

Marcus & Millichap

±9,324 SQUARE FEET
INLINE RETAIL
SHOPPING CENTER
FREE-STANDING VALUE-ADD
RETAIL OPPORTUNITY

2428-2430 SYCAMORE RD
DEKALB, ILLINOIS 60115

ONLINE
AUCTION

STARTING BID: \$150,000

R MARKETPLACE
ONLINE AUCTION
MARCH 23-25, 2026

±9,324 SF,
FREE-STANDING
MULTI-TENANT STRIP
CENTER LOCATED WITHIN
NORTHLAND PLAZA
OFFERED AT A SUBSTANTIAL
DISCOUNT TO
REPLACEMENT COST
(\$150K STARTING
BID)

±16.83%
OCCUPIED OFFERING
A SIGNIFICANT VALUE-
ADD OPPORTUNITY VIA
STRATEGIC LONG-TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR OWNER-USER
USE

PRIME
LOCATION JUST OFF
SYCAMORE ROAD (IL-23)
WITH ±23,633 VPD WITHIN
A DOMINANT REGIONAL
RETAIL NODE ANCHORED
BY WALMART, ALDI,
TJ MAXX, BURLINGTON,
ROSS, PETSMART, AND
HOMEGOODS



Barber Greene Rd
7,281 VPD

VIEW ONLINE AUCTION
MARCH 23-25, 2026

2428-2430 SYCAMORE RD, DEKALB, ILLINOIS 60115

ONLINE AUCTION: MARCH 23-25, 2026 | \$150,000 STARTING BID


BUILDING: ±9,324 SF
PARCEL NUMBER:
08-12-451-026
LOT SIZE: ±1.012 AC
(±44,103 TOTAL SF)
PARKING: ±80 SPACES


PROPERTY TYPE: RETAIL
STORIES: ONE
TENANCY: MULTI (3 UNITS)
OCCUPANCY: ±16.83%
OCCUPIED BY ONE TENANT
(SEE DD FOR RENT ROLL)


YEAR BUILT: 2004
FREESTANDING
ZONING: "PD-C"
PLANNED DEVELOPMENT
FACADE SIGN


CHICAGO MSA
SIGNALIZED HARD CORNER
±1-MI TO I-88
±2-MI TO NORTHERN ILLINOIS UNIVERSITY
±3-MI TO NORTHWESTERN MEDICINE KISHWAUKEE HOSPITAL

Marcus & Millichap is pleased to present the opportunity to acquire a freestanding, multi-tenant retail building within Northland Plaza Shopping Center at 2428 Sycamore Road, DeKalb, Illinois (the "Property"). Positioned along Sycamore Road (IL-23), DeKalb's primary retail corridor, the Property offers a highly visible asset within one of Chicagoland's established commercial nodes. With ±83% vacancy, in-place income from a long-term tenant, flexible commercial zoning, and strong corridor fundamentals within the greater Chicago MSA, the Property presents a compelling value-add opportunity to lease up the vacant space and reposition the asset within a necessity-driven retail submarket.

Constructed as a single-story retail building totaling ±9,324 SF, the Property is situated on a ±1.012-acre (±44,103 SF) parcel and is currently configured into three retail suites with 22' ceilings. Heartland Blood Centers occupies ±1,569 SF, representing 16.83% of the gross leasable area, with the remaining ±7,755 SF currently vacant. Heartland Blood Centers has operated at this location since 2005 and recently extended its lease through February 29, 2028, providing in-place income and stability while preserving substantial upside through lease-up of the remaining vacancy. The Property is zoned PD-C (Planned Development - Commercial), permitting a broad range of retail, medical, service, and commercial uses. The flexible zoning, combined with the building's existing layout, allows for traditional multi-tenant retail leasing, medical or office repositioning, or potential owner-user occupancy of the vacant space.

Strategically positioned within Northland Plaza at a signalized hard corner just off IL-23, the area benefits from strong vehicular traffic, established co-tenancy, and a concentrated retail corridor that serves as the primary shopping destination for DeKalb and surrounding communities. Sycamore Road carries traffic counts exceeding ±23,600 VPD near the Property and functions as the city's dominant north-south commercial spine, providing direct connectivity to Interstate 88 and surrounding residential neighborhoods. Northland Plaza is anchored by a strong lineup of national and credit retailers including ALDI, TJ Maxx, Burlington, Ross Dress for Less, Hobby Lobby, Five Below, PetSmart, and HomeGoods, along with Planet Fitness and multiple service-oriented tenants, driving consistent daily traffic and cross-shopping activity throughout the center. In addition to its retail concentration, DeKalb benefits from continued industrial and logistics expansion along the I-88 corridor, which has attracted distribution, advanced manufacturing, and technology infrastructure investment throughout Northern Illinois. This growth supports long-term employment stability and reinforces consumer demand within the trade area. DeKalb is anchored by Northern Illinois University, located ±2-mi from the Property, enrolling ±15,000+ students and employing thousands of faculty and administrative staff. Northwestern Medicine Kishwaukee Hospital, located ±3-mi from the Property, further supports daytime traffic and healthcare-driven visitation. The surrounding trade area includes more than ±64,000 residents within a 5-mi radius, providing a stable consumer base to support retail, medical, and service-oriented businesses. These fundamentals, combined with the Property's central position along DeKalb's primary retail spine and established co-tenancy within Northland Plaza, support continued demand and long-term lease-up potential within a stable Northern Illinois submarket.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, number of parking spaces, and zoning. Site Plan used as source for building size. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.



PROPERTY
PHOTOS



VIEW ONLINE AUCTION
MARCH 23-25, 2026



R MARKETPLACE
**ONLINE
AUCTION**
Marcus & Millichap

MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)

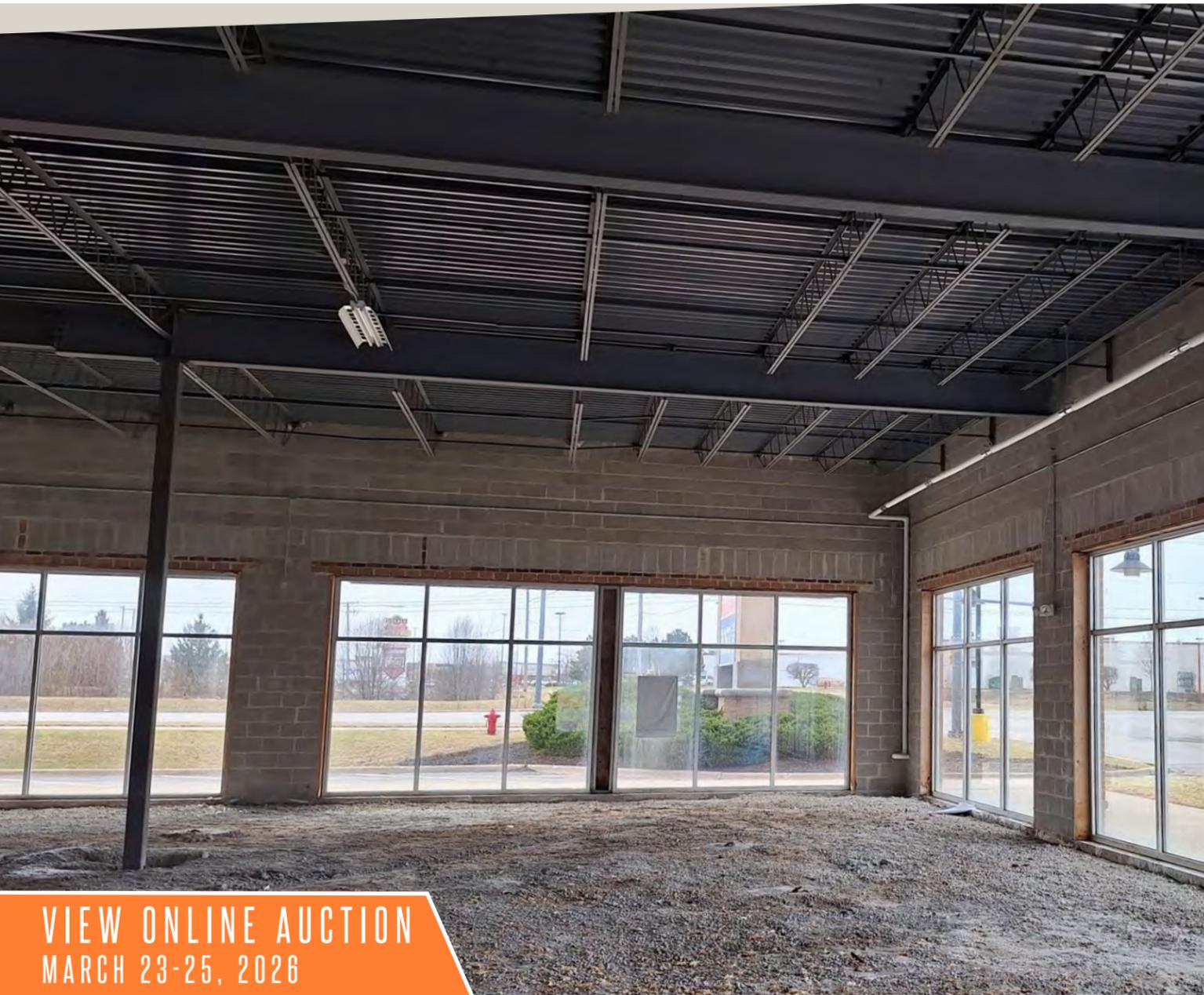
DEKALB, IL



INTERIOR
PHOTOS



MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)

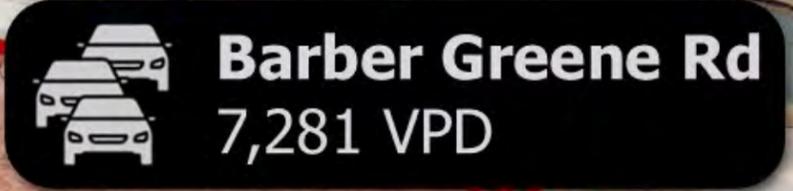


R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

VIEW ONLINE AUCTION
MARCH 23-25, 2026

DEKALB, IL

NORTHLAND PLAZA SHOPPING CENTER



UNDER CONSTRUCTION
60+ Multifamily Units



FREE-STANDING BUILDING FLEXIBLE ZONING SURVEY

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MARCH 23-25, 2026



R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap



MULTI-TENANT RETAIL STRIP CENTER (NORHLAND PLAZA SHOPPING CENTER)
DEKALB, IL

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

NORTHLAND PLAZA SITE PLAN



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AVAILABLE FOR SALE - AUCTION

Suite #	Tenant	SF
2562	Egg Haven	4,389
2564	Game Stop	1,400
2566	Crumbl Cookies	1,232
2570	Westside Children's Therapy	5,501
2550	Burlington	31,585
2546	T.J. Maxx	26,797
2540	Aldi	28,548
2530	HomeGoods	23,000
2520	Ross	22,293
2518	Five Below	10,002
2516	Shoe Sensation	9,882
2512	PetSmart	20,087
2506	America's Best	4,370
2500	Hobby Lobby	54,019
2478	Available	8,522
2428	Heartland Blood Centers	1,569
2420	Available	3,500
2424	Available	4,255
2448	Candy Cloud	2,520
2442	DeKamore Dental	3,605
2434	Panda Express	2,200
2438	Athletico	2,525
2444	LeZa Nail Spa	2,524
2446	Five Guys	2,524

OCCUPIED **NAP of Main Center**



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MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER) DEKALB, IL



DeKalb County Highway Dept

Credit Union 1

SITE

Barber Greene Rd
7,281 VPD

UNDER CONSTRUCTION
60+ Multifamily Units

A REGIONAL HUB

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MARCH 23-25, 2026



TRANSPORTATION & CONNECTIVITY

DeKalb offers excellent regional connectivity, supporting commuter traffic and retail draw:

- Interstate 88 located ±1-Mi from the Property, providing direct access east to Chicago (±65-Mi) and west toward the Quad Cities
- IL-23 (Sycamore Road) serves as the primary north-south retail corridor
- DeKalb Taylor Municipal Airport located ±5-Mi from the Property, supporting corporate and general aviation
- O'Hare International Airport located approximately ±70-Mi east, serving 73+ million passengers in 2023 and ranking among the busiest airports in the world
- Access to Chicago's broader interstate and Class I rail network

This connectivity reinforces DeKalb's role as the dominant retail hub for surrounding rural communities while maintaining direct access to the greater Chicago metro economy.



MAJOR EMPLOYERS

DeKalb's economy is supported by a diversified employment base anchored by education, healthcare, manufacturing, logistics, and government. Major regional employers include:

- Northern Illinois University | ±2-Mi from the Property | 3,800+ employees
- Northwestern Medicine Kishwaukee Hospital | ±3-Mi from the Property | 1,000+ employees
- Archer Daniels Midland (ADM) | ±2-Mi from the Property | 500+ local employees
- DeKalb County Government | ±2-Mi from the Property | 600+ employees
- DeKalb Community Unit School District 428 | ±3-Mi from the Property | 800+ employees

These institutional anchors provide employment stability and support consistent demand for service-oriented commercial uses.



HEALTHCARE + EDUCATION

Healthcare and higher education form the backbone of DeKalb's daytime population and long-term economic resilience. Together, these sectors support thousands of jobs and generate consistent weekday and event-driven traffic throughout the year.

Northwestern Medicine Kishwaukee Hospital serves the broader DeKalb County region as a full-service medical center offering emergency services, surgical care, specialty clinics, and outpatient treatment. With approximately 1,000+ employees and a wide regional patient base, the hospital contributes meaningfully to daytime population density and healthcare-driven visitation within the trade area. Northern Illinois University remains one of the largest employers in the region, enrolling approximately 15,000+ students annually and employing 3,800+ faculty and staff. NIU's NCAA Division I Huskies athletics, academic conferences, cultural programming, commencement ceremonies, and campus events generate recurring visitor traffic and seasonal population spikes that support surrounding retail, dining, and hospitality uses.

The combined presence of university enrollment, healthcare employment, and public-sector operations reinforces durable demand across medical, office, quick-service, and necessity-based retail categories, providing a stable economic foundation for long-term investment.



QUALITY OF LIFE & AFFORDABILITY

DeKalb's median home values remain approximately 50%-60% below Chicago metro averages, reinforcing attainable homeownership, workforce housing affordability, and long-term residential stability. Median household incomes in the area approach ±\$70,000, supporting steady consumer purchasing power and sustainable retail demand within the local trade area.

With more than 40 parks, over 700 acres of maintained parkland, miles of recreational trails, and year-round community events tied to Northern Illinois University and the City of DeKalb, the market offers a balanced mix of suburban livability and institutional vitality. This combination of affordability, accessibility, and amenity-rich infrastructure continues to attract students, workforce residents, and families while reinforcing DeKalb's position as a durable Northern Illinois investment market.

UNIVERSITY-ANCHORED RETAIL HUB IN CHICAGO'S WESTERN GROWTH CORRIDOR DEKALB, IL

Located approximately ±65-Mi west of Downtown Chicago, DeKalb serves as the commercial, educational, and institutional center of DeKalb County and the primary retail destination for surrounding rural communities across Northern Illinois. Positioned along Interstate 88 (Ronald Reagan Memorial Tollway) just ±1-Mi from the Property, and directly along IL-23 (Sycamore Road), the city benefits from strong commuter traffic, regional draw, and seamless connectivity to the greater Chicago metropolitan area. IL-23 functions as DeKalb's dominant retail corridor and experiences traffic counts exceeding ±23,000 VPD near the Property, reinforcing its role as the county's primary commercial spine and daily-needs shopping destination.

DeKalb County is home to approximately ±100,000 residents and draws retail demand from neighboring communities including Sycamore, Cortland, Genoa, and Sandwich. The Sycamore Road corridor is anchored by a diverse mix of national retailers, grocery operators, fitness concepts, and quick-service restaurants, establishing the area as the principal shopping node for the broader trade area. Limited competing retail corridors within the county further concentrate consumer spending along this established commercial axis. The city is anchored by Northern Illinois University (NIU), located approximately ±2-Mi from the Property. NIU enrolls approximately 15,000+ students annually and employs thousands of faculty and administrative staff, contributing meaningfully to the area's economic stability. Unlike seasonal college markets, NIU's research programs, graduate enrollment, athletics, conferences, and administrative functions generate consistent year-round daytime population levels that support stable demand across quick-service, medical, service-oriented, and daily-needs retail categories.

Northwestern Medicine Kishwaukee Hospital, located approximately ±3-Mi from the Property, operates as a full-service regional medical center providing emergency, surgical, and specialty services. The hospital strengthens daytime traffic patterns and contributes to healthcare-driven demand within the trade area. Combined, education, healthcare, manufacturing, and public-sector employment provide durable economic fundamentals that support necessity-based retail investment.

DeKalb's proximity to Chicago allows businesses and residents to leverage the economic power of the nation's third-largest metropolitan area while benefiting from materially lower occupancy costs, reduced development barriers, and a more accessible suburban operating environment.

Source(s): <https://www.census.gov>; <https://www.niu.edu>; <https://www.nm.org>; <https://www.flychicago.com>; <https://www.idot.illinois.gov>; <https://www.bls.gov>; <https://www.worldbusinesschicago.com>; <https://www.cityofdekalb.com>; <https://www.dekalbcounty.org>; <https://www.illinois.gov>

CHICAGOLAND

THE CHICAGO METROPOLITAN AREA (MSA)

The Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA) represents the economic backbone of the Midwest and ranks as the third-largest metropolitan region in the United States. With a population exceeding ±9.5M residents, Chicagoland serves as one of North America's most diversified and globally connected economies, functioning as a critical hub for commerce, innovation, and global trade. Strategically positioned at the geographic center of the United States, the region provides direct access to national and international markets through its unmatched multimodal infrastructure. Chicago's deep labor pool of ±5M workers, global connectivity, and concentration of corporate headquarters have established the metro as a primary engine of economic activity across Illinois and the broader central United States.

The metropolitan area generates a Gross Regional Product of ±\$886B annually, placing it among the largest regional economies in the world. According to World Business Chicago, the region supports ±4.7M jobs and hosts 30+ Fortune 500 headquarters, reflecting a strong concentration of corporate leadership and long-term institutional presence. Chicagoland is home to ±252,000 businesses and maintains a robust talent pipeline with more than ±145,000 annual graduates and secondary program finishers. Chicago's economy is anchored by a broad and balanced industry mix spanning financial services and global trading markets, nationally recognized healthcare systems and life sciences research, one of the largest transportation and logistics networks in North America, advanced and precision manufacturing, corporate headquarters and professional services firms, and a higher education ecosystem enrolling more than ±400,000 students across regional universities.

This diversification mitigates sector-specific volatility and reinforces sustained consumer purchasing power throughout the metropolitan area and its suburban growth corridors extending west along Interstate 88. Chicagoland consistently ranks among the top U.S. metros for corporate relocations, foreign direct investment, and logistics activity. Its scale, institutional depth, workforce pipeline, and global reach provide long-term economic durability that supports retail, office, industrial, and multifamily markets across the broader region.



\$886 billion

Estimated GRP in 2024, up 27% from 2019.

5,009,347 people

Chicagoland's labor force people as of April 2025.

252,322 businesses

Chicagoland's business count as of Q2 2024.

\$4.32 billion

Growth capital invested in Chicagoland's startups.

#1

Metro area for corporate expansions or relocations by Site Selection Magazine.

145,525

Graduates and secondary program finishers.

GLOBAL SCALE & DEPTH

VIEW ONLINE AUCTION
MARCH 23-25, 2026



A GLOBAL ECONOMIC ENGINE

DeKalb benefits from direct integration into the Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA), the third-largest metropolitan region in the United States and one of North America's most globally connected economies. With a population exceeding ±9.5M residents, the Chicago region anchors the Midwest and generates ±\$886B in annual Gross Regional Product. Chicagoland supports a labor force of ±5M people and maintains long-term economic durability through a diversified base of corporate headquarters, healthcare, logistics, manufacturing, technology, and higher education. Key stats include:

- ±9.5M population
- 3rd largest U.S. metro economy
- ±\$886B Gross Regional Product
- 30+ Fortune 500 headquarters
- ±4.7M employed workforce
- 400,000+ college students enrolled across regional universities



ECONOMIC SCALE & GLOBAL CONNECTIVITY

The Chicago region ranks among the largest metropolitan economies in the world and remains a national hub for corporate leadership, global commerce, and capital investment. With a Gross Regional Product of ±\$886B and more than 30 Fortune 500 headquarters, Chicago's diversified economic profile spans numerous industry sectors, providing resilience across business cycles and supporting stable consumer purchasing power throughout the metro and its suburban growth corridors. The region supports ±4.7M jobs and consistently ranks among the top U.S. metros for corporate relocations and foreign direct investment. Its central U.S. location and extensive multimodal infrastructure reinforce Chicago's role as a primary national logistics and distribution gateway.

DeKalb's location ±65-Mi west of Downtown Chicago allows it to leverage the region's economic scale, corporate depth, and global connectivity while benefiting from a lower-cost suburban environment and direct connectivity along the I-88 corridor.



TRANSPORTATION ADVANTAGE

Chicago is one of North America's most important transportation hubs, supporting global connectivity and nationwide distribution. O'Hare International Airport served 73+ million passengers in 2023 and ranks among the busiest airports in the world, while Midway International Airport provides additional domestic connectivity. The region is also the largest rail hub in North America, supported by six Class I freight railroads and an expansive interstate network including I-90, I-94, I-88, I-55, I-80, and I-294. This multimodal infrastructure reinforces Chicago's role as a national logistics gateway and strengthens the macroeconomic foundation supporting markets such as DeKalb and the western growth corridor. Distance highlights:

- ±70-Mi to O'Hare International Airport
- ±75-Mi to Midway International Airport
- Direct access to I-88 connecting DeKalb to the western suburbs and Downtown Chicago

STRATEGICALLY LOCATED WITHIN THE CHICAGO-NAPERVILLE-ELGIN MSA (CHICAGOLAND), A ±9.5+ MILLION PERSON METROPOLITAN REGION GENERATING \$886+ BILLION IN ANNUAL ECONOMIC OUTPUT AND SUPPORTING 5+ MILLION JOBS

HOME TO 30+ FORTUNE 500 HQ AND ONE OF THE LARGEST CONCENTRATIONS OF CORPORATE LEADERSHIP IN THE U.S., SUPPORTED BY A HIGHLY DIVERSIFIED ECONOMY SPANNING FINANCE, LOGISTICS, HEALTHCARE, ADVANCED MANUFACTURING, AND TECHNOLOGY

UNMATCHED MULTIMODAL CONNECTIVITY WITH GLOBAL AVIATION, RAIL, AND INTERSTATE INFRASTRUCTURE SERVED BY 73+ MILLION ANNUAL PASSENGERS AT O'HARE INTERNATIONAL AIRPORT AND THE LARGEST RAIL FREIGHT NETWORK IN THE UNITED STATES

R MARKETPLACE
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A GLOBAL LEADER THE BEST STATE FOR BUSINESS



ECONOMIC OVERVIEW

Illinois' economic strength begins with its ecosystem of pioneers and innovators. The 18th largest economy in the world, the state has consistently attracted and grown some of the most iconic global brands including Abbott, ADM, Allstate, Baxter, Motorola Solutions, Exelon, John Deere, Kraft Heinz, McDonald's, Mondelez, State Farm, United, and Walgreens. With a workforce of nearly 6.4 million people, one-third holding a bachelor's degree or higher, and one of the most advanced transportation networks in the country, Illinois offers the talent and infrastructure companies need to succeed. A supportive business climate fosters both established industries and emerging sectors, creating good-paying jobs and sustainable growth.



A GLOBAL POWERHOUSE

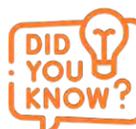
IL is a global leader in commerce, innovation, and trade, offering unmatched access to people, capital, and markets.

- 5th largest GDP in the U.S. and 18th largest economy in the world
- 30+ Fortune 500 headquarters, the most in the Midwest
- #2 in the nation for business expansions and relocations (2022)
- 6.4M workforce, with 35% holding bachelor's degrees or higher, supported by 247 higher education institutions
- Chicago O'Hare International Airport, ranked the world's most connected
- 5 federal laboratories fueling research and innovation: USDA Agricultural Research Service, U.S. Transportation Command, Construction Engineering Research Laboratory, Argonne National Laboratory, and Fermi National Accelerator Laboratory
- 84 international consulates and 6 global trade offices (Belgium, Canada, China, Israel, Japan, Mexico)



MAJOR EMPLOYERS

Illinois is home to more than 1,900 major corporate headquarters and over 2,000 foreign businesses. This robust corporate community creates a network of suppliers, customers, and collaborators across healthcare, manufacturing, finance, logistics, and technology, reinforcing Illinois' position as a premier destination for investment and growth.



OTHER KEY FACTS

Illinois is a global leader in commerce, innovation, and trade, offering unmatched access to people, capital, and markets.

- #2 in sustainable development
- 83% of the continental U.S. within two-day truck drive
- Largest inland port in North America
- Only state with all seven Class 1 railroads
- Over \$10.3B of venture investment in 2022 alone, 4th largest in the nation
- #1 state for private food manufacturing R&D
- Home to more than 13.6K life sciences firms
- 4th highest manufacturing GRP in the U.S.
- Top 10 state for IT jobs and GDP
- #5 data center destination in the world
- #4 in U.S. in transportation and warehousing establishments
- #4 in U.S. for small businesses and small-business payroll

HIGHER EDUCATION INSTITUTIONS



SKILLED WORKFORCE + TOP TALENT PIPELINE

Each year, Illinois' talent pipeline is fueled by more than 5,200 MBA graduates, 9,100 engineering graduates, 9,500 IT graduates, and nearly 1,800 law graduates. The state's education system starts early, with 673 nationally ranked high schools and two of the top 10 universities in the U.S. (University of Chicago and Northwestern University). The University of Illinois boasts one of the nation's largest medical schools and graduates more engineers annually than Stanford, Caltech, and MIT combined. Ranked #1 in the Midwest for workforce development, Illinois continues to invest in education and training, reinforcing its reputation as a competitive environment with opportunities for all.

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THE DATA

- Labor force of 6.4 million people
- #6 in the nation in total labor force
- 35% of Illinoisans hold bachelor's degrees or higher
- #1 in the Midwest for workforce development



WHY ILLINOIS

AT THE EPICENTER OF THE U.S.

Illinois offers unparalleled opportunity at the heart of North America. With the most diverse economy in the nation, the state provides companies with access to world-class infrastructure, a highly skilled workforce, and the second most economically powerful region in the U.S. Businesses benefit from a central location that connects operations to customers and markets across the country and around the globe.

Illinois is home to more than 30 Fortune 500 headquarters and over 2,000 international companies that leverage its strategic position, reliable low-cost energy, and abundant natural resources. Supported by more than 247 higher education institutions, the state's workforce is one of the most educated and productive in the nation, ensuring employers have access to the talent they need to innovate and grow. The state is also a global leader in transportation and logistics, anchored by O'Hare International Airport—the world's most connected airport—and complemented by Midway International, a robust rail and interstate highway system, and access to the Mississippi River and Great Lakes shipping lanes. Together, this multimodal infrastructure puts businesses, people, and goods within a four-hour flight of the entire North American market.

Beyond business advantages, Illinois is one of the country's most culturally vibrant states, home to world-class arts, dining, and entertainment alongside safe, livable communities. From thriving urban centers like Chicago to suburban and rural markets, the state offers a balance of economic opportunity and quality of life that continues to attract talent and investment from around the world.

Source(s): <https://dceo.illinois.gov/whyillinois.html> ; <https://www.cookcountyil.gov/agency/bureau-economic-development> ; <https://willcountyced.com> ;



MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER)

DEKALB, IL



Sycamore Rd
23,633 VPD

Barber Greene Rd
7,281 VPD

NORTHLAND PLAZA SHOPPING CENTER

PETSMART **TJ-MAXX** **ROSS**
DRESS FOR LESS

planet fitness **ALDI** **HOBBY LOBBY** **five BELOW**
HomeGoods

SHOP
FREESTANDING IN-LINE
RETAIL STRIP
CENTER

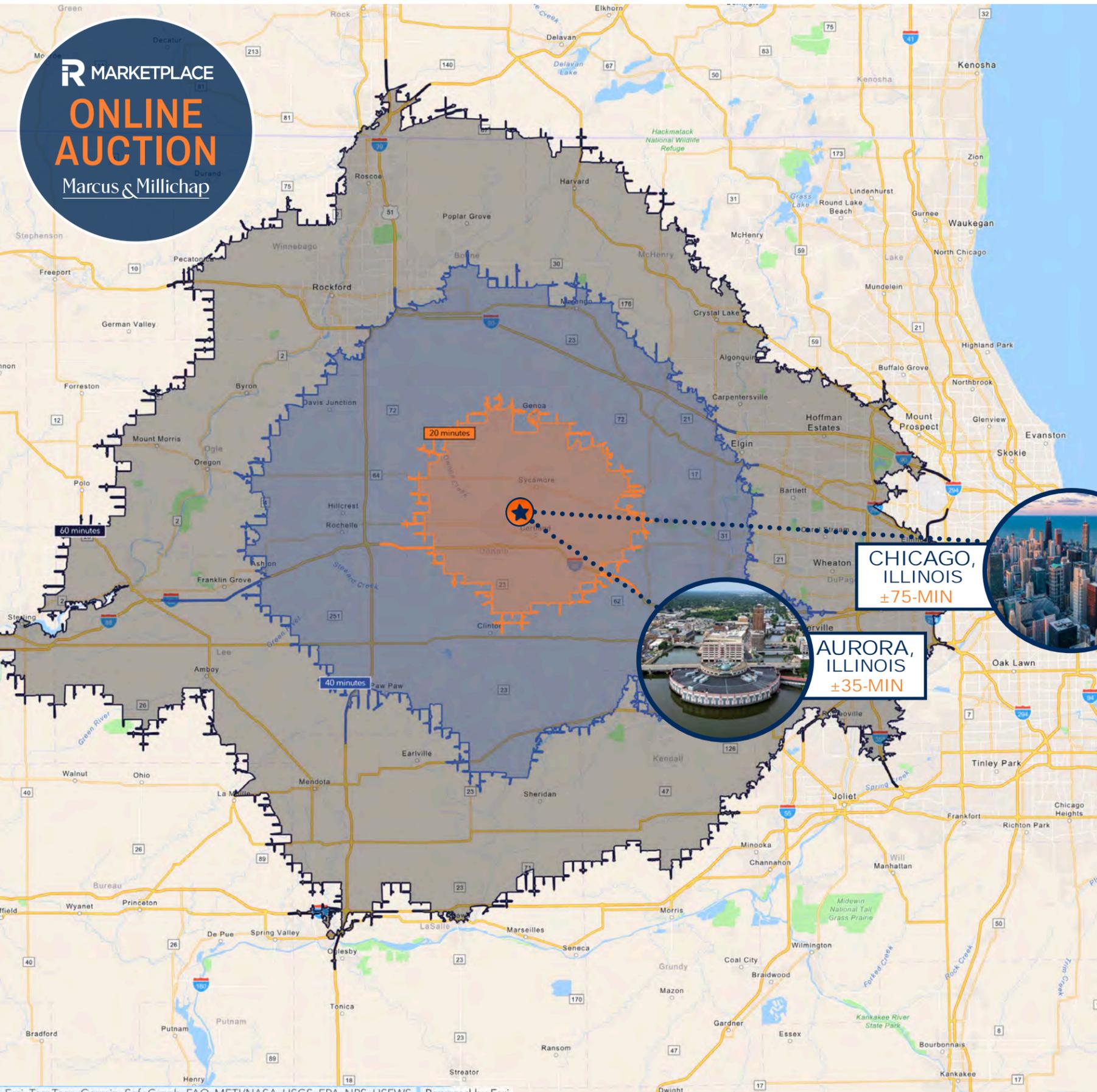
SIGNALIZED
HARD CORNER
INTERSECTION

HIGH TRAFFIC/DAILY
NEEDS CORRIDOR

DOWNTOWN LOCATION
JUST 0.3-MI TO THE
AREA MALL

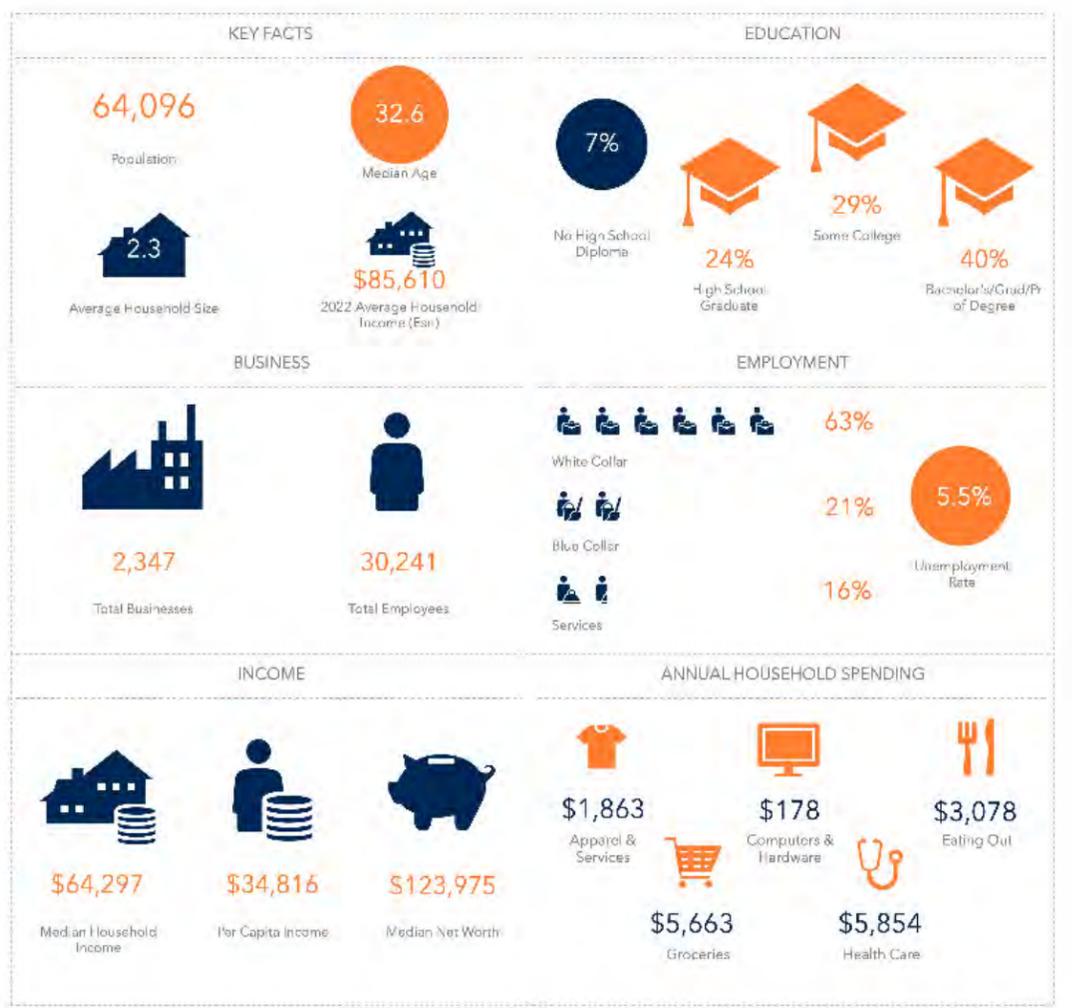
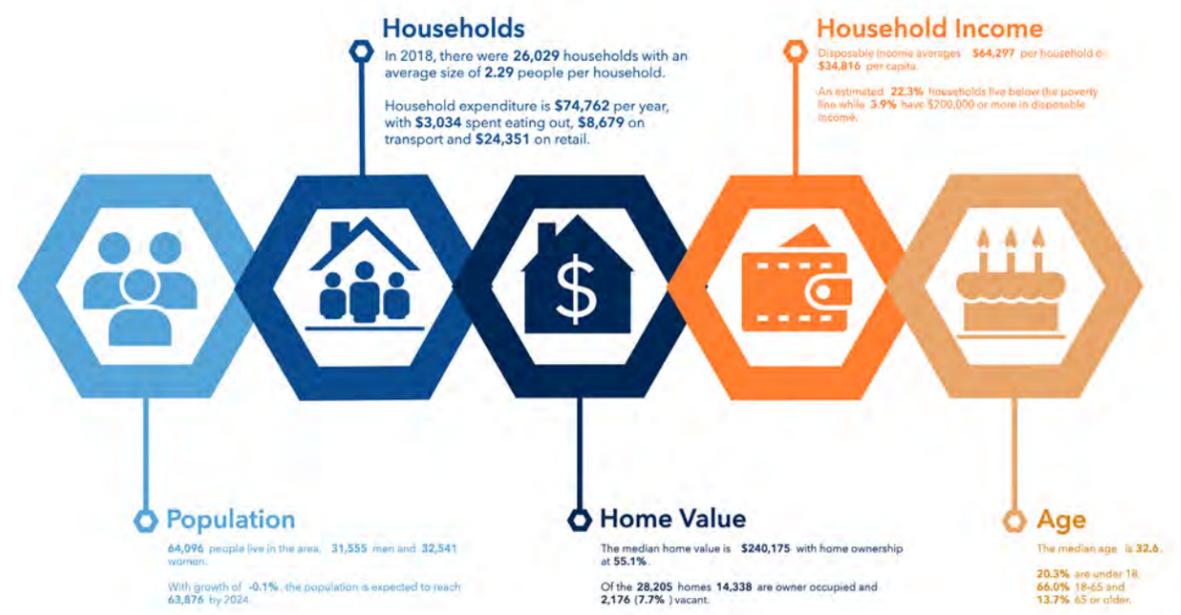
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CHICAGO MSA DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
MARCH 23-25, 2026



MULTI-TENANT RETAIL STRIP CENTER (NORTHLAND PLAZA SHOPPING CENTER) DEKALB, IL



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Activity ID #ZAXXXXXX

ONLINE AUCTION

STARTING BID \$150,000
AUCTION DATES: MARCH 23-25, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for MARCH 23-25, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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