

7737 Roosevelt Rd

Forest Park, IL 60130

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Activity ID #ZAF0670528

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SECTION 1

Executive Summary

OFFERING SUMMARY

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OFFERING SUMMARY



Listing Price
TBD By Market



Forest Park
Illinois



Development Type
Redevelopment

Marcus & Millichap has been retained by the owner as the exclusive advisor for the sale of 7737-7741 Roosevelt Road, 0.72 +/- acres located in Forest Park, Illinois. The site consists of seven total parcels:

15-13-313-014
15-13-313-015
15-13-313-016
15-13-313-017
15-13-313-018
15-13-313-019
15-13-313-020

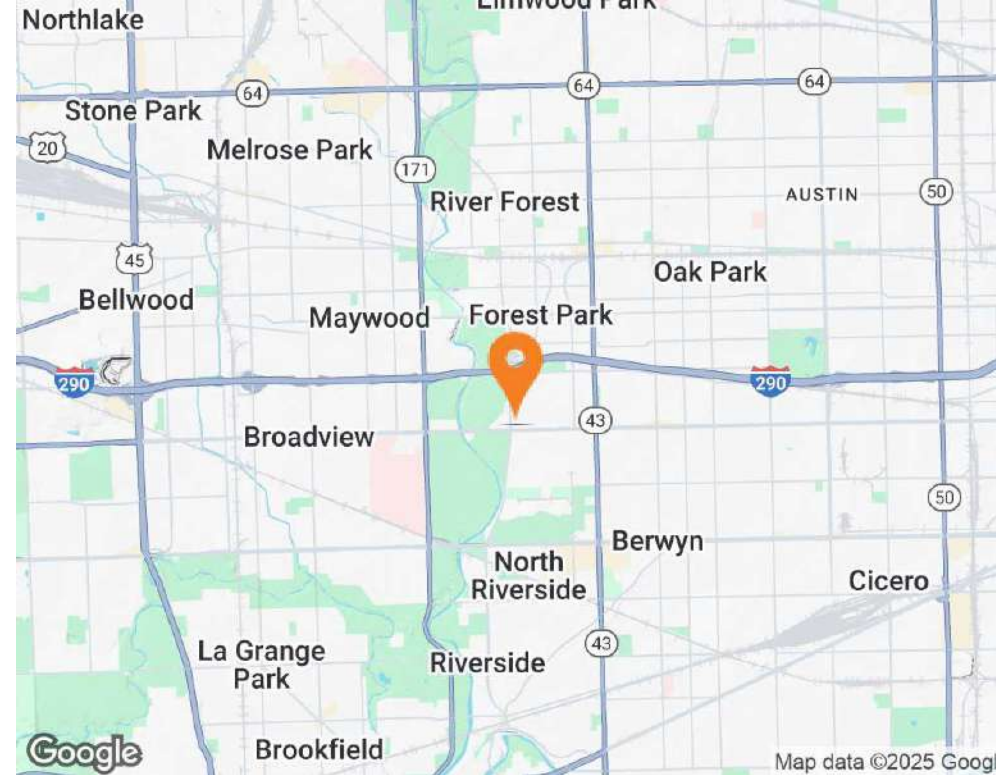
Forest Park is located approximately 10 miles west of downtown Chicago. The Village of Forest Park is well-connected to Chicago and neighboring suburbs through public transit and major roadways including the CTA Blue Line, Interstate 290 and Roosevelt Road.

LOCATION HIGHLIGHTS

- "Big City Access, Small Town Charm"
- Easy Access to Interstate 290 & CTA Blue Line; Ten Miles West from Downtown Chicago
- Thriving Restaurant Scene
- Diverse, Vibrant Community Rich in History and Commerce
- High Employment Rate
- Average Household Income Within Three Miles of Subject Property Over \$100,000

LETTER OF INTENT / OFFERS

All Letters of Intent and Offers to Purchase should include price, earnest money deposit, due diligence time frame, requested due diligence materials, expected closing date, proof of funds and developer profile.



SECTION 2

Investment Overview

PROPERTY SUMMARY

TIF DISTRICT MAP

RETAILER MAP

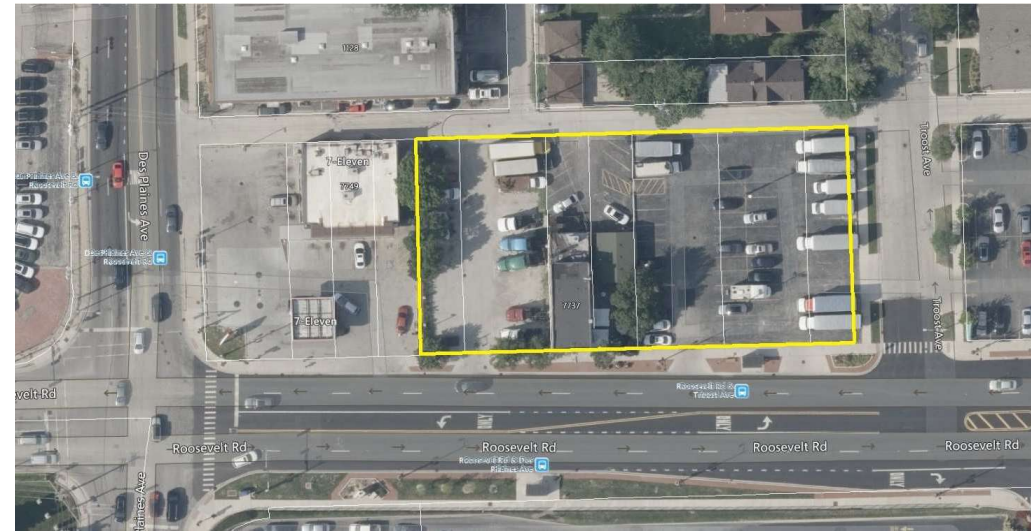
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7737 Roosevelt Rd // PROPERTY SUMMARY



PROPERTY SUMMARY

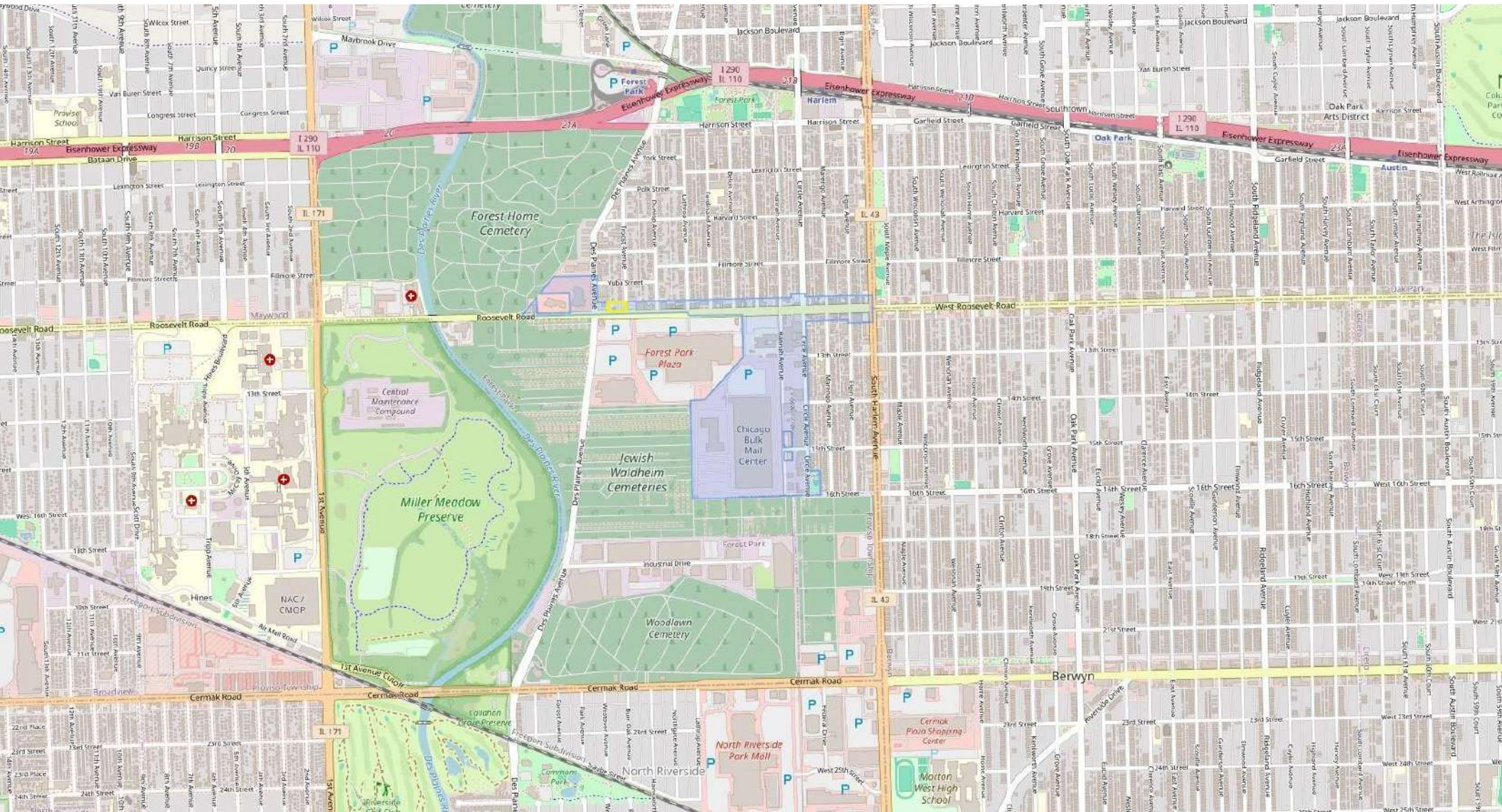
County:	Cook
Assessor Parcel Numbers:	15-13-313-014 thru 020
Zoning:	B-2 Community Shopping
County Classification:	2-90 Minor Improvement
Lot Size (Acres):	0.72
Lot Size (SF):	31,250
Utilities	Full Utilities On-Site



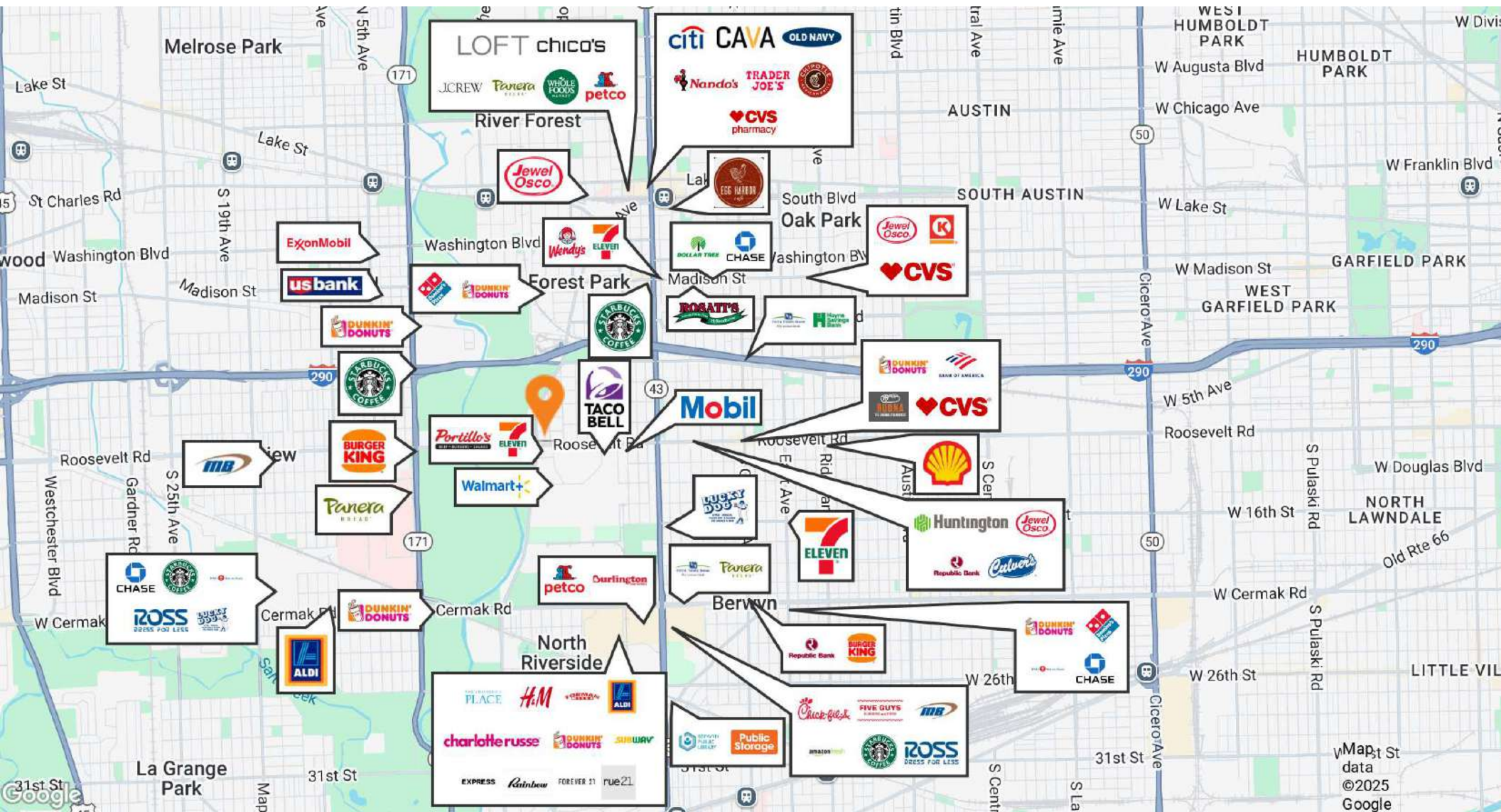
PROPERTY HIGHLIGHTS

- Located in Forest Park, Illinois
- Next to Forest Park Plaza Shopping Center
- Located in Forest Park TIF District (Tax Increment Financing)
- Across the Street From Walmart and Portillo's
- High Density Area with Strong Average Incomes
- 40,000+ Daily Traffic Count At Roosevelt Road & Des Plaines Avenue Intersection
- Approximately One Mile to Interstate 290
- Existing Bar & Grill with Outdoor Dining and On-Site Parking

TIF DISTRICT MAP // 7737 Roosevelt Rd



7737 Roosevelt Rd // RETAILER MAP



SECTION 3

Location Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

CHICAGO

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

METRO HIGHLIGHTS



SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



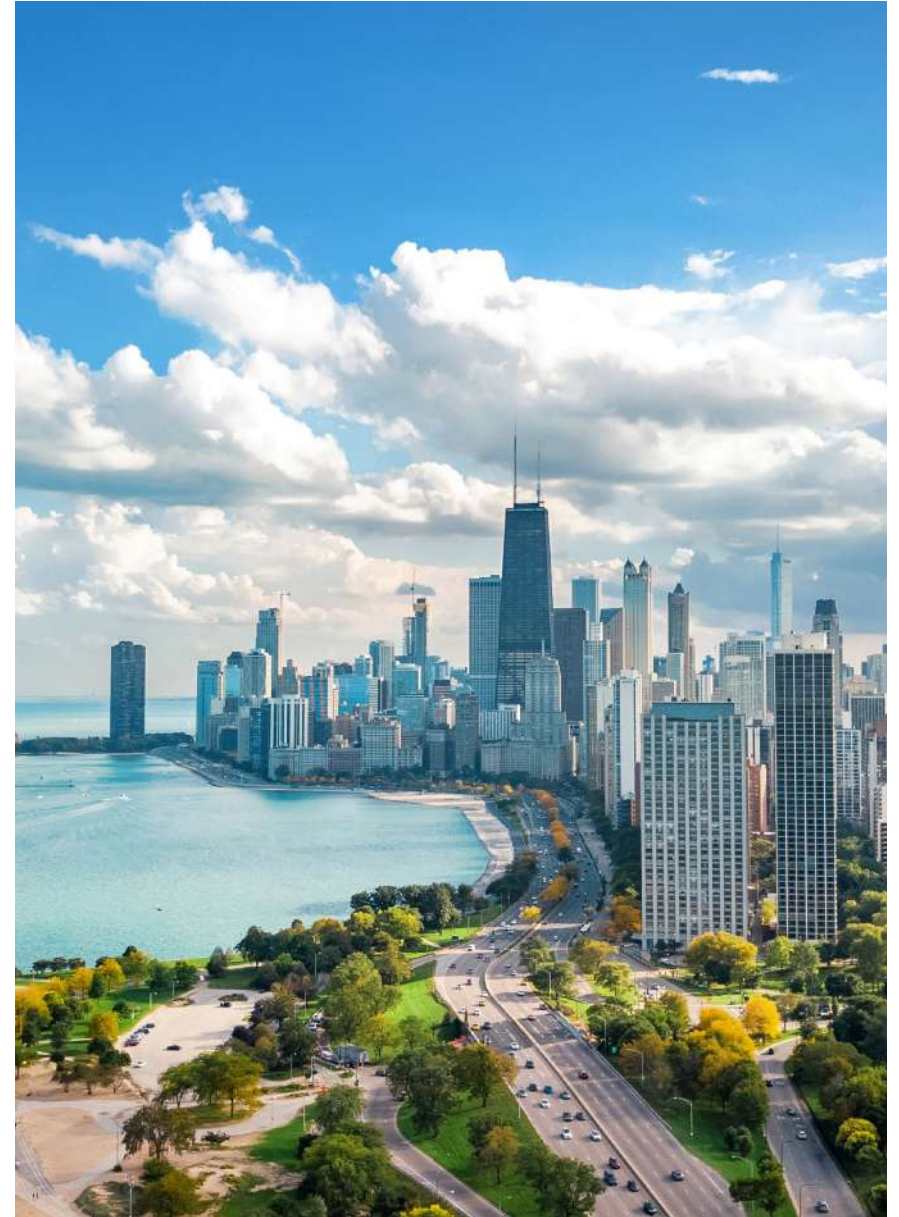
WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



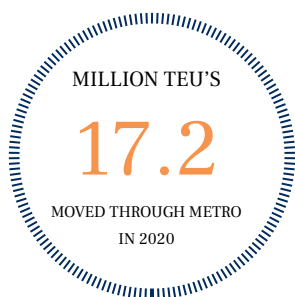
LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.



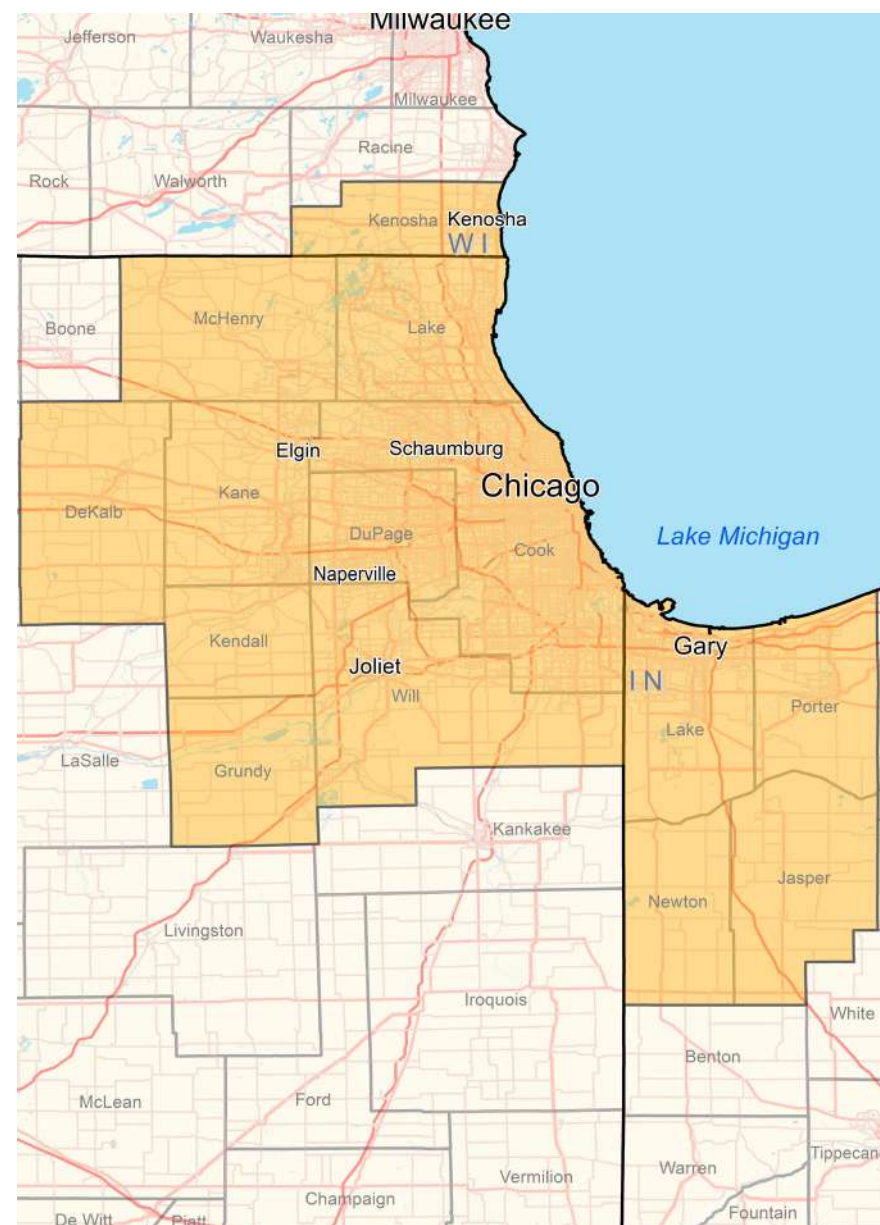
TRANSPORTATION

- The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 100 miles across the metro.
- The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.
- Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region.
- Amtrak routes originate from Union Station, while the "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs.
- International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



MORE THAN
40%

OF ILLINOIS RESIDENTS LIVE IN THE
SUBURBS OF CHICAGO, MANY OF
WHOM COMMUTE INTO THE CITY
FOR WORK

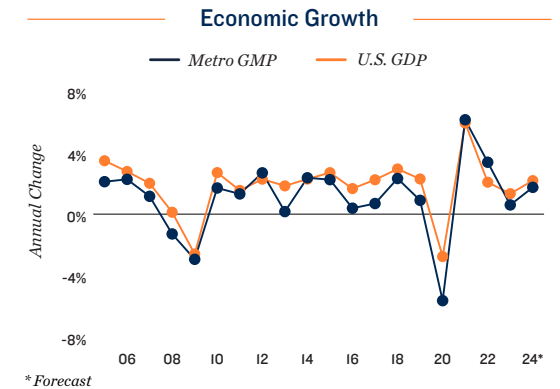


ECONOMY

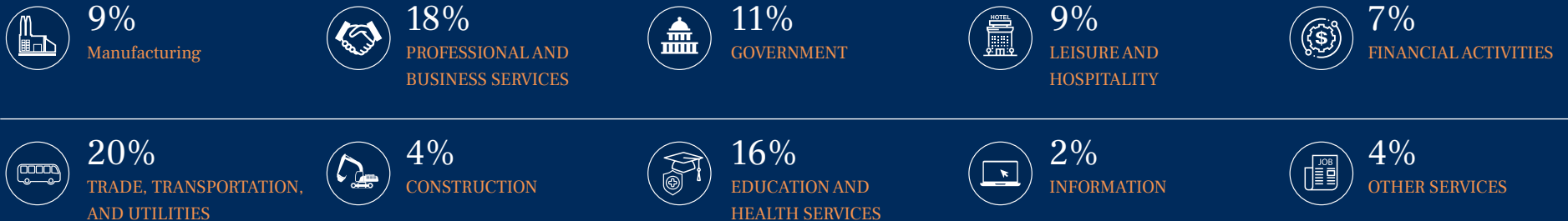
- The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.
- Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.

MAJOR AREA EMPLOYERS

- Nielsen
- Advocate Aurora Health
- Walmart
- Northwestern Memorial Healthcare
- United Continental Holdings, Inc.
- American Airlines
- Abbott Laboratories
- AMITA Health
- University of Chicago



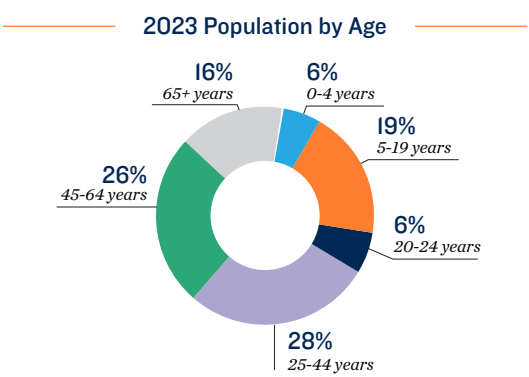
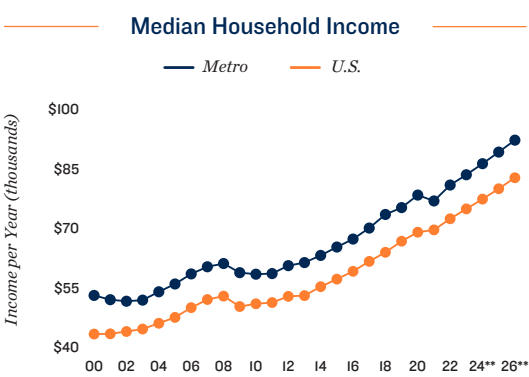
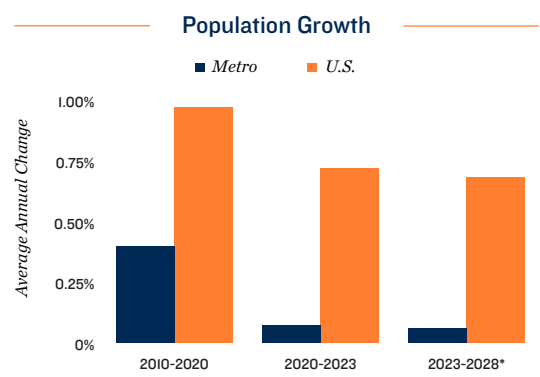
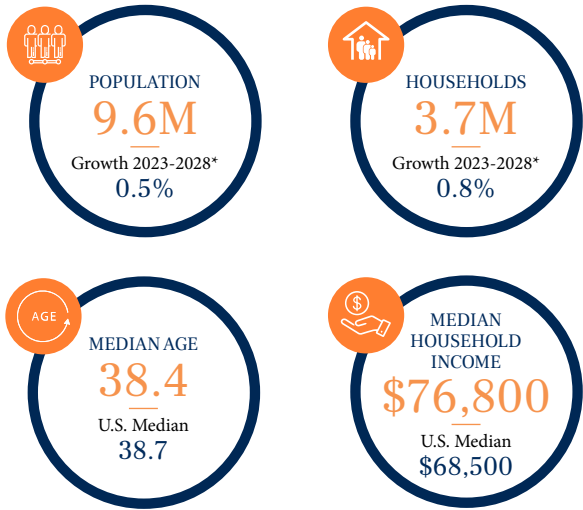
SHARE OF 2023 TOTAL EMPLOYMENT



DEMOGRAPHICS

- Chicago is the second-most populous metro in the U.S., with 9.5 million residents. During the next five years, however, the population is expected to lower marginally.
- World-class education institutions, including Northwestern University and the University of Chicago, help provide a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor’s degree, and of these, roughly 15 percent have also earned a graduate or professional degree, which is well above the national level.
- Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is slightly below that of the U.S. median, as well as a household income above the national level.
- More people are renting as thousands of new apartments are completed. Local homeownership is slightly below the national rate of 65 percent.

QUICK FACTS



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.

\$356,200 ■ **70** ■ **29**
 MEDIAN HOME PRICE MUSEUMS MILES OF SHORELINE

SPORTS

Baseball	MLB	CHICAGO CUBS
Baseball	MLB	CHICAGO WHITE SOX
Football	NFL	CHICAGO BEARS
Basketball	NBA	CHICAGO BULLS
Hockey	NHL	CHICAGO BLACKHAWKS
Soccer	MLS	CHICAGO FIRE FC

EDUCATION

- DEPAUL UNIVERSITY
- THE UNIVERSITY OF CHICAGO
- NORTHWESTERN UNIVERSITY
- LOYOLA UNIVERSITY CHICAGO
- UNIVERSITY OF ILLINOIS CHICAGO

ARTS & ENTERTAINMENT

- ADLER PLANETARIUM
- SHEDD AQUARIUM
- THE FIELD MUSEUM CHICAGO
- MUSEUM OF SCIENCE AND INDUSTRY, CHICAGO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS // 7737 Roosevelt Rd

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	13,548	237,857	629,791
2023 Estimate			
Total Population	13,626	237,727	630,133
2020 Census			
Total Population	13,738	242,455	638,227
2010 Census			
Total Population	13,822	237,605	634,651
Daytime Population			
2023 Estimate	15,105	222,251	520,467
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	5,755	91,150	228,186
2023 Estimate			
Total Households	5,796	91,011	227,528
Average (Mean) Household Size	2.3	2.6	2.8
2020 Census			
Total Households	5,840	91,105	227,789
2010 Census			
Total Households	5,714	86,812	216,581

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	4.3%	6.0%	4.2%
\$200,000-\$249,999	2.5%	4.2%	2.9%
\$150,000-\$199,999	7.9%	8.5%	6.7%
\$125,000-\$149,999	6.6%	6.3%	5.8%
\$100,000-\$124,999	9.2%	9.5%	9.0%
\$75,000-\$99,999	15.8%	13.7%	13.3%
\$50,000-\$74,999	19.6%	16.9%	17.3%
\$35,000-\$49,999	11.5%	11.1%	12.0%
\$25,000-\$34,999	7.8%	7.1%	8.5%
\$15,000-\$24,999	7.0%	7.5%	9.2%
Under \$15,000	7.7%	9.3%	11.2%
Average Household Income	\$94,940	\$106,393	\$90,367
Median Household Income	\$70,085	\$72,113	\$62,907
Per Capita Income	\$40,662	\$40,880	\$32,758

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	13,626	237,727	630,133
0 to 4 Years	6.3%	6.1%	6.4%
5 to 14 Years	12.4%	13.9%	14.4%
15 to 17 Years	3.6%	4.2%	4.4%
18 to 19 Years	1.9%	2.5%	2.5%
20 to 24 Years	5.0%	6.0%	6.3%
25 to 29 Years	7.2%	6.9%	7.0%
30 to 34 Years	7.7%	6.9%	6.9%
35 to 39 Years	7.7%	7.0%	6.9%
40 to 49 Years	14.3%	13.4%	12.9%
50 to 59 Years	14.3%	12.8%	12.5%
60 to 64 Years	6.2%	6.1%	5.9%
65 to 69 Years	4.7%	4.9%	4.7%
70 to 74 Years	3.5%	3.8%	3.7%
75 to 79 Years	2.0%	2.4%	2.3%
80 to 84 Years	1.5%	1.6%	1.6%
Age 85+	1.6%	1.6%	1.6%
Median Age	38.8	37.5	36.5

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	9,644	160,122	415,976
Elementary (0-8)	5.1%	7.5%	9.2%
Some High School (9-11)	4.5%	6.5%	8.6%
High School Graduate (12)	21.3%	24.2%	28.6%
Some College (13-15)	19.1%	18.4%	19.6%
Associate Degree Only	7.6%	6.7%	7.2%
Bachelor's Degree Only	25.1%	19.9%	15.8%
Graduate Degree	17.2%	16.7%	11.0%
HOUSING UNITS			
Occupied Units			
2028 Projection	6,248	98,001	245,183
2023 Estimate	6,313	98,077	245,414
Owner Occupied	3,284	53,465	130,843
Renter Occupied	2,512	37,546	96,686
Vacant	517	7,066	17,886
Persons in Units			
2023 Estimate Total Occupied Units	5,796	91,011	227,528
1 Person Units	36.9%	31.3%	27.9%
2 Person Units	29.5%	27.5%	26.4%
3 Person Units	14.3%	14.9%	15.9%
4 Person Units	10.5%	13.3%	14.2%
5 Person Units	5.3%	7.1%	8.1%
6+ Person Units	3.5%	6.0%	7.4%



POPULATION

In 2023, the population in your selected geography is 630,133. The population has changed by -0.71 since 2010. It is estimated that the population in your area will be 629,791 five years from now, which represents a change of -0.1 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 36.5, compared with the U.S. average, which is 38.7. The population density in your area is 8,008 people per square mile.



HOUSEHOLDS

There are currently 227,528 households in your selected geography. The number of households has changed by 5.05 since 2010. It is estimated that the number of households in your area will be 228,186 five years from now, which represents a change of 0.3 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2023, the median household income for your selected geography is \$62,907, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 27.11 since 2010. It is estimated that the median household income in your area will be \$70,842 five years from now, which represents a change of 12.6 percent from the current year.

The current year per capita income in your area is \$32,758, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$90,367, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 282,128 people in your selected area were employed. The 2010 Census revealed that 56.6 percent of employees are in white-collar occupations in this geography, and 24.9 percent are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 34.00 minutes.



HOUSING

The median housing value in your area was \$264,814 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 124,858.00 owner-occupied housing units and 91,724.00 renter-occupied housing units in your area.



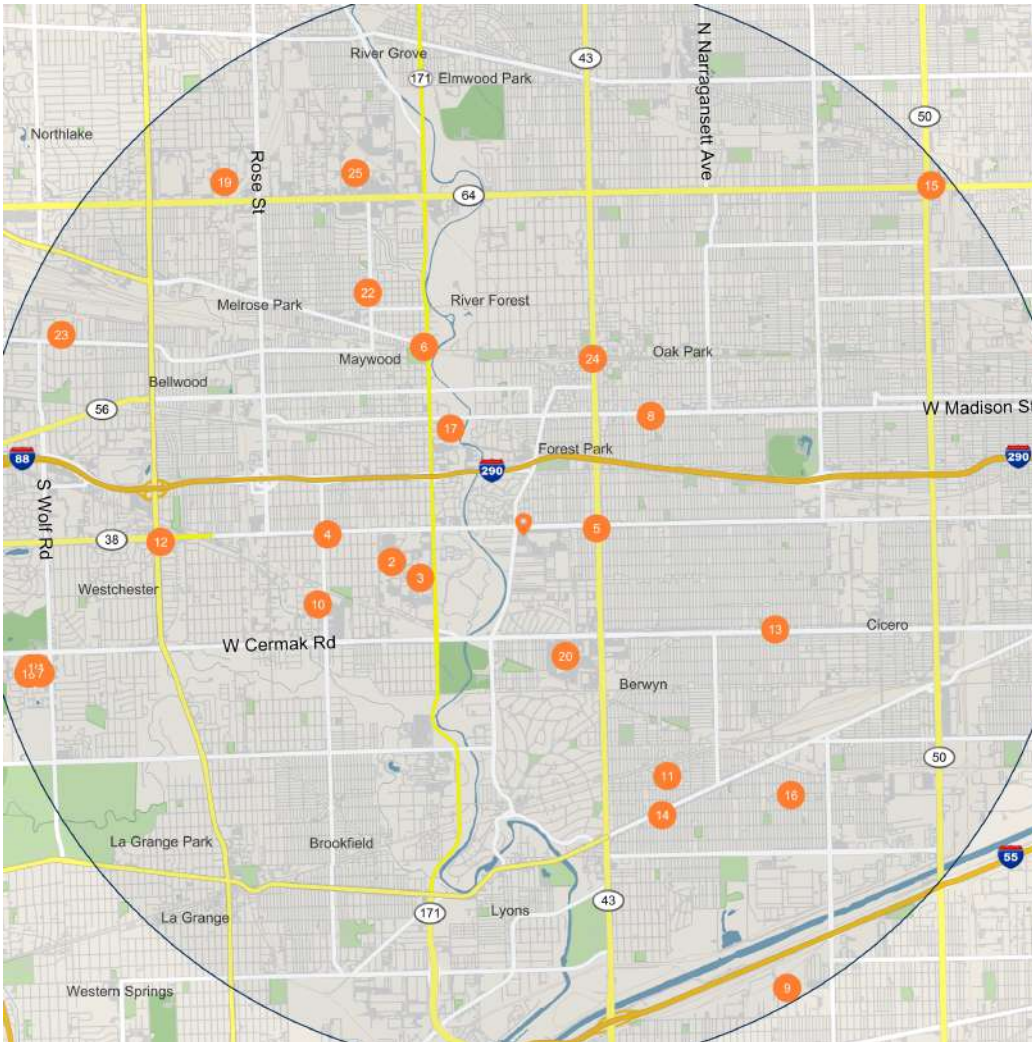
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 11.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 15.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 28.6 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 19.6 percent in the selected area compared with the 20.1 percent in the U.S.

7737 Roosevelt Rd // DEMOGRAPHICS

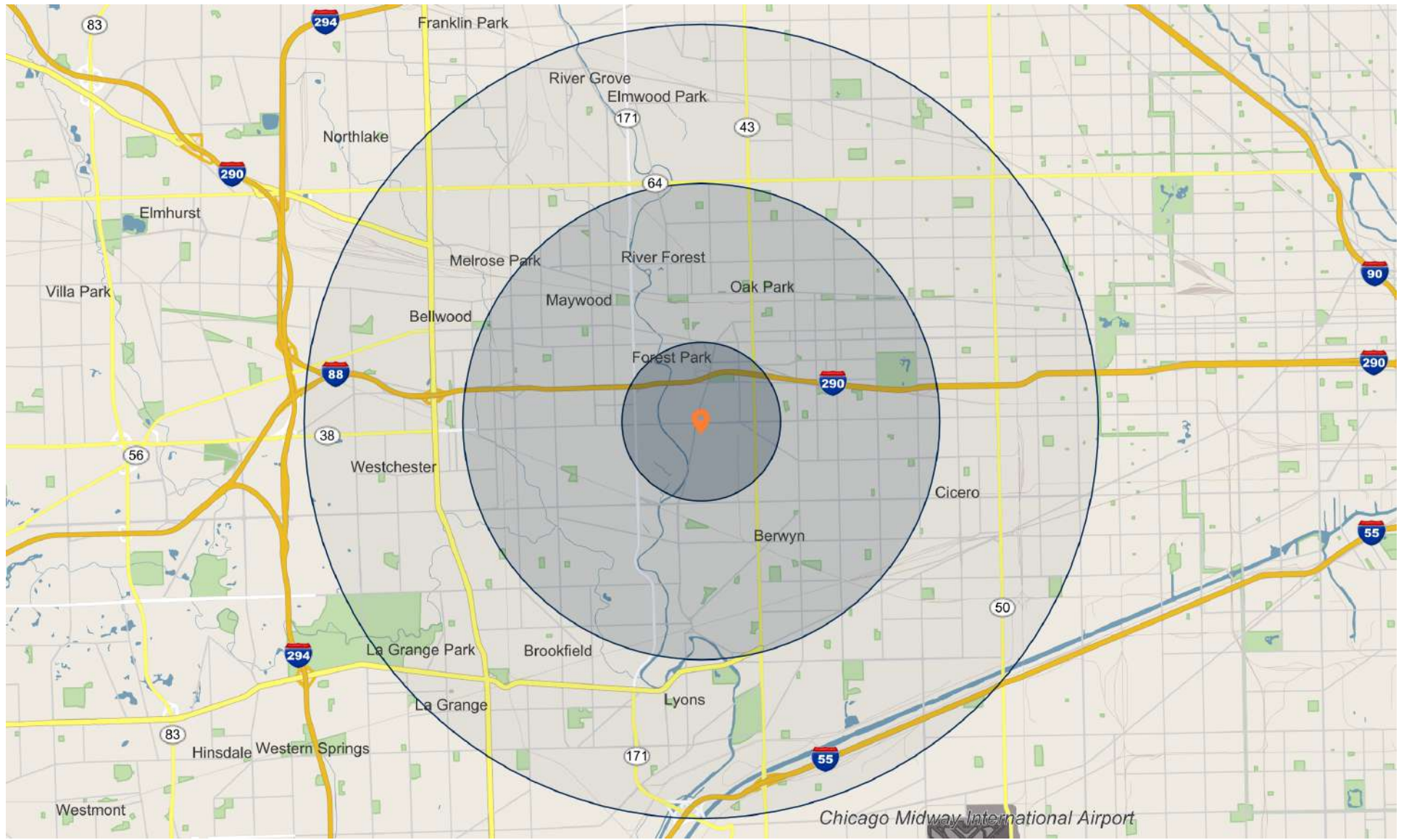


Major Employers

Employees

1	RB Global Inc	4,200
2	Veterans Health Administration-Edward Hines Jr VA Hospital	3,000
3	Loyola Medicine Transport LLC	2,550
4	Bond Drug Company Illinois LLC-Walgreens	1,573
5	Bond Drug Company Illinois LLC-Walgreens	1,206
6	Bond Drug Company Illinois LLC-Walgreens	1,206
7	Commscope Technologies LLC-Commscope	1,200
8	Bond Drug Company Illinois LLC-Walgreens	1,153
9	Roxul USA Inc-Rockfon	1,112
10	Elkay Manufacturing Company	1,061
11	Mac Neal Memorial Hosp Assn	1,000
12	Bond Drug Company Illinois LLC-Walgreens	996
13	Bond Drug Company Illinois LLC-Walgreens	996
14	Bond Drug Company Illinois LLC-Walgreens	944
15	Bond Drug Company Illinois LLC-Walgreens	944
16	Bond Drug Company Illinois LLC-Walgreens	944
17	Roy Strom Excvtg & Grading Co-Roy Strom Co	849
18	Ingredion Incorporated-Ingredion	800
19	Westrock Cnsmr Packg Group LLC-Klearfold Louisa Co	799
20	A B M Inc-Lakeside Building Management	779
21	Fidelity Nat Card Svcs Inc	707
22	Board Education District 89	700
23	Whitsons Food Svc Bronx LLC	671
24	Chicago Transit Authority-Service Delivery Elevator Line	618
25	Innovel Solutions Inc-Sears	592

DEMOGRAPHICS // 7737 Roosevelt Rd



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