

CAMPING WORLD

ROSCOE, IL



45,197 VPD

INTERSTATE
90

INTERSTATE
39

VIEW DRONE
FOOTAGE



14 YEARS REMAINING ON
ABSOLUTE NNN LEASE, ZERO
LANDLORD RESPONSIBILITIES



139,809 RESIDENTS IN PRIMARY
TRADE AREA WITH AN AVERAGE
HOUSEHOLD INCOME OF \$120,350
WITHIN A 3-MILE RADIUS



EXCELLENT ACCESS AND VISIBILITY
TO 45,197 VPD ALONG I-39/I-90

▶ CLICK TO VIEW DRONE FOOTAGE

GATEWAY DISTRICT














MACHESNEY CROSSING






HILANDER VILLAGE

























ROCKFORD 16 MILES












NORTHPOINTE WELLNESS
 \$15M COMPREHENSIVE HEALTH CAMPUS PROVIDING DIAGNOSTIC AND IMMEDIATE CARE

SUBJECT PROPERTY



E ROCKTON RD

45,197 VPD



JANE ADDAMS MEM. TOLLWAY


RESIDENTIAL COMMUNITIES
 139,809 RESIDENTS IN PRIMARY TRADE AREA



E ROCKTON RD



SUBJECT PROPERTY



45,197 VPD

JANE ADDAMS MEM. TOLLWAY



RESIDENTIAL COMMUNITIES
139,809 RESIDENTS IN
PRIMARY TRADE AREA



WILLOWBROOK MIDDLE SCHOOL
 296 STUDENTS

ALL WORLD MACHINERY SUPPLY

INTERSTATE 39

45,197 VPD

INTERSTATE 90

JANE ADDAMS MEM. TOLLWAY

SUBJECT PROPERTY

OFFERING SUMMARY

CAMPING WORLD

6135 ALL WORLD WAY,
ROSCOE, IL 61073

\$9,758,000
7.00% CAP RATE



GROSS LEASABLE AREA
28,600± SF



LOT SIZE
18.68± ACRES



YEAR BUILT
2019



NOI
\$683,034

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	Camping World RV Sales, LLC
LEASE TERM	20 Years
RENT COMMENCEMENT	1/1/2019
RENT EXPIRATION	12/31/2038
INCREASES	Every 5 Years & In Options*
OPTIONS	Three, 5-Year

*200% of CPI increase, not to exceed 10%

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 6-10	\$56,920	\$683,034
Years 11-15	\$62,611	\$751,337
Years 16-20	\$68,873	\$826,471
Option 1	\$75,760	\$909,118
Option 2	\$83,336	\$1,000,030
Option 3	\$91,669	\$1,100,033

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- **14 Years Remaining on Absolute NNN Lease** – zero landlord responsibilities
- **Attractive Rent Increases Every 5 Years** – 200% of CPI, not to exceed 10%
- **Corporate Guaranty from Camping World, Inc. (NYSE: CWH)** – \$6.23 billion revenue in 2023, over 185 locations, 12,000+ employees
- **RV Sales and Service Center** – regional location serving Northern Illinois and Southern Wisconsin
- **Brand New 2019 Construction** – large 18.68 acre parcel
- **Renowned Brand with Unique Business Model** – Camping World is the only provider of a comprehensive portfolio of services & products for RV enthusiasts



PROXIMITY

- **Excellent Access and Visibility to 45,197 VPD** – along I-39/I-90, direct access to Chicago
- **139,809 Residents in Primary Trade Area** – \$120,350 average household income in 3-mile radius
- **1.5 Miles to NorthPointe Health and Wellness Campus** – a \$15M comprehensive health campus providing diagnostic and immediate care
- **Nearby National Tenants Include** – Walmart, Love's, Wendy's, Speedway, Aldi and McDonald's
- **Minutes to Downtown Rockford** – 146,000 residents

CAMPING WORLD

ADDITIONAL PHOTOS



 VIEW DRONE FOOTAGE

TENANT OVERVIEW

CAMPING WORLD

CampingWorldHoldings, Inc. is a leading provider of outdoor and camping lifestyle products and services in the United States. Established in 1966 and headquartered in Lincolnshire, Illinois, Camping World caters to a diverse customer base of outdoor enthusiasts through a nationwide network of retail locations and an extensive e-commerce platform. The company specializes in recreational vehicles (RVs), offering new and pre-owned RVs for sale, as well as related products like RV parts, accessories, and maintenance services. With a focus on enhancing the outdoor lifestyle experience, Camping World also provides a variety of services, including roadside assistance, extended service plans, and RV rentals.

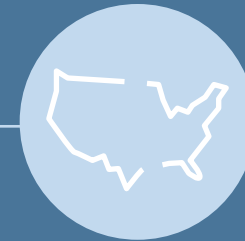
In addition to its retail operations, Camping World is dedicated to fostering a sense of community among outdoor lovers. Through its Good Sam Club, the largest membership-based RV and outdoor organization in the world, the company offers discounts, insurance, and travel planning resources to millions of members. Camping World's commitment to customer satisfaction and innovation has made it a trusted name in the RV and camping industry. The company continues to expand its footprint, embracing new markets and advancing its mission to connect individuals and families with the joy and freedom of outdoor adventures.

CAMPING WORLD

WWW.RV.CAMPINGWORLD.COM



REPRESENTATIVE PHOTO



TOTAL LOCATIONS
200+
ACROSS THE US



HEADQUARTERS
LINCOLNSHIRE
ILLINOIS



TOTAL U.S. SALES
\$7B
IN 2023

DEMOGRAPHICS ROSCOE

POPULATION	3 MI	5 MI	7 MI	10 MI
2024 Total	21,548	67,413	94,025	139,809
2000 Total	16,871	59,242	81,304	124,431
Total Daytime Population	20,724	62,962	88,381	128,262
HOUSEHOLDS	3 MI	5 MI	7 MI	10 MI
2024 Total Households	8,085	25,655	36,667	55,778
INCOME	3 MI	5 MI	7 MI	10 MI
2024 Median Income	\$99,062	\$77,641	\$77,429	\$77,513
2024 Average Income	\$120,350	\$102,465	\$100,994	\$101,869

HIGHLIGHTS

139,809 Total Population within 10 Miles

\$120,350 Average Income within 3 Mile

55,778 Total Households within 10 Miles



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE
18.68±
ACRES

VPD
45,197
ALONG 1-90/1-39

PARKING
152
SPACES

NEARBY TENANTS
WALMART, LOVE'S,
WENDY'S, SPEEDWAY, ALDI
AND MCDONALD'S

DAYTIME POPULATION
128,262
TOTAL WITHIN 10 MILES



ROSCOE, ILLINOIS



ABOUT ROSCOE

Roscoe, Illinois, is a charming village located in Winnebago County, offering a blend of small-town appeal and natural beauty. Nestled near the Wisconsin border along the Rock River, Roscoe boasts a peaceful atmosphere with scenic trails like the Stone Bridge Trail, perfect for outdoor enthusiasts. The community is rich in history, highlighted by landmarks such as the historic Stone Bridge, and features unique local businesses, including antique shops and cozy eateries like the Firehouse Pub. With its welcoming vibe and proximity to Rockford, Roscoe provides a serene escape while remaining connected to urban amenities.

ATTRACTIONS



Roscoe, offers a variety of attractions that highlight its natural beauty, historical charm, and local flavor. Outdoor enthusiasts can explore the scenic Stone Bridge Trail, a limestone pathway featuring the historic double-arch Stone Bridge, built in 1882. For a taste of local cuisine and entertainment, the Firehouse Pub, located in a converted fire station, provides a family-friendly dining experience. Antique lovers can visit The Bargain Barn, a treasure trove of vintage items, collectibles, and unique finds. Whether you're strolling through nature, enjoying a meal, or hunting for hidden gems, Roscoe's attractions cater to a range of interests.

EDUCATION



Education here, is anchored by its highly regarded schools, which are part of the Hononegah Community High School District and Kinnikinnick School District. These schools are known for their strong academic programs, dedicated staff, and a variety of extracurricular activities that support student development. Hononegah High School, a central institution in the area, provides advanced placement courses, vocational training, and robust athletic programs. Additionally, the community places a high value on education, fostering partnerships between schools and local organizations to enhance learning opportunities. With its focus on academic excellence and community involvement, Roscoe offers a supportive environment for students to thrive.

ECONOMY



Roscoe, boasts a steadily growing economy supported by a mix of small businesses, retail establishments, and proximity to larger economic hubs like Rockford. The village benefits from its strategic location near major highways, which facilitates commerce and attracts businesses. Local industries include manufacturing, agriculture, and retail, with a strong emphasis on community-driven enterprises. Roscoe's economy is further bolstered by its residential appeal, drawing families and professionals who contribute to a stable workforce. With its blend of small-town charm and access to urban markets, Roscoe maintains a balanced and resilient economic environment.

TRANSPORTATION



Transportation in Roscoe, is defined by its strategic location near major roadways, providing convenient access to nearby cities and regions. The village is situated along Illinois Route 251 and near Interstate 90, making it easy for residents and businesses to connect with larger hubs like Rockford and Beloit, Wisconsin. Public transportation options are limited, which makes personal vehicles the primary mode of travel. For cyclists and pedestrians, the Stone Bridge Trail offers a scenic route for local travel and recreation. Additionally, the proximity to Chicago Rockford International Airport enhances connectivity for both leisure and business travelers, ensuring Roscoe remains well-linked to regional and national destinations.

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Accelerating success.



ACTUAL SITE

 **VIEW DRONE FOOTAGE**

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