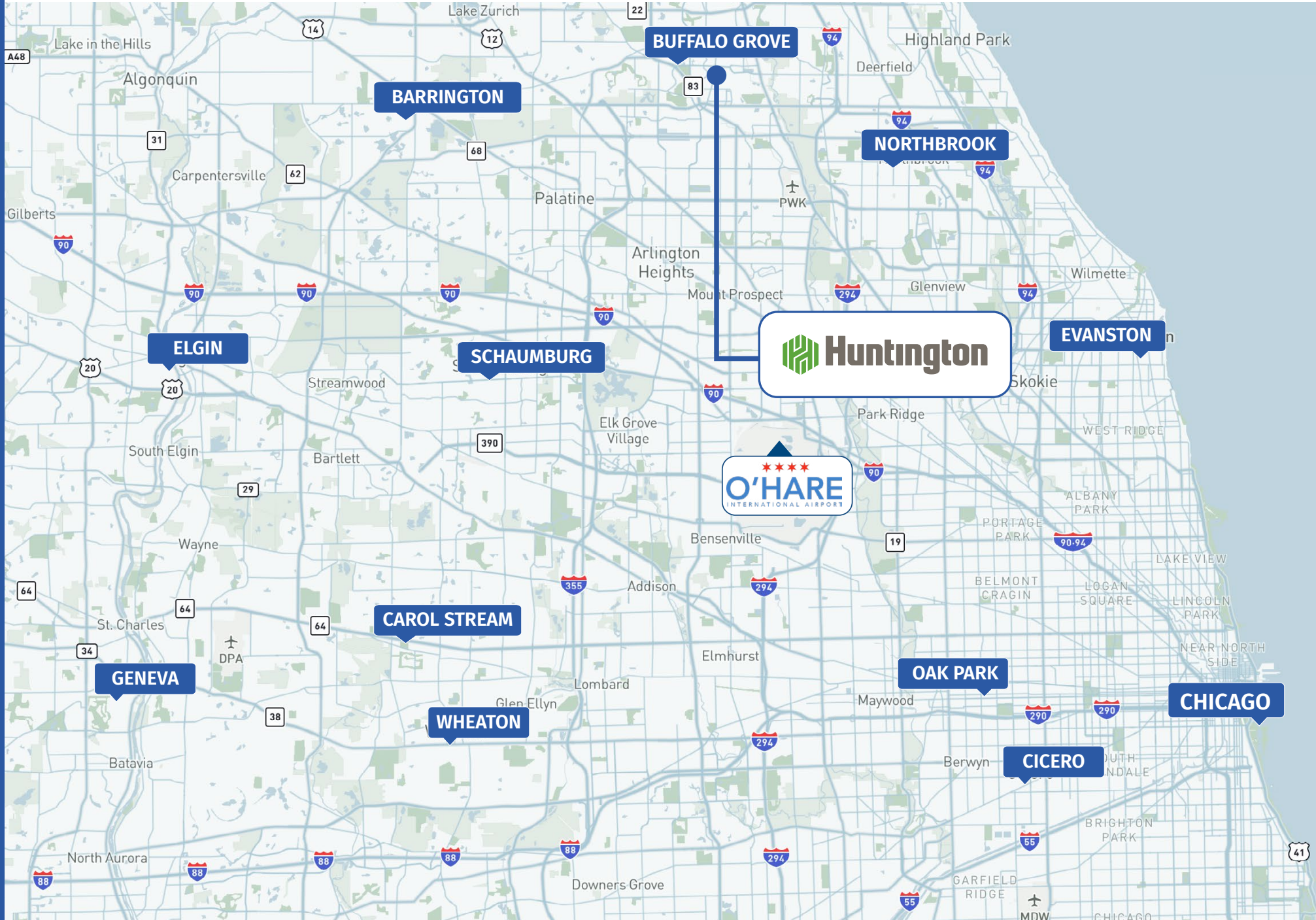
Aerial



Site Plan



Map



Crain's Chicago Article

CRAIN'S CHICAGO BUSINESS

RESIDENTIAL REAL ESTATE

Buffalo Grove leads Illinois towns in national ranking of best places to live

By  Dennis Rodkin May 19, 2026 03:48 PM CDT

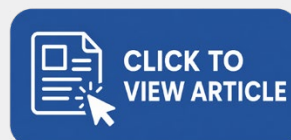
The best place to live in Illinois is Buffalo Grove, according to a new list of the nation's 250 best towns.

The article explains why Buffalo Grove was ranked the **best place to live** in Illinois and 15th nationally on U.S. News & World Report's list of **top U.S. towns**.

The suburb jumped from 63rd place last year, likely due to recent growth and development. Village president Eric Smith highlighted several new additions and projects, including **Tesla** and **Rivian** dealerships, a new **Sprouts** grocery store, a **Lazy Dog** restaurant, **500 residential units**, and the **redevelopment of the former Town Center into "The Clove,"** featuring **apartments**, a **Whole Foods**, **Dutch Bros.** coffee shop, and other amenities.

The article also emphasizes Buffalo Grove's strong housing market. Home prices rose nearly 10% in early 2026, significantly outpacing nearby counties. One local real estate agent described intense buyer demand, with a home receiving 12 offers and selling above asking price within days.

Other factors driving the town's popularity include highly rated schools like **Adlai E. Stevenson High School** and **Buffalo Grove High School**, convenient **commuting access**, and outdoor spaces such as 408-acre **Buffalo Creek Forest Preserve** and 54-acre **Willow Stream Park**.



Location Overview

BUFFALO GROVE, ILLINOIS

Buffalo Grove is a thriving suburban village located about 35 miles northwest of downtown Chicago, straddling the border of Lake and Cook counties in Illinois. Incorporated in 1958, the community has grown from a small farming settlement into a vibrant residential hub of roughly 43,000 residents, known for its highly rated schools, tree-lined neighborhoods, and family-friendly atmosphere. The village offers a strong mix of suburban amenities, including the Buffalo Grove Golf Club, the Alcott Center, miles of bike paths, and an extensive park district system, along with popular community events like Buffalo Grove Days each Labor Day weekend. With convenient access to Metra rail service, major expressways, and a diverse local economy supported by retail centers and corporate offices, Buffalo Grove consistently ranks among the most desirable places to live in the Chicago metropolitan area.



Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE

11,929

4,301

\$153,666

\$204,587

3-MILE

85,985

33,563

\$123,655

\$167,983

5-MILE

207,112

80,899

\$118,425

\$164,405



MSA Overview

CHICAGO MSA

The Chicago Metropolitan Statistical Area, commonly known as Chicagoland, is the third-largest metropolitan region in the United States, encompassing roughly 9.4 million residents across 14 counties in northeastern Illinois, northwestern Indiana, and southeastern Wisconsin. Anchored by the global city of Chicago along the southwestern shore of Lake Michigan, the MSA spans a vast and economically diverse landscape that includes urban neighborhoods, dense inner-ring suburbs, sprawling exurbs, and rural farmland. The region serves as a major hub for finance, manufacturing, transportation, technology, healthcare, and higher education, hosting institutions like the Chicago Mercantile Exchange, O’Hare International Airport, the University of Chicago, and Northwestern University, along with the headquarters of numerous Fortune 500 companies. Renowned for its world-class architecture, deep cultural institutions, championship sports teams, and vibrant culinary scene spanning everything from deep-dish pizza to Michelin-starred dining, the Chicago MSA blends Midwestern character with global influence. Its extensive network of expressways, freight rail lines, and the Metra commuter system ties together a constellation of distinctive communities—from Evanston and Oak Park to Naperville, Joliet, and Gary—making it one of the most dynamic and historically significant metropolitan areas in North America.



Tenant Overview



HUNTINGTON BANK

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Website:	www.huntington.com
Headquarters:	Columbus, OH
Number of Locations:	1,048 +/-
Company Type:	Public (NASDAQ: HBAN)



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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