

BRADLEY COMMONS OUTLET



MID-AMERICA®



NORTHEAST CORNER OF IL-50 & MCKNIGHT ROAD | BOURBONNAIS (KANKAKEE COUNTY), IL

INVESTMENT HIGHLIGHTS



Mid-America Real Estate Corporation has been exclusively retained by the owner to sell the 100% fee simple interest in a multi-tenant outlet building shadow anchored by Bradley Commons. The subject offering presents the opportunity to acquire a 100% occupied outlet with four national tenants positioned amongst the trade area's highest performing national retailers and restaurants.



\$4,730,000	6.75%	\$319,576
Asking Price	Cap Rate	Net Operating Income

Address:

2024 IL-50
Bourbonnais (Kankakee County), IL

Subject GLA:

10,301 SF

Lot Size:

1.56 AC

Tenants:

Noodles & Company (Corporate), LensCrafters (Corporate), T-Mobile (Corporate), Great Clips (Franchisee)

Shadow Anchors:

Walmart, Dick's Sporting Goods, Kohl's, Petco, Ulta, Five Below, Shoe Carnival, pOpshelf

Neighboring Restaurants:

McDonald's, Buffalo Wild Wings, Taco Bell, Olive Garden

Occupancy:

100%

WALT:

6.3 years

Year Built:

2008

Traffic Counts:

IL-50 (16,200 VPD)
I-57 (27,400 VPD)



CONVENIENCE & SERVICE TENANCY WITH STRONG SALES

Bradley Commons Outlot is leased to an outstanding line-up featuring service and restaurant users including LensCrafters, T-Mobile, Great Clips, and Noodles & Company. The subject offering boasts strong tenant sales averaging \$420/SF and low in-place rents, resulting in exceptional gross health ratios.

BEST IN CLASS SHADOW ANCHORS

Shadow anchored by several high-performing national retailers including Walmart, Dick's Sporting Goods, Kohl's, Petco, Ulta, Five Below, Shoe Carnival, pOpshelf, which provide exceptional drawing power to the center and serve as each respective chain's sole location in the region, with their next closest stores located over 20 miles away. Bradley Commons serves as a destination location in the under retailed market that spans a 15-mile radius, and the #1 ranked retail destination in the Bradley/Bourbonnais area with 5.2 million visitors annually (per Placer.ai).

LONG TERM TENANT COMMITMENT | 6 YEAR WALT

The tenant base at Bradley Commons Outlot continues to show long term commitment to the center and in turn offers investors stability with a weighted average lease term exceeding 6 years. In the last two years, the center added a 10-year lease with LensCrafters, and extended Noodles & Company through 2035. Great Clips and T-Mobile have operated at the center since its inception in 2008.

AFFLUENT DEMOGRAPHIC PROFILE

Bradley Commons Outlot benefits from an affluent demographic population in the trade area. There are 61,000 residents earning an average household income of \$93,000 within a 5 mile radius. The subject pulls from an extended trade area including Bradley, Kankakee, Momence, Manteno, and Otto.

CONVENIENT TRANSPORT LINKS AND ACCESS

Located just one mile north of I-57 (32,700 VPD), Bradley Commons Outlot is ideally positioned along the Illinois Route 50 (16,200 VPD) retail corridor. I-57 is the main north-south thoroughfare connecting Chicago to southern Illinois and providing outstanding access for both the local and regional customer base throughout Kankakee County.

KANKAKEE COUNTY PROPERTY TAXES

The subject offering is located in Kankakee County, allowing purchasers to invest in a retail asset with lower exposure to real estate tax expenses.

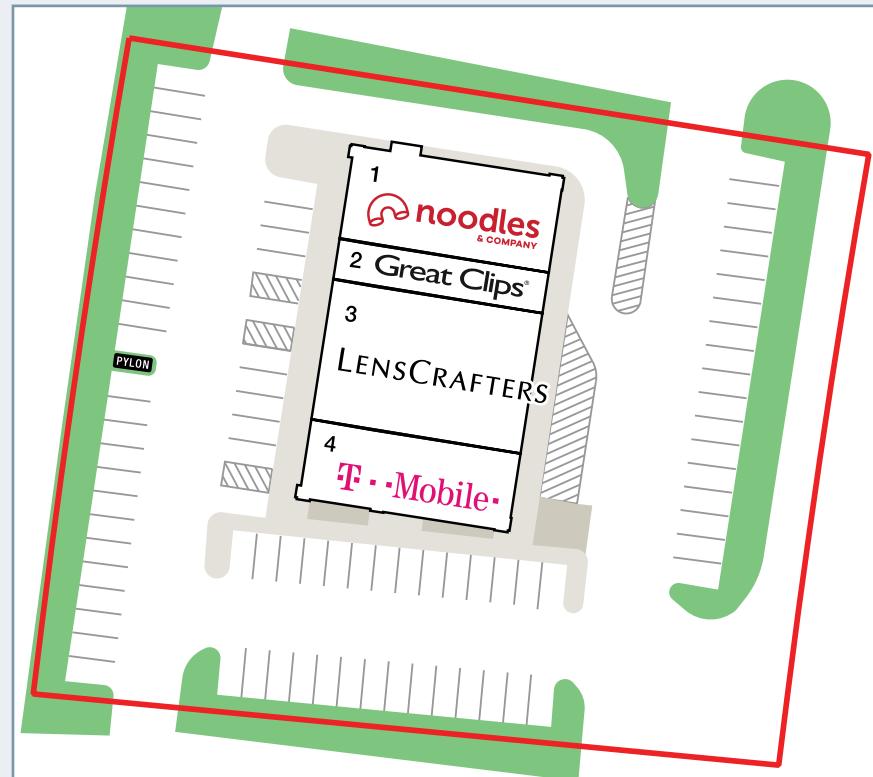


Strong Demographic Profile

WITHIN A 5 MILE RADIUS



LEASING PLAN



— SUBJECT OFFERING

TENANT	UNIT	SQUARE FEET
Noodles & Company	1	2,916
Great Clips	2	1,200
LensCrafters	3	3,685
T-Mobile	4	2,500
Total		10,301



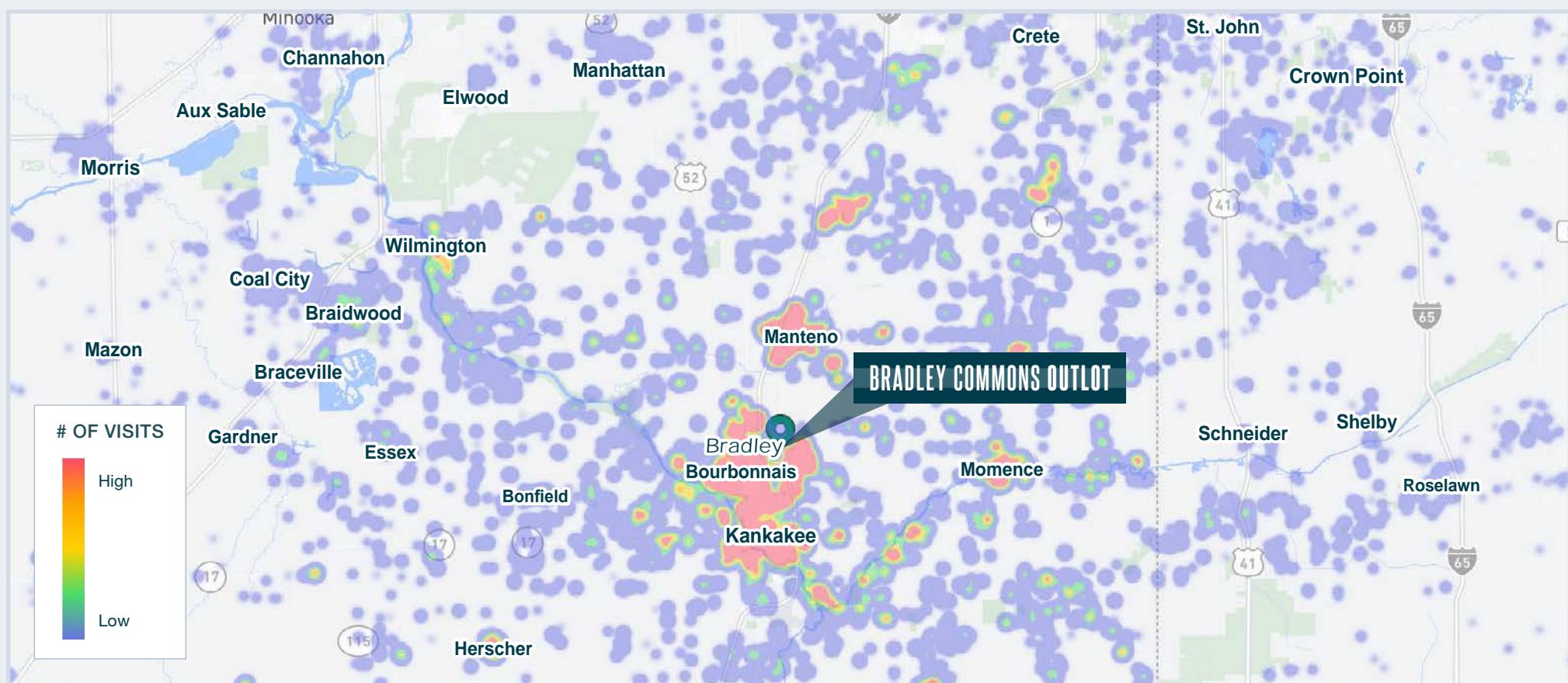


Bradley Commons is the most visited retail center within a 30-mile radius with 5.2 million visits in the last year.

Visits*	Metrics
Est. # of Customers	393,900
Est. # of Visits	5.2 Million
Average Visits per Customer	13.24

*The extrapolated number of unique customers who visited the location (2025)

Audience Profile*	Visitors
Population	67,468
Trade Area Size	82.6 Sq Miles
Number of Households	26,747





LOCATION & MARKET

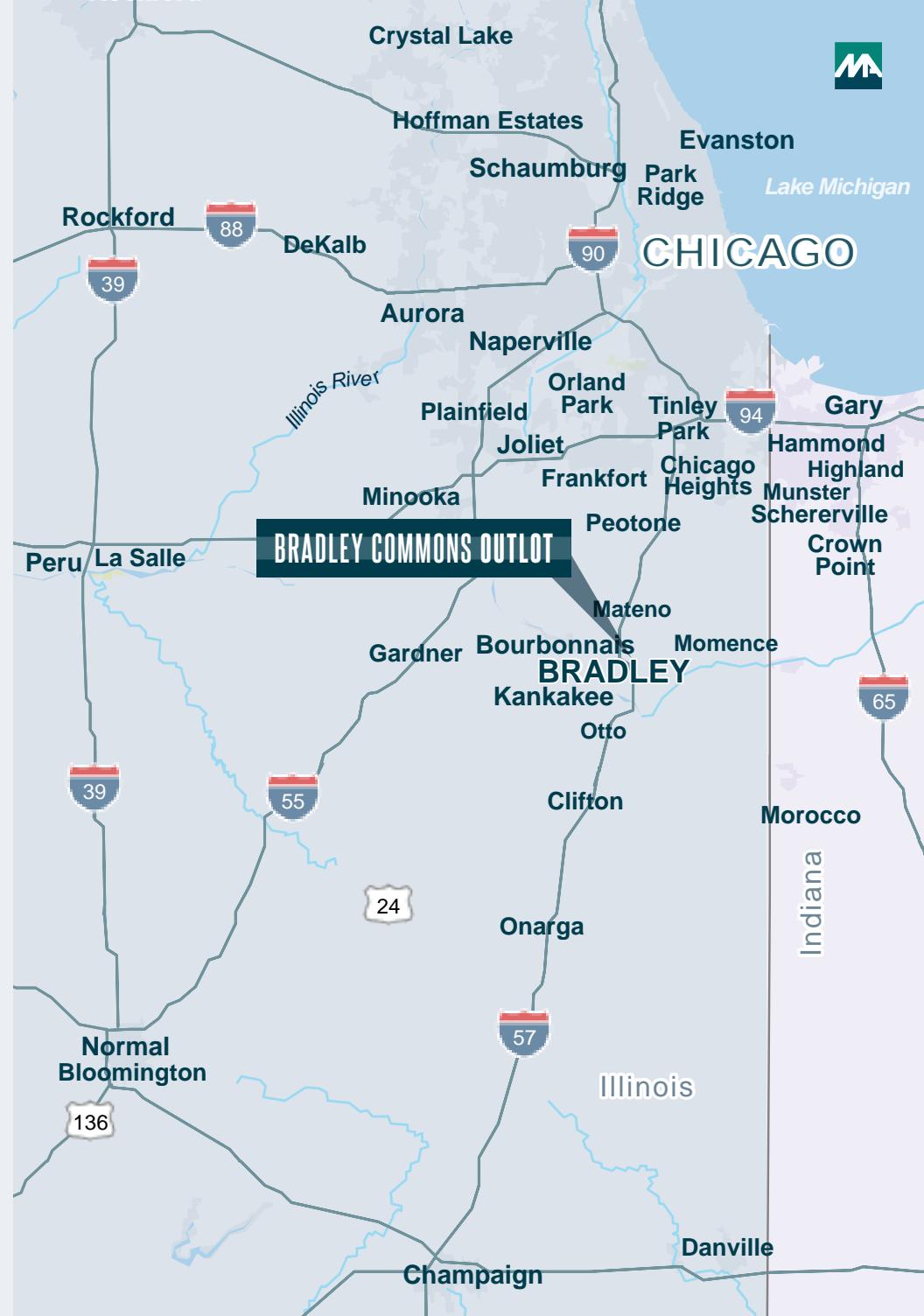
- Bradley Commons Outlot is situated along IL-50 in Bourbonnais, Illinois. The subject offering is positioned approximately 50 miles southwest of downtown Chicago and 75 miles northeast of Champaign. Bourbonnais is located within Kankakee County, which is also home to Bradley, Kankakee, Momence, Manteno, and Otto.
- Bradley Commons Outlot is situated one mile north of I-57 (27,400 VPD), a well-traveled interstate connecting the subject offering to Chicago and southern Illinois.
- The surrounding trade area includes notable retailers including Target, Walmart, Menards, Lowe's, Meijer, Aldi, Kohl's, Dick's Sporting Goods, Best Buy, PetSmart, Petco, Ulta, Ross Dress for Less, Marshalls, Barnes & Noble, Michaels, Old Navy, Dollar Tree, and Harbor Freight, amongst others.

DEMOGRAPHICS

Distance from Subject:	3 miles	5 miles	10 miles	15 miles
2025 Population	29,236	60,748	88,848	108,243
2025 Households	11,121	23,921	35,487	43,410
2025 Median Home Value	\$214,893	\$210,502	\$212,768	\$223,226
2025 Daytime Demographics	30,322	65,931	88,475	103,572
2025 Average Household Income	\$100,467	\$93,607	\$94,314	\$95,466
2025 Median Household Income	\$78,927	\$69,357	\$71,643	\$73,785
2025 Per Capita Income	\$38,298	\$37,094	\$37,755	\$38,496
2025 Median Age	36.0	38.3	39.7	40.6



BRADLEY COMMONS OUTLOT



PROPERTY DESCRIPTION



- Bradley Commons Outlot was built in 2008.
- The outlet features 10,301 square feet of retail space positioned on 1.56 acres, all with excellent visibility and tenant sightlines along the major thoroughfare of IL-50.
- The subject offering is shadow anchored by separately owned Walmart, Kohl's, Dick's Sporting Goods, and more.
- The center features one pylon sign along IL-50 and two points of access from IL-50.
- Bradley Commons Outlot includes 81 parking spaces equating to a very healthy parking ratio of 7.9 spaces per 1,000 SF, plus cross parking with the larger Bradley Commons center per a reciprocal easement agreement.





- Bradley Commons Outlot is 100% occupied by Noodles & Company, LensCrafters, T-Mobile, and Great Clips.



TTM Revenue: **\$494.7 million**

Noodles & Company operates a fast-casual restaurant offering cooked-to-order dishes, including noodles and pasta, soups, salads, and appetizers. This location is a corporate lease and was extended through 2035 earlier this year. Noodles & Company's preliminary Q4 2025 results proved strong momentum with an approximate 6.6% increase in system wide comparable sales, and approximately 7.3% growth at company-owned restaurants.

• LENSCRAFTERS

2024 Revenue: **\$30.4 billion**

Credit Rating: **A**

LensCrafters is an international retailer of prescription contacts, glasses, and sunglasses. The company is owned by Luxottica, the largest eyewear brand in the world and owner of other eyewear retailers Pearle Vision, Sunglass Hut, Target Optical, and Glasses.com. Luxottica is itself a subsidiary of EssilorLuxottica, one of the largest companies in Europe and trading on the Euronext Paris stock exchange under symbol EL. LensCrafters executed this 10-year lease in 2023 and has TTM sales exceeding \$1.5 million.

• T-Mobile

TTM Revenue: **\$85.8 billion**

Credit Rating: **BBB**

T-Mobile is a mobile communication provider that offers voice, messaging, and data services to 108.7 million customers in the postpaid, prepaid, and wholesale markets. The tenant has operated at the center since its inception in 2008 and is executed by the company's corporate entity.

• Great Clips®

Great Clips is a 100% franchised company with more than 4,400 hair salons across North America. The company is the world's largest hair salon brand serving about two million customers weekly and employs nearly 40,000 stylists in more than 180 markets. The tenant has operated at the center since its inception in 2008, and this franchisee owns 7 locations and has been in business for 18 years.



- The center has experienced strong leasing velocity over the last two years having signed a new 10-year lease with LensCrafters and renewal through 2035 with Noodles & Company.
- The center boasts a weighted average lease term exceeding 6 years.

For further information contact owner's exclusive representatives.



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