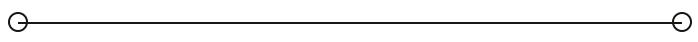




LEASE
Ground Lease Opportunity
1210-1264 STATE STREET
Lemont, IL 60439

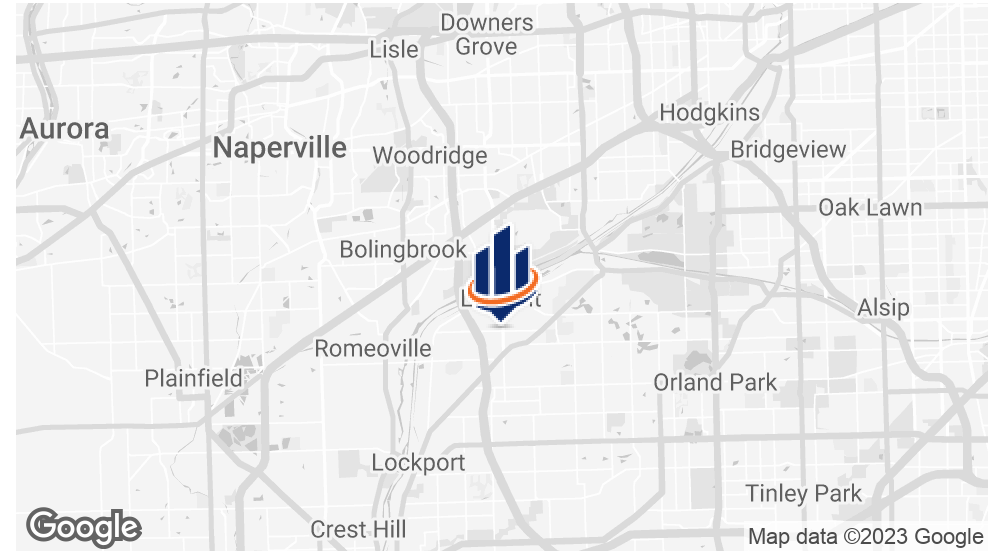
State St **10,800 VPD**



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PRESENTED BY:
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$150,000.00 SF/Yr (Ground)
BUILDING SIZE:	24,156 SF
AVAILABLE SF:	1,400 - 24,156 SF
LOT SIZE:	24,156 SF
ZONING:	B-3
MARKET:	Chicago
SUBMARKET:	Joliet/Central Will

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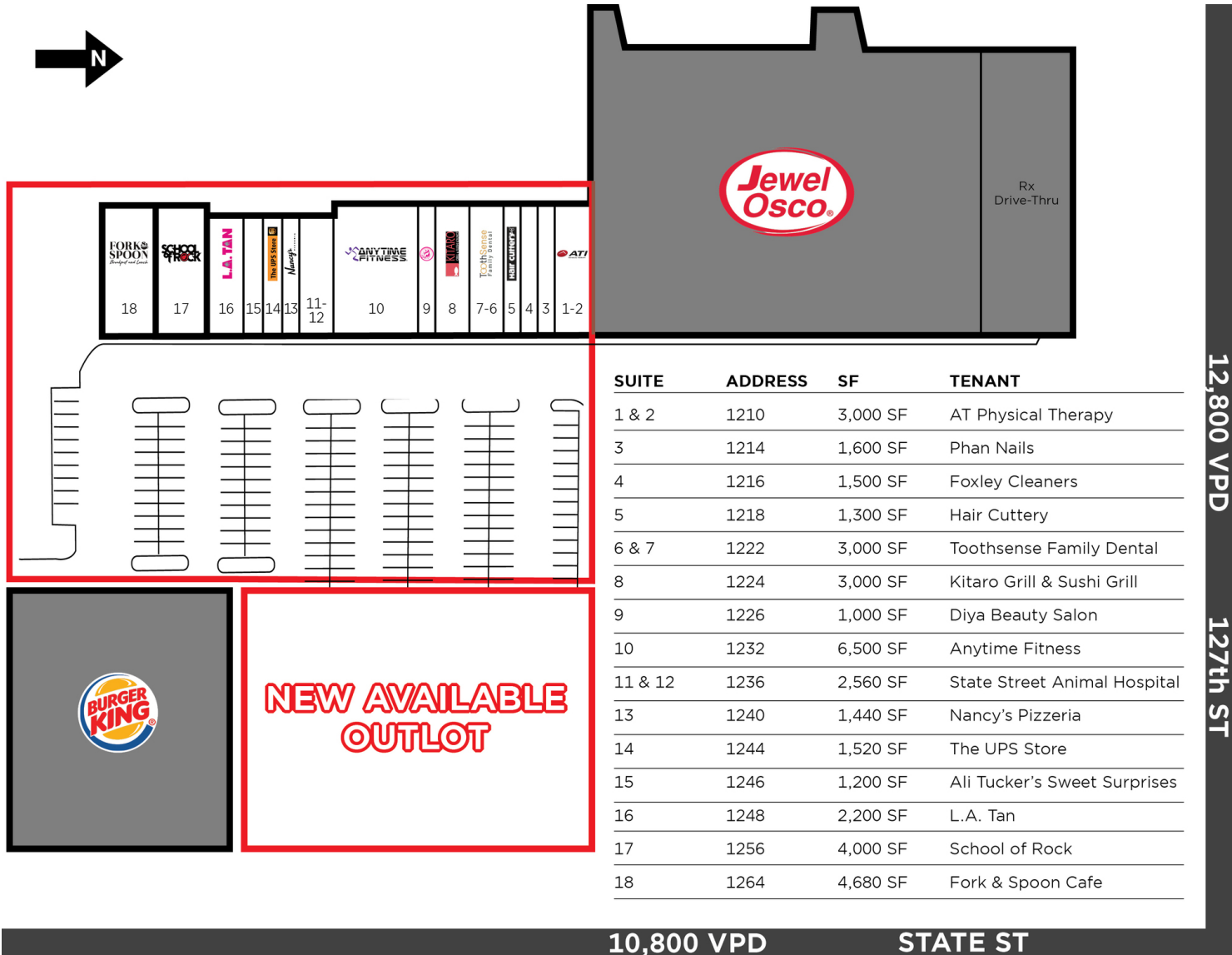
PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ground lease opportunity at Centennial Plaza in Lemont, Illinois. Centennial Plaza is in the prime retail corridor along 127th and State Street with high visibility. This 15 unit strip center is shadow anchored by Jewel-Osco. Join this multi-tenant mix of National and Local tenants include ATI Physical Therapy, Hair Cuttery, AnytimeFitness, School of Rock, UPS Store, L.A. Tan, Fork & Spoon Restaurant and more. Population over 25,335 with average household income exceeding \$119,700 within a 3-mile radius. Various site plan options including drive-thru opportunity. Perfect location for fast food, QSR, medical, dental or other retail uses.

PROPERTY HIGHLIGHTS

- +/- 24,156 SF Outlot at Centennial Plaza
- Jewel Anchored Plaza | 100% Occupied
- +/- 2,000 to 9,800 SF Retail Opportunity
- Drive-thru Opportunity | Signalized intersection
- Subject to Association Approval
- Close proximity to I-355

TENANT MIX- 100% OCCUPIED

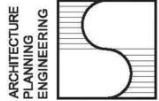
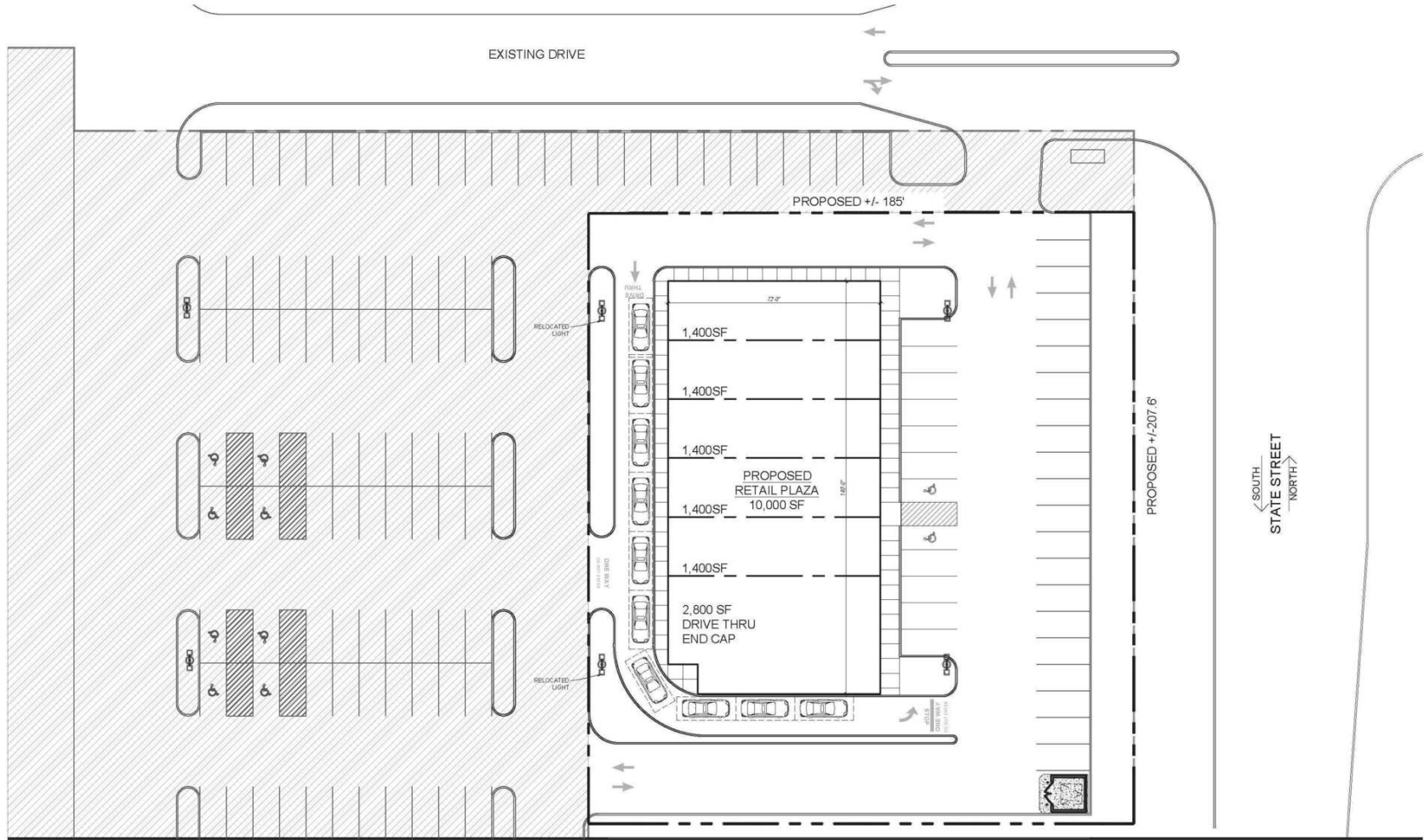


SUITE	ADDRESS	SF	TENANT
1 & 2	1210	3,000 SF	AT Physical Therapy
3	1214	1,600 SF	Phan Nails
4	1216	1,500 SF	Foxley Cleaners
5	1218	1,300 SF	Hair Cuttery
6 & 7	1222	3,000 SF	Toothsense Family Dental
8	1224	3,000 SF	Kitaro Grill & Sushi Grill
9	1226	1,000 SF	Diya Beauty Salon
10	1232	6,500 SF	Anytime Fitness
11 & 12	1236	2,560 SF	State Street Animal Hospital
13	1240	1,440 SF	Nancy's Pizzeria
14	1244	1,520 SF	The UPS Store
15	1246	1,200 SF	Ali Tucker's Sweet Surprises
16	1248	2,200 SF	L.A. Tan
17	1256	4,000 SF	School of Rock
18	1264	4,680 SF	Fork & Spoon Cafe

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OUTLOT SITE PLAN



NICK SCARLATIS & ASSOCIATES, LTD.
 5405 West 127th Street
 Crestwood, Illinois 60418
 tel 708.653.5200
 fax 708.653.5202
 email: nick@scarlatis.com

PRELIMINARY SITE PLAN #1
 SCALE: 1" = 30'-0"

PROPOSED RETAIL PLAZA OUTLOT

1264 STATE ST
 LEMONT, IL
 SCARLATIS JOB # 202309
 March 31, 2023

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TRAFFIC COUNT AND RETAILERS



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SITE SURVEY

10. A 40 foot building line as shown on the plat of Emerald Acres recorded June 20, 1979 as Document 25012889 and as shown on the plat of ASPI Resubdivision recorded December 19, 1996 as Document 96958314. (AFFECTS PARCEL 1 AS SHOWN.)
11. Public Utility Easements, as shown on the plat and set forth in the certificate on the plat of ASPI Resubdivision recorded December 19, 1996 as Document 96958314. (AFFECTS PARCEL 1 AS SHOWN.)
12. Easement for the purpose of vehicular and pedestrian ingress and egress, and the easement provisions and grantee as set forth on the plat of ASPI Resubdivision recorded December 19, 1996 as Document 96958314, over and across each of the other parcels within the subdivision. (AFFECTS AND BENEFITS PARCEL 1, BLANKET IN NATURE.)
13. Landscape Easement Agreement dated July 26, 1999 and recorded August 11, 1999 as Document 90786104 made by TBS Lemont, L.L.C., an Illinois limited liability company and Metropolitan "B&T.C. as trustee under Trust Agreement dated July 2, 1999 and known as Trust Number 2209 over, across and upon the easement area to install, maintain and replace various landscaping. (AFFECTS PARCEL 1 AS SHOWN.)
14. Easement in favor of the Village of Lemont, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as Document 94850669, and as shown on the plat of ASPI recorded December 19, 1996 as Document 96958314. (AFFECTS PARCEL 1 AS SHOWN.)
15. Non-exclusive Easement for the benefit of Lot 2 and other property not now in question for driving, parking, loading and unloading motor vehicles and vehicular and pedestrian ingress and egress over the common area as created by and defined in Declaration of Restrictions and Grant of Easements recorded September 24, 1997 as Document 97708397 and First Amendment recorded September 25, 2000 as Document 00744225 made by and among American Stores Properties, Inc., a Delaware corporation; TBS Lemont, L.L.C., an Illinois limited liability company; Burke EC, Inc., an Illinois corporation; Kartheiser EC, Inc., an Illinois corporation; Zumm EC, Inc., an Illinois corporation. As amended by document recorded April 16, 2001 as Document 0010306831. (AFFECTS PARCEL 1, BLANKET IN NATURE.)
16. Declaration of Covenants, Agreements and Easements dated July 30, 1999 and recorded August 13, 1999 as Document 98713810 made by TBS Lemont, L.L.C., an Illinois limited liability company relating to common area maintenance; Nonexclusive easement for access, ingress and egress over paved driveways, roadway and walkways, for the passage of motor vehicles and pedestrians, and parking; Easement for the maintenance, repair and replacement of water drainage systems or structures, water mains, storm drains, sewers, water sprinkler system lines, telephone or electric conduits or systems, gas mains or other public utilities facilities necessary for the orderly development and operation of the common area; and covenants. (AFFECTS ALL OF PARCEL 1, BLANKET IN NATURE.)
17. Covenants, Conditions and Restrictions contained in Ordinance No. 963 adopted by the Village of Lemont approving a Planned Unit Development known as Jewel/SCSO Shopping Center passed February 12, 1998 and recorded March 29, 1998 as Document 9604076. (AFFECTS ALL OF PARCEL 1, BLANKET IN NATURE.)
18. Covenants, Conditions and Restrictions contained in Ordinance No. 962 adopted by the Village of Lemont authorizing the Execution of an Amended Amortization Agreement dated January 24, 1994 passed February 12, 1998 and recorded March 29, 1998 as Document 9604080. (AFFECTS ALL OF PARCEL 1, BLANKET IN NATURE.)



BASIS OF BEARINGS

Bearings are based on ASPI, a Resubdivision of Outlot "B", recorded as Document No. 96358314 using a bearing of South 00°00'00" East for the westerly right of way line of State Street, as shown.

NOT PROVIDED BY TITLE INSURER AT THE TIME OF SURVEY.

PARKING STALLS

286 Regular Spaces
10 Handicap Spaces
296 Total Spaces

- ☒ UTILITY POLE
- ☒ LIGHT POLE
- ☒ HANDICAP PARKING
- ☒ SIGN
- ☒ MAILBOX
- ☒ TRANSFORMER
- ☒ ELECTRIC METER
- ☒ STORM MANHOLE
- ☒ SANITARY MANHOLE
- ☒ SQUARE CATCH BASIN
- ☒ HAND HOLE
- ☒ SANITARY CLEANOUT
- ☒ RECORD
- M = MEASURED
- R.O.W. = RIGHT OF WAY
- ☒ CONCRETE
- ☒ NO PARKING AREA
- ☒ FENCE

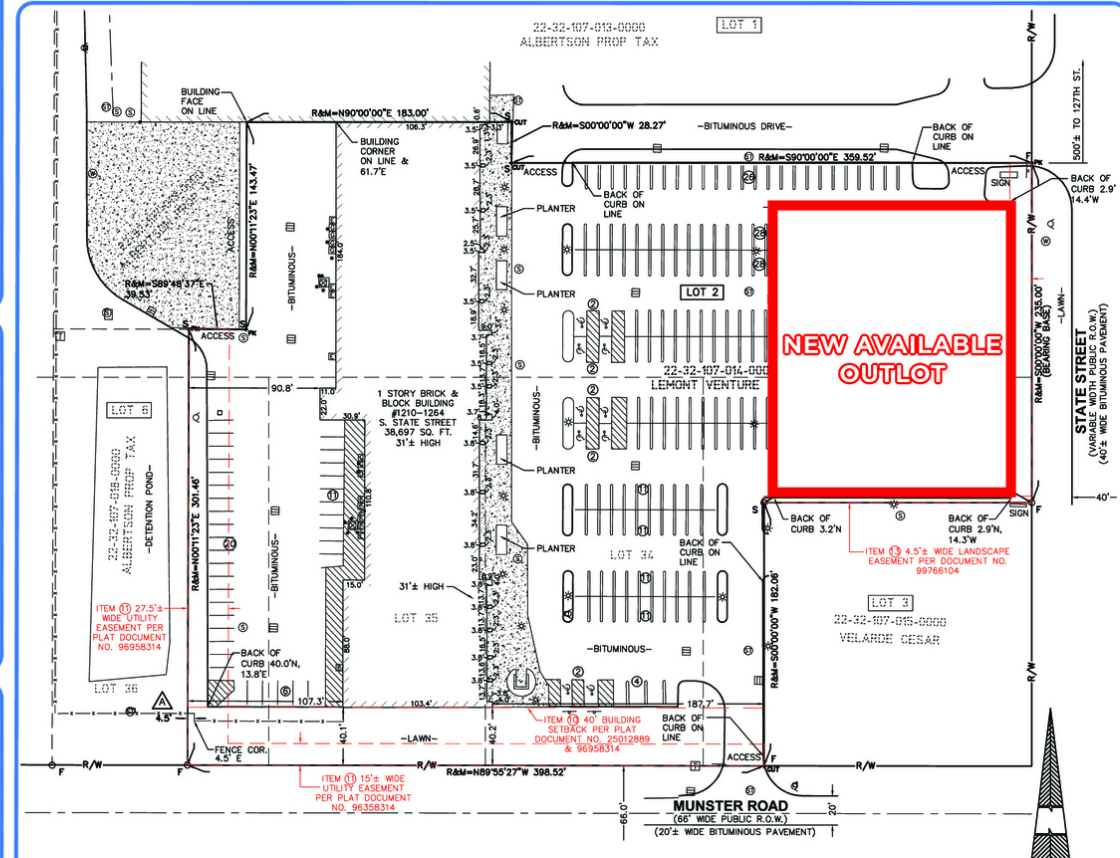
GENERAL NOTES

- No observable evidence of earth-moving work, building construction or building additions within recent months was found at the time of survey.
- No information as to changes in street right-of-way was provided or observed.
- No observable evidence of street or sidewalk construction or repairs was found at the time of survey.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill was found at the time of the survey.
- No observable evidence that the site is used as a cemetery was found at the time of the survey.
- Project site has direct physical access to Munster Road and State Street, both public rights-of-way maintained by the County of Cook.
- All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.
- The legal description forms a mathematically closed figure with no gaps, gores or overlaps.

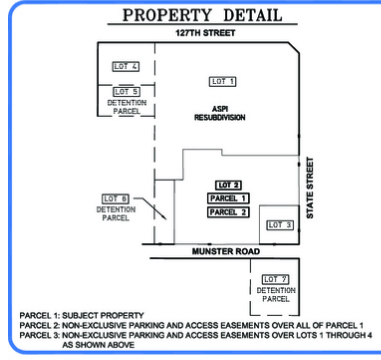
Lot 2 in ASPI, a resubdivision of Outlot "B", (excepting therefrom the southerly 120.00 feet, as measured along the westerly line) Outlot "C", (excepting therefrom that part conveyed to the State of Illinois by instrument recorded as Document 93701695) and Lots 32, 33, 34, 35 and 36, inclusive, in Emerald Acres, a subdivision of part of Lots 17, 18 and 20 in County Clerk's Division of Section 32, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:
Non-exclusive parking and access easements for the benefit of Parcel 1, as created by Declaration of Covenants, Agreements and Easements dated July 30, 1999 and recorded August 13, 1996 as Document 98713810 made by TBS Lemont, L.L.C., an Illinois limited liability company.

Parcel 3:
Non-exclusive parking and access easements for the benefit of Parcel 1, as created by Declaration of Restrictions and Grant of Easements recorded September 24, 1997 as Document 97708397 made by and among American Stores Properties, Inc.; TBS Lemont, L.L.C., an Illinois limited liability company; Burke EC, Inc., an Illinois corporation; Kartheiser EC, Inc., an Illinois corporation; Zumm EC, Inc., an Illinois corporation, as amended by First Amendment to Declaration of Restrictions and Grant of Easements dated August 3, 2000, and recorded on September 25, 2000 as Document No. 00744225 and as amended by Second Amendment to Declaration of Restrictions and Grant of Easements, dated November 27, 2000 and recorded as Document No. 0010306831.



The property hereon described is the same as the pertinent property as described in the title commitment issued by First American Title Insurance Company, File No. NCS-547421-CH2 with an effective date of April 19, 2012.



SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY

PROJECT
CENTENNIAL PLAZA II
1210-1264 S. STATE STREET
LEMONT, ILLINOIS

SURVEYED BY:
Williams & Works
1612 N. 100th Avenue, #100, Roseville, MN 55126
612.254.1000 (voice) 612.254.1000 (fax)
www.williamsandworks.com

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

To Wells Fargo Bank, N.A., as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2005-CIBC11:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on June 26, 2012.

Date of Map: 05/06/15

Randy J. Kolehouse
Randy J. Kolehouse
License No.: 2986
Expires: July 31, 2016

STATE OF ILLINOIS
Randy J. Kolehouse
LAND SURVEYOR
No. 2986
EXPIRES 7/31/2016

COORDINATED BY:

OLD REPUBLIC TITLE MANAGEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC FINANCIAL GROUP

PROJECT NUMBER
122657-S

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 2 MILES 3 MILES

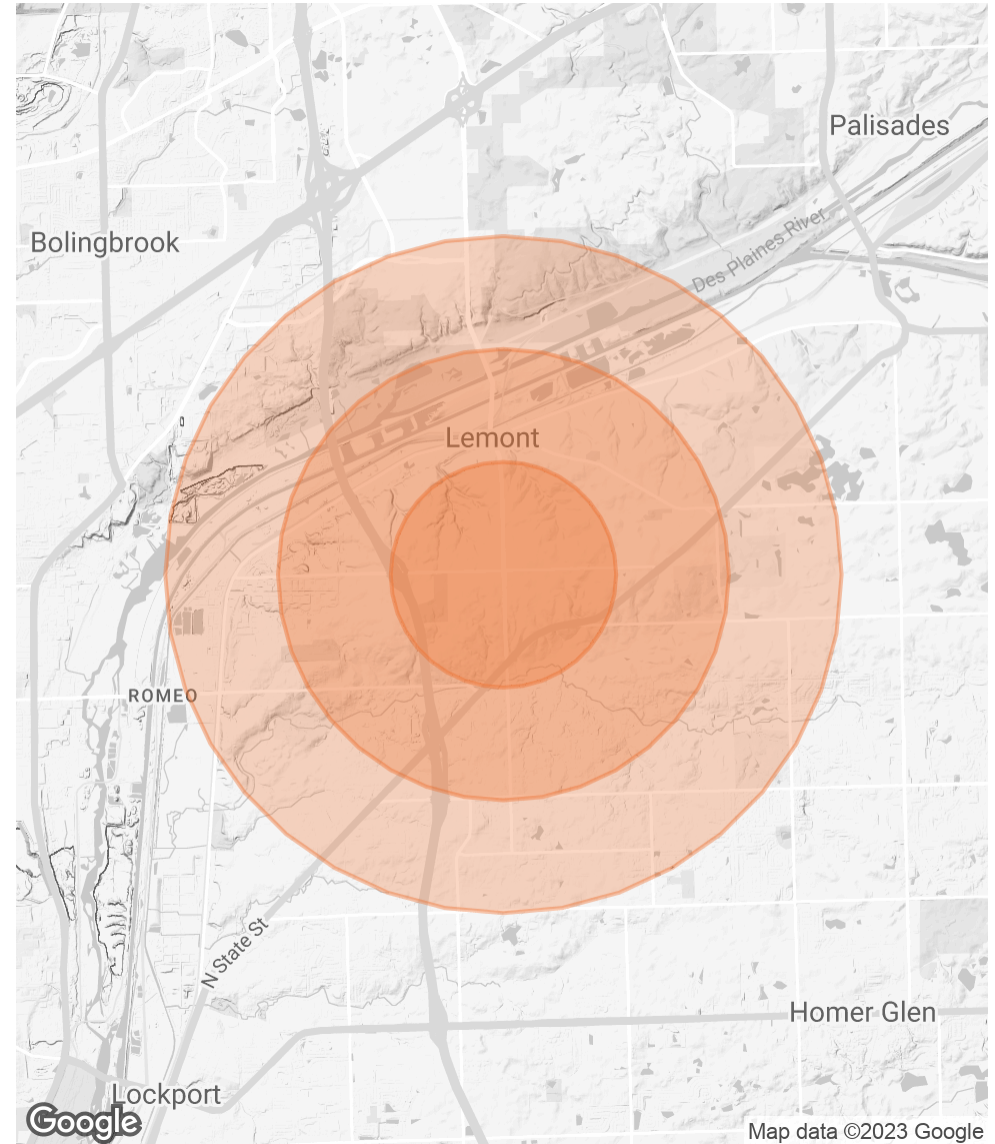
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,196	17,260	25,336
AVERAGE AGE	43.4	44.8	44.5
AVERAGE AGE (MALE)	41.3	43.7	43.4
AVERAGE AGE (FEMALE)	44.5	45.8	45.4

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,531	6,351	9,256
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$125,109	\$120,060	\$119,780
AVERAGE HOUSE VALUE	\$367,905	\$367,188	\$361,527

* Demographic data derived from 2020 ACS - US Census



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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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