



Dynamic Line-Up of Restaurant Tenants
E-Commerce Resistant

Adjacent to Allstate Arena
(1.6M+ Annual Visitors)

Dense and Affluent Demographics
\$148K Average Household Incomes and
Population of 86K Residents within a 3-Mile
Radius

**SOUTHEAST CORNER OF MANNHEIM ROAD AND PRATT STREET
DES PLAINES (ROSEMONT/O'HARE TRADE AREA, SUBURBAN CHICAGO), IL**



INVESTMENT HIGHLIGHTS

S U B J E C T O F F E R I N G

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in Mannheim & Pratt Center, a 100% leased brand new construction four-tenant building.

LOCATION: 2811 Mannheim Road
Des Plaines (Rosemont/O'Hare Trade Area), Illinois

SUBJECT GLA: 11,000 SF (Total GLA)

LOT SIZE: 2.21 AC

TENANTS: Five Guys (Corporate), First Watch (Corporate),
Invicto, Vinci Nails

OCCUPANCY: 100%

YEAR BUILT: 2023

TRAFFIC COUNTS: I-90 (Jane Addams Tollway) – 169,000 VPD
Mannheim Road – 20,100 VPD

WALT: 8.7 years

ASKING PRICE:	\$6,780,000
----------------------	--------------------

CAP RATE:	7.0%
------------------	-------------

NET OPERATING INCOME:	\$474,755
------------------------------	------------------





KEY FEATURES



STRONG LINEUP OF REGIONAL AND NATIONAL RESTAURANT AND PERSONAL CARE TENANTS

The subject property is leased to an appealing mix of restaurant tenants, including Five Guys, a national burger chain with 1,500 locations nationwide; First Watch, a publicly traded, proven breakfast restaurant and café which operates 580 locations; and Invicto, a Mexican taqueria concept from Venture Kitchen, with two other locations in the Chicago area. Vinci Nails is a high-end nail salon offering custom designs and quality products, with two other locations in the Chicago area.



DENSE & AFFLUENT DEMOGRAPHICS

Serving one of the most dense and affluent suburban markets in Chicago, Mannheim & Pratt Center is part of the Rosemont/O'Hare market and benefits from the residential densities in the area. The northwest suburban location offers premier access O'Hare International Airport and major highway systems including I-90 and I-294, with a full interchange one mile east of the subject property. Within a three-mile radius of the subject offering, there are 86,142 residents with an average household income of \$148,714.



MAJOR TRAFFIC DRIVERS

The subject offering is situated in the epicenter of entertainment, shopping, and travel drawing from neighboring Rosemont. Adjacent to the subject property is the Allstate Arena, an event center with an 18,500-seat capacity that features headline music performances, sporting events, and more, and sees 1.6 million visits per year. North of the center is Target-anchored Rosemont Marketplace, which generates 3.1 million annual visits. To the south, across I-90, is O'Hare International Airport (2nd busiest airport in US) utilized by over 80 million passengers each year. Less than one mile east of Mannheim & Pratt Center is Rivers Casino, which caters to 2 million visits per year. (Source: Placer.ai).



BRAND NEW CONSTRUCTION | 8.7 YEAR WALT

Mannheim & Pratt Center is a brand-new development. The ground-up construction and built-to-suit units will ensure capital expenditures at the property remain low in the near-term, while also keeping operating expenses to a minimum. The incredible lease term provides a stable and accretive investment with lease stipulated 10% rental increases every five years in every tenant lease.



EXCELLENT VISIBILITY

Mannheim & Pratt Center benefits from unmatched visibility from both the eastbound and westbound lanes of Interstate 90 (Jane Addams Tollway), one of Chicago's most frequently travelled roadways. Interstate 90 has an average daily traffic count of 169,000 VPD in front of the subject property, creating a substantial potential customer base for tenants.

DESIRABLE DEMOGRAPHIC PROFILE

within 3 miles

Population



86,142

Daytime Population



141,446

Housing Units



34,949

Average HH Income



\$148,714

Median Home Value



\$377,094

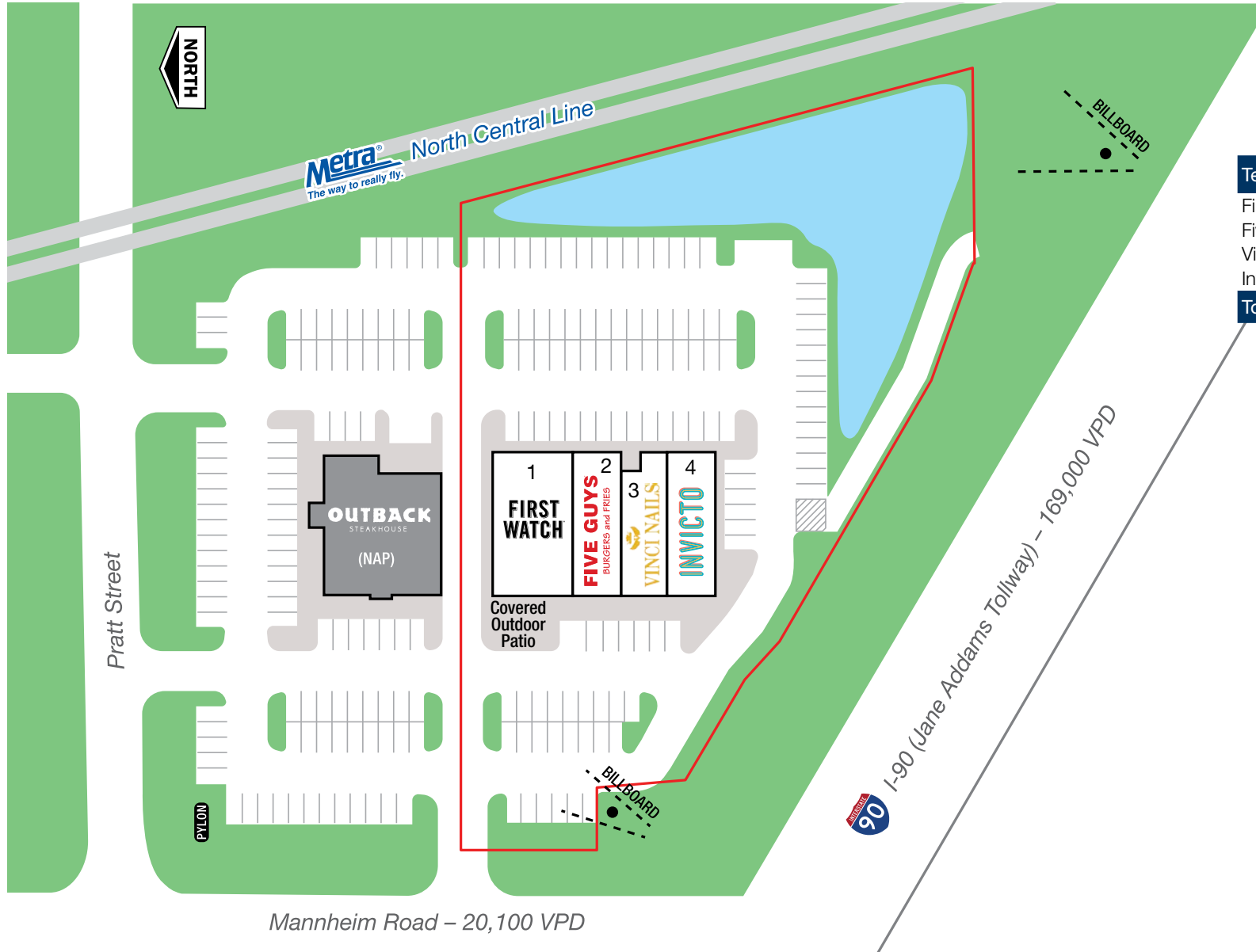
Median Age



43.6



LEASING PLAN



Tenant	Unit	Square Feet
First Watch	1	4,000
Five Guys	2	2,500
Vinci Nails	3	2,000
Invicto	4	2,500
Total		11,000

LOCATION & MARKET



- Mannheim & Pratt Center is located in Chicago's northwest suburb of Des Plaines, which is bordered to the south by Rosemont and O'Hare International Airport, east by Park Ridge, north by Glenview, and west by Mount Prospect and Elk Grove Village.
- The subject property is located along Mannheim Road, a main north/south thoroughfare, connecting Des Plaines and Rosemont to the communities of Franklin Park, Northlake, and La Grange.
- The subject is located directly across I-90 from Rosemont which features a major suburban office market, totaling 6 million square feet of office space, and a bustling entertainment district. Across Mannheim Road is the Allstate Arena, a top ten ranked event center in Illinois, catering to 1.6 million visits per year. Rosemont is also home to the Fashion Outlets of Chicago, a wide variety dining options, the Donald E. Stephens Convention Center, Rivers Casino (2 million annual visitors), and Impact Field, home of The Chicago Dogs, an independent professional baseball team. O'Hare International Airport, the 2nd busiest airport in the country (80 million annual passengers) is located across I-90 from the subject property.
- Given the incredible surrounding office market, the subject property benefits greatly from an excellent daytime population, with 141,446 employees within a 3-mile radius, 64% higher than the residential population.
- Given the subject property's proximity to the O'Hare International Airport, the immediate surrounding area features a high density of hotels, including Sheraton Suites, Fairfield Inn by Marriott, Residence Inn by Marriott, Hyatt Place and several others, with over 2,100 rooms in total.
- The surrounding retail market exceeds 728,000 square feet of retail space with an outstanding occupancy rate of 99%. The Rosemont/O'Hare trade area is home to several major retailers including Target, Jewel Osco, Ross Dress for Less, Nordstrom Rack, Bloomingdales, Nike, Saks Off 5th, Forever 21, AMC, Fogo de Chao, Dave & Buster's, Panera, Chipotle, and many more.



DEMOGRAPHIC PROFILE			
Distance from Subject:	1 mile	3 miles	5 miles
2025 Population	8,109	86,142	315,097
2025 Households	3,157	34,949	125,611
2025 Median Home Value	\$335,398	\$377,094	\$361,514
2025 Daytime Demographics	19,258	141,446	386,070
2025 Average Household Income	\$123,902	\$148,714	\$137,795
2025 Median Household Income	\$97,108	\$109,605	\$105,429
2025 Per Capita Income	\$49,178	\$61,183	\$56,070
2025 Median Age	42.3	43.6	44.0





PROPERTY DESCRIPTION

- Constructed in 2023, Mannheim & Pratt Center is situated on approximately 2.21 acres and features 11,000 square feet of gross leasable area.
- The subject property is comprised of a four-tenant building totaling 11,000 square feet.
- Mannheim & Pratt Center benefits from excellent visibility from Interstate 90, which runs along the south border of the subject property. The shopping center features one pylon sign also visible from the interstate. The center has 106 parking spaces (9.6 spaces per 1,000 SF) available to customers.

TENANCY

The building features a stable tenant mix signed on to long-term leases that will provide a steady income stream for years to come. All of the tenants at the shopping center have signed 10-year leases ensuring stability at the property for the foreseeable future.

FIVE GUYS

Five Guys is a family-owned restaurant chain, offering premium-style hamburgers, hand-cut fries, and milkshakes. The company was founded in 1986, where it became an instant favorite in the Washington D.C. area. In the last 20 years, Five Guys has successfully expanded operations, growing from five locations in 2002 to over 1,700 locations worldwide in 2025.

INVICTO

Invicto is a Mexican taqueria style restaurant, offering a wide variety of freshly made tacos, burritos, and specialty beverages. The subject is the company's fourth restaurant with additional locations opening soon. Invicto is operated by Venture Kitchen, which includes restaurant brands Blackwood BBQ, Naansense, and Minnie Bird. Together the Venture Kitchen brands include 38 locations with additional planned.



FIRST WATCH

First Watch (NASDAQ: FWRG) is a daytime café serving a variety of traditional breakfast favorites, as well as specialty items such as quinoa power bowls, avocado toast, and chickichanga. Founded in 1983, the company has successfully expanded to a total of 580 locations as of August 2025. The subject location is the restaurant's ninth in the Chicago area.

VINCI NAILS

Vinci Nails is a premium nail salon, offering an array of services including manicures, pedicures, and nail enhancement therapy. In addition to their typical services, Vinci Nails offers custom designed nail art, performed by their skilled staff. The Mannheim & Pratt Center location is the parent company's third location in the Chicago area.

For further information contact owner's exclusive representatives.



The Wrigley Building
410 N Michigan Ave, Suite 1100
Chicago, Illinois 60611
Direct: 630.954.7300

Emily Gadomski
Vice President
Direct: 630.261.6962
egadomski@midamericagrp.com

Joe Girardi
Principal
Direct: 630.954.7392
j.girardi@midamericagrp.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.