



Shorewood, IL (Chicago MSA)

Mavis Tires & Brakes

Absolute NNN Lease Investment



CP PARTNERS
CPPCRE ILLINOIS, LLC



CP PARTNERS
CPPCRE ILLINOIS, LLC

For Additional Information:

Chris Kostanecki

ck@cppcre.com
PH: 415.274.2701
CA DRE# 01002010

Chris Peters

cpeters@cppcre.com
PH: 415.274.2703
CA DRE# 01339983

Trevor Morse

tmorse@cppcre.com
PH: 415.274.2714
CA DRE# 01996197

Exclusively Listed by:

CPPCRE Illinois, LLC
IL LIC# 481.014466

Benjamin Udell

Managing Broker
budell@cppcre.com
PH: 847.345.2827
IL LIC# 471.022764

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CPPCRE Illinois, LLC (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the Property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



Mavis Tires & Brakes

1002 Brook Forest Ave, Shorewood, IL 60404 [➤](#)

PRICE: **\$4,094,000** CAP RATE: **7.25%**

NOI	\$296,836
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	05/31/2031
OPTIONS	Three, 5-Year
BUILDING SIZE	8,082 SF
LOT SIZE	0.86 AC



High-Yield Absolute NNN Investment | Below Market Assumable Financing Available

For sale is a freestanding Mavis Tires & Brakes operating under an absolute NNN lease structure, **offering investors passive income with built-in inflation protection** through CPI-based rent escalations.

The subject property is located in a **growing suburb of Chicago**, and is **outparcel to the Shorewood Crossing shopping center**, which features daily needs retailers such as a Mariano's grocery store, Marshalls, Orange Theory fitness, and Taco Bell.



The Offering

- Absolute NNN lease structure – tenant is responsible for all maintenance, repairs, taxes, insurance, and operating expenses, providing a truly passive investment
- CPI-based rental increases every 5 years, capped at 12%, offering built-in inflation protection and income growth potential
- The existing loan can be assumed and offers a below market interest rate of 5.92% (See page 6 for details)
- The subject property, formerly a NTB, has operated as a tire store for ~20 years and has an established customer base
- The current lease term runs through May 2031, and the tenant has three, 5-year extension options
- Essential service-oriented tenant in the automotive repair sector, benefiting from recurring consumer demand and limited e-commerce disruption

Affluent Chicago Suburb

- Located approximately 43 miles southwest of downtown Chicago in the affluent community of Shorewood
- Average household incomes exceed \$135,000 within a 3-mile radius of the subject property
- Positioned within a well-trafficked commercial corridor with nearby national retailers, service users, and daily-needs businesses
- Excellent accessibility to major roadways, include I-55 and regional arterial routes connecting to downtown Chicago and surrounding suburbs

		CURRENT
Price		\$4,094,000
Capitalization Rate		7.25%
Price Per Square Foot		\$506.56
Down Payment	53%	\$2,175,801
Loan Amount	47%	\$1,918,199
Building Size (SF):		8,082
Income	\$/SF	
Scheduled Rent	\$36.73	\$296,836
Effective Gross Income		\$296,836
Expenses		
CAM	NNN	\$0
Property Taxes	NNN	\$0
Insurance	NNN	\$0
Total Operating Expenses	NNN	\$0
Net Operating Income		\$296,836

CURRENT FINANCING/CASH FLOW

CURRENT FINANCING (ASSUMABLE)	
Original Loan Amount	\$2,035,000
Outstanding Loan Balance (As of 09.01.26)	\$1,918,199
Interest Rate	5.92%
Amortization (Years)	25
Term (Years)	10
Maturity Date	9/1/2033
Net Operating Income	\$296,836
Debt Service	(\$156,146)
Pre-Tax Cash Flow	\$140,690
Debt Coverage Ratio	1.90
Pre-Tax Leveraged Cash-on-cash Return	
	6.47%
Principal Pay down (Year 1 of Ownership)	
	\$43,549
Total Return	
	\$184,239
Yield	
	8.47%

Note: Loan terms are for evaluation purposes only and could be subject to change. CP Partners is not a lender or mortgage broker.

Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Mavis Tires & Brakes*	8,082	Current	05/31/26		\$22,086	\$265,032	\$2.73	\$32.79	
		06/01/26	05/31/31	\$296,836	\$24,736	\$296,836	\$3.06	\$36.73	
		Option 1	06/01/31	05/31/36		\$27,705	\$332,457	\$3.43	\$41.14
		Option 2	06/01/36	05/31/41		\$31,029	\$372,351	\$3.84	\$46.07
		Option 3	06/01/41	05/31/46		\$34,753	\$417,034	\$4.30	\$51.60
TOTALS:	8,082			\$296,836	\$24,736	\$296,836	\$3.06	\$36.73	

*Rent Increases: CPI, not to exceed 12% (Rent Roll assumes 12% rental increases every 5 years)**



The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT

Premise & Term

Tenant	Mavis Tires & Brakes
Lease Signatory	Mavis Tire Supply LLC
Lease Type	Absolute NNN
Lease Expiration	5/31/2031
Options	Three, 5-year Options
Rental Increases	CPI, not to exceed 12% every 5 years
Year Built	2006

Expenses

Property Taxes	Tenant pays directly to the taxing authority
Insurance	Tenant is responsible for maintaining: Fire and Casualty Insurance, and General Liability Insurance. Landlord is to be named as additional insured
Utilities	Tenant shall pay for all separately metered utilities directly to the utility provider
HVAC	Tenant's responsibility
Repairs & Maintenance	Tenant shall repair and maintain the interior and exterior of the Premises and the improvements on the Premises
Roof & Structure	Tenant's responsibility

Additional Lease Provisions

Estoppels	Landlord and Tenant shall deliver an executed estoppel within 30 days after request from the requesting party
Right of First Offer	Landlord submitted a ROFO notice to Tenant, which was waived by Tenant on May 12, 2026

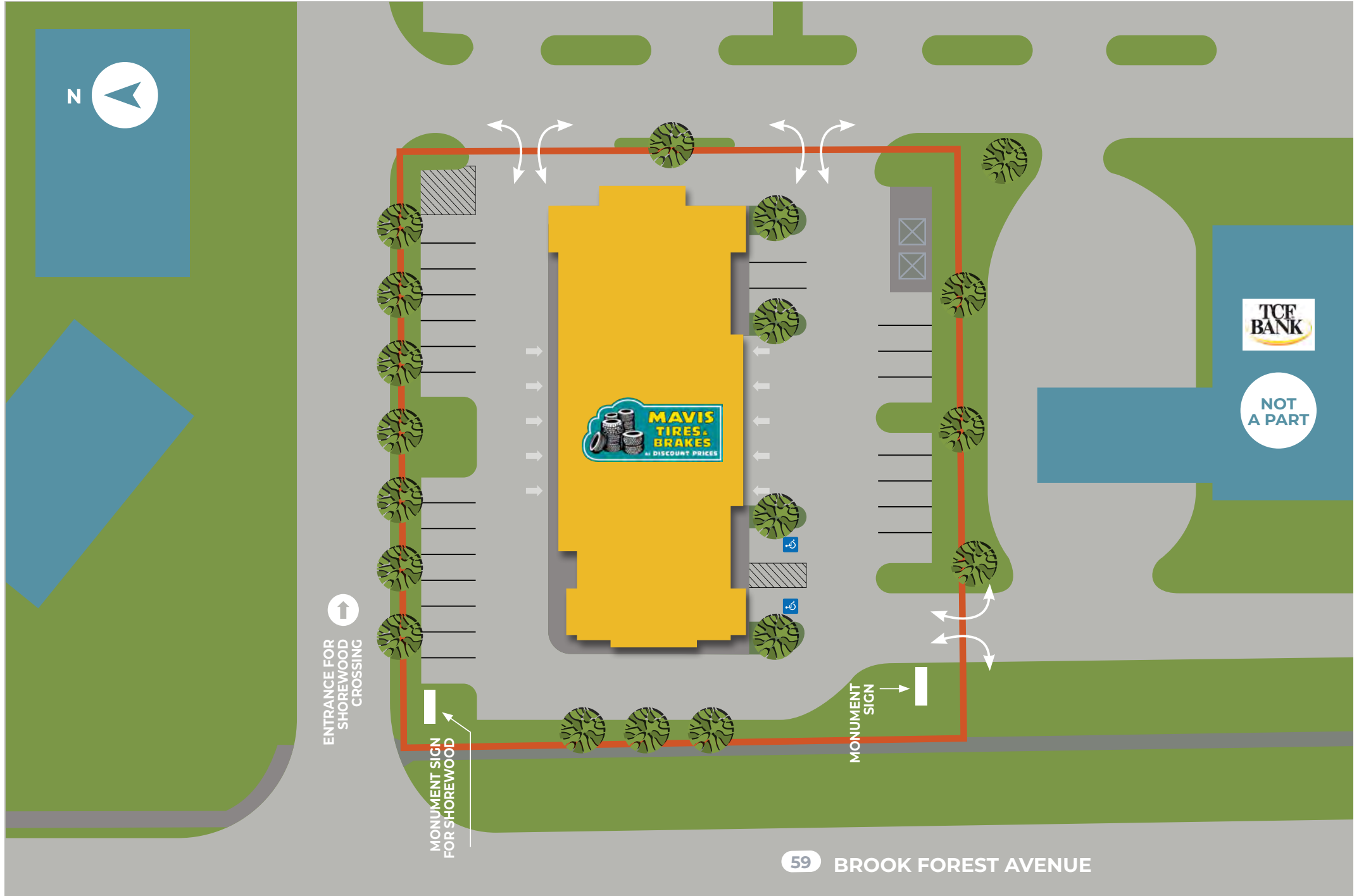
LEGEND

Property Boundary

8,082
Rentable SF

0.86
Acres

29
Parking Spaces





Mavis Tires & Brakes

National Leader in Tire and Automotive Services

Overview

- Mavis Tires & Brakes is a national automotive service leader with roots dating back to 1949, when it began as a small family-run repair shop Mt. Vernon, New York
- Today, the company operates as part of Mavis Tire Express Services Corp. and has grown into one of the largest independent tire and vehicle service providers in North America
- There are more than 2,100 company-operated locations across 36 states and over 3,500 stores when including its family of brands (Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy)
- Mavis offers a full range of services, including tire sales and installation, brakes, oil changes, alignments, inspections, and general automotive repairs
- Backed by over 70 years of experience, the company emphasizes convenience, competitive pricing, and dependable, community-focused service as it continues to expand nationwide

[TENANT WEBSITE](#) ➔



2,100+

LOCATIONS IN 36 STATES

70+

YEARS IN THE BUSINESS





Located in an affluent Chicago Suburb

168,913

POPULATION WITHIN A 5-MILE RADIUS

\$135,150

AVERAGE HH INCOMES WITHIN A 3-MILE RADIUS

30,654

VEHICLES PER DAY ALONG BROOK FOREST AVENUE

Immediate Trade Area | 12



Subject Property

30,654 VPD

59

VERTIN BOULEVARD

BROOK FOREST AVENUE



59



BROOKFOREST AVENUE



30,654 VPD



Subject Property



VERTIN BLVD





THEODORE STREET

W BLACK ROAD

DOWNTOWN CHICAGO
45 MILES



59



31,081 VPD



Shorewood Crossing

Marshalls petco

MARIANO'S Orangetheory FITNESS

Staples noodles & COMPANY

WINGS STORE AT&T Wendy's SMOOTHIE KING

17,719 VPD

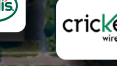


27,679 VPD



THEODORE STREET

W BLACK ROAD



13,097 VPD

14,549 VPD

- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

DOWNTOWN CHICAGO
45 MILES

18,190 VPD

64,840 VPD

78,922 VPD

31,224 VPD

21,117 VPD

68,234 VPD

49,028 VPD

Shorewood Crossing
Marshall's petco
MARIANO'S Orangetheory FITNESS
Staples noodles & COMPANY
AT&T Wendy's SMOOTHIE KING

Subject Property
MAVIS DISCOUNT TIRE

OLD NAVY
TARGET
five BELOW
Guitar Center
PET SMART

THE HOME DEPOT
Aspen Dental
Ashley HomeStore
BEST BUY
Binny's
Burlington KIRKLAND'S Michaels
CVS pharmacy

macy's
JCPenney

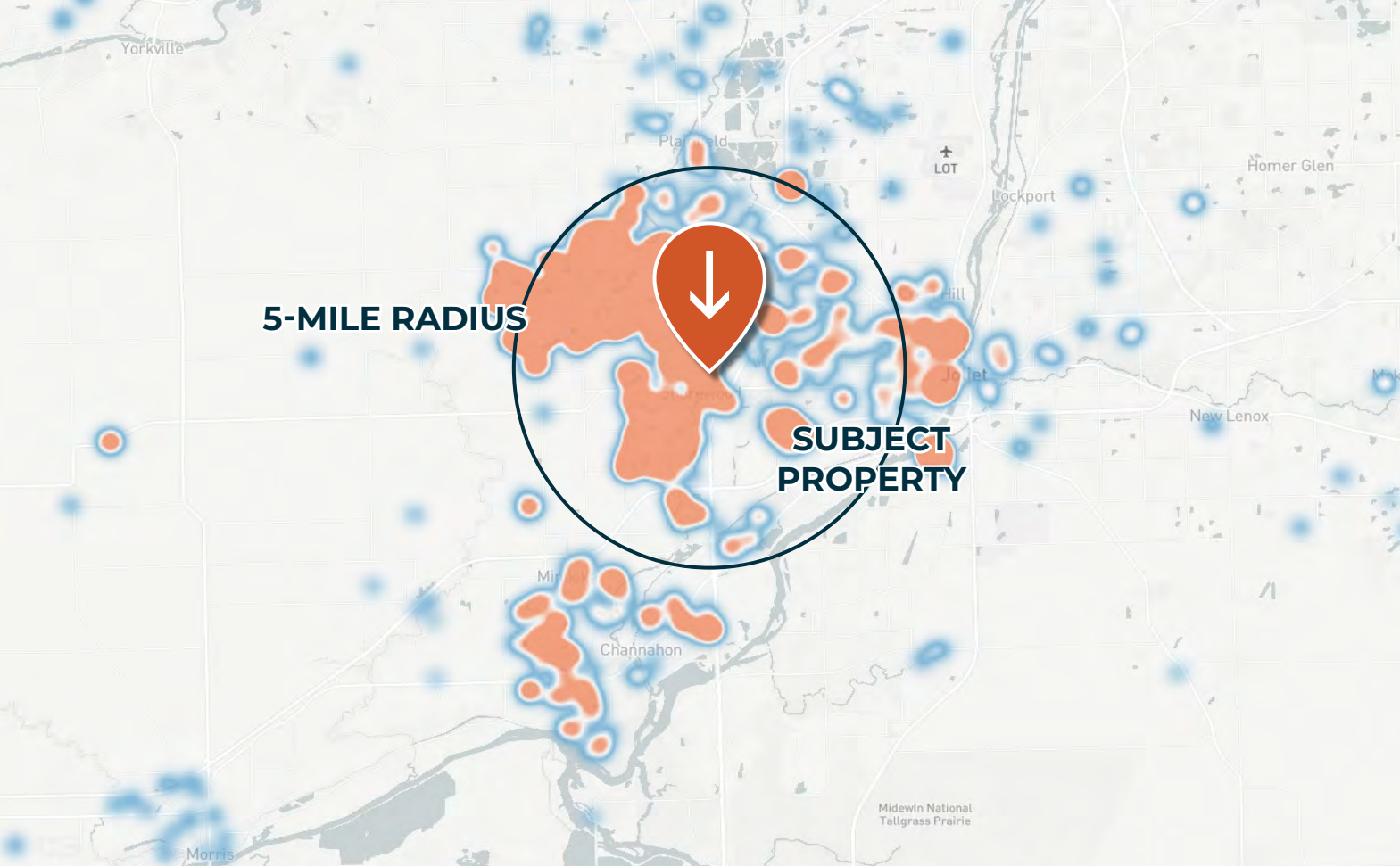
EDWARD-ELMHURST MEDICAL CENTER
PLAINFIELD MEDICAL CENTER

KOHL'S
Jewel Osco

Mazda
SUBARU

CVS pharmacy

- GOVERNMENT OFFICE
- ELEMENTARY/MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

Visitation Data

21.1K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

30 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	9,047	72,686	163,913
2035 PROJ.	10,023	82,884	82,884

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$129,509	\$135,150	\$126,613
MEDIAN	\$111,541	\$118,343	\$106,793

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Shorewood, IL

A Growing Southwest Chicago Suburb

Premier Positioning

- Village in Troy Township, Will County, approximately 45 miles southwest of Downtown Chicago
- Adjacent to Joliet, benefiting from regional amenities while maintaining a suburban feel
- Part of the Chicago-Naperville-Elgin MSA
- Direct access to I-55, a major north-south corridor connecting to Chicago
- Proximity to I-80 enhances regional and national connectivity
- Joliet Transportation Center provides Metra and Amtrak service to residents and commuters

Part of the Chicago MSA

- One of the largest MSAs in the U.S., with an estimated 9.2 million residents (2024)
- Diverse and resilient economy spanning finance, manufacturing, logistics, healthcare, technology, and professional services
- Home to 35+ Fortune 500 headquarters, including United Airlines, Boeing, McDonald's and AbbVie
- Global transportation hub anchored by O'Hare International Airport, one of the world's busiest airports



9.2 Million

CHICAGO MSA ESTIMATED POPULATION (2024)

\$725.7 Billion

CHICAGO MSA GDP

Why Chicago?

America's Third Largest City – The Crossroads of Commerce, Culture & Connectivity

Economic Growth & Industry Drivers

- Chicago's economy ranks third in the nation, with an estimated GDP of \$860 billion, and no single sector dominates more than 13% of output — making it one of the most resilient and diversified metro economies in the U.S.
- Chicago is home to 30 Fortune 500 company headquarters, the second most of any metro in the nation, behind only New York City (United Airlines, McDonald's, Mondelez, Kraft Heinz, Walgreens, and US Foods)
- The Chicago area saw the greatest number of new or expanded corporate facilities in the United States over the past decade

Tourism & Cultural Attractions

- Chicago welcomed 55.3 million domestic and international visitors in 2024, generating \$20.9 billion in tourism expenditures, reflecting the city's status as a world-class destination
- Anchored by Grant Park's 300 acres along the lakefront — home to Buckingham Fountain, Millennium Park, the Art Institute of Chicago (the second-largest art museum in the U.S.), and Museum Campus — Chicago offers cultural landmarks that draw visitors year-round, including the largest science museum in the Western Hemisphere
- Chicago's professional sports scene, which spans the Cubs, White Sox, Bears, Bulls, and Blackhawks, creates a vibrant, year-round sports culture that is deeply embedded in the city's identity and visitor experience



Downtown Chicago



Shorewood Crossing

Marshalls petco

MARIANO'S Orange Theory FITNESS

Staples noodles & COMPANY

WINGSTOP AT&T Wendy's SMOOTHIE KING

TACO BELL

Huntington

Subject Property



CP PARTNERS

CPPCRE ILLINOIS, LLC

For Additional Information:

Chris Kostanecki

cck@cppcre.com

PH: 415.274.2701

CA DRE# 01002010

Chris Peters

cpeters@cppcre.com

PH: 415.274.2701

CA DRE# 01339983

Trevor Morse

tmorse@cppcre.com

PH: 415.274.2714

CA DRE# 01996197

Exclusively Listed by:

CPPCRE Illinois, LLC

IL LIC# 481.014466

Benjamin Udell

Managing Broker

budell@cppcre.com

PH: 847.345.2827

IL LIC# 471.022764

Copyright ©2026 CPPCRE Illinois, LLC

Illinois Lic# 481.014466