



Representative Photo



100% Leased to Mix of Restaurant Tenants
E-Commerce Resistant

Transport Hub

Adjacent to O'Hare International Airport
and I-90 (Jane Addams Tollway)

Dense and Affluent Demographics
\$120K Average Household Incomes and
Population of 88K 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

SUBJECT OFFERING

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 and freestanding Outback Steakhouse.

- LOCATION:** 2811 Mannheim Road
Des Plaines (Rosemont/O'Hare Trade Area), Illinois
- SUBJECT GLA:** 17,000 SF (Total GLA)
11,000 SF (Multi-Tenant Building)
6,000 SF (Outback Steakhouse)
- LOT SIZE:** 3.86 AC
- TENANTS:** Outback Steakhouse (Corporate), Five Guys (Corporate),
First Watch (Corporate), Atomic Wings, Invicto
- OCCUPANCY:** 100%
- YEAR BUILT:** 2023
- TRAFFIC COUNTS:** I-90 (Jane Addams Tollway) – 169,000 VPD
Mannheim Road – 20,100 VPD
- WALT:** 11.8 years

Freestanding Outback Steakhouse and Multi-Tenant Shopping Center each available for purchase separately. Contact Marketing Team for details.

ASKING PRICE:	\$9,940,000
CAP RATE:	6.5%
NET OPERATING INCOME:	\$646,121



Representative Photo



KEY FEATURES



STRONG LINEUP OF REGIONAL AND NATIONAL RESTAURANT TENANTS

The subject property is 100% leased to an appealing mix of restaurant tenants, including Five Guys, a national burger chain with 1,400 locations nationwide; a freestanding Outback Steakhouse, an Australian themed steakhouse with 1,000 restaurants worldwide; First Watch, a publicly traded, proven breakfast restaurant and café which operates 490 locations; Atomic Wings, a New York-inspired chicken wing restaurant with 31 locations; and Invicto, a Mexican taqueria concept from Venture Kitchen, 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 88,212 residents with an average household income of \$120,874.



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 2.3 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 33.1 million passengers each year. Less than one mile east of Mannheim & Pratt Center is Rivers Casino, which caters to 2.3 million visits per year. (Source: Placer.ai).



BRAND NEW CONSTRUCTION | 11.8 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



88,212

Daytime Population



145,535

Housing Units



34,842

Average HH Income



\$120,874

Median Home Value



\$344,088

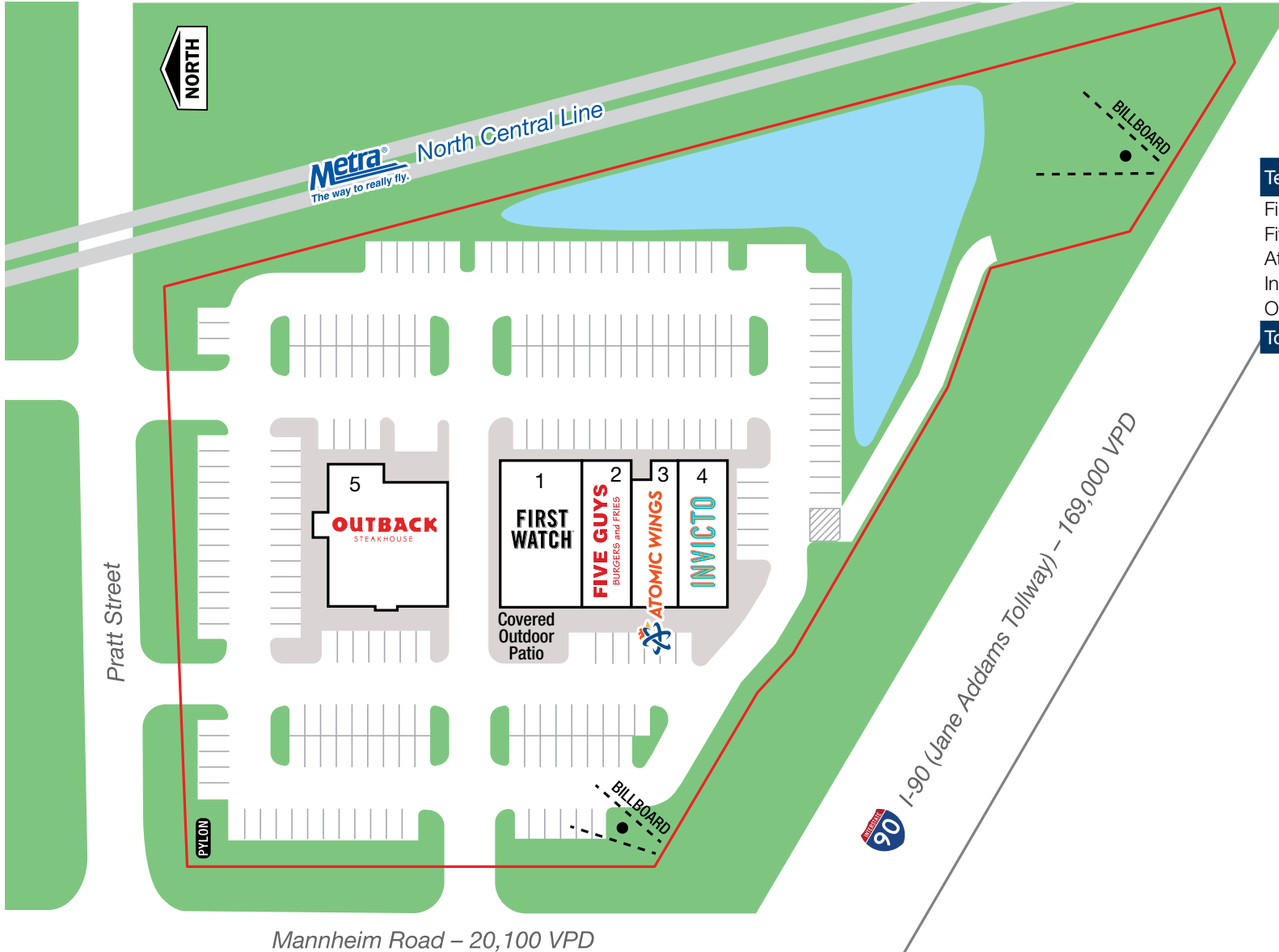
Median Age



42.8



LEASING PLAN



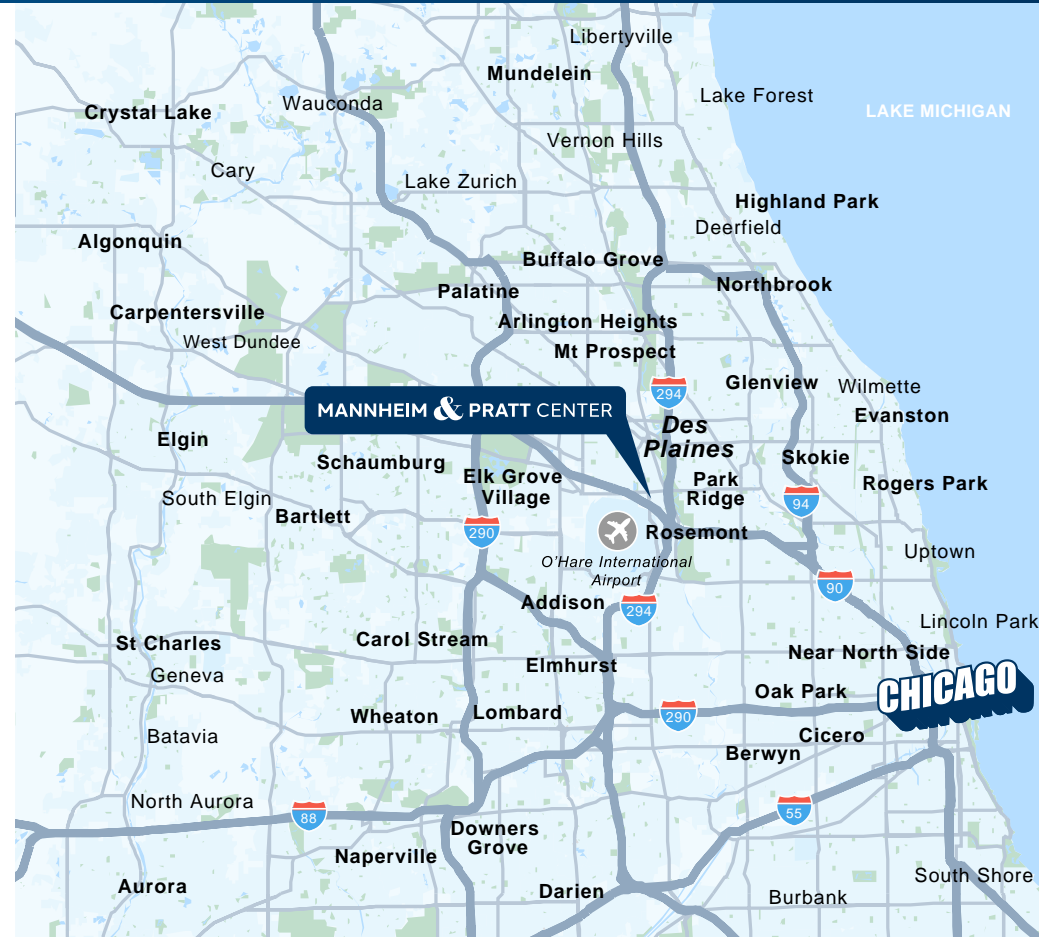
Tenant	Unit	Square Feet
First Watch	1	4,000
Five Guys	2	2,500
Atomic Wings	3	2,000
Invicto	4	2,500
Outback Steakhouse	5	6,000
Total		17,000



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 2.3 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 (2.3 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 (33.1 million annual passengers) is located across I-90 from Mannheim & Pratt Center.
- Given the incredible surrounding office market, the center benefits greatly from an excellent daytime population, with 145,535 employees within a 3-mile radius, 65% 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
2023 Population	8,329	88,212	324,633
2023 Households	3,149	34,842	125,917
2023 Median Home Value	\$298,768	\$344,088	\$330,517
2023 Daytime Demographics	17,666	145,535	404,666
2023 Average Household Income	\$95,675	\$120,874	\$113,060
2023 Median Household Income	\$76,153	\$81,246	\$79,605
2023 Per Capita Income	\$35,883	\$47,496	\$43,921
2023 Median Age	40.8	42.8	42.9





MANNHEIM & PRATT CENTER

I-294 (TRI-STATE TOLLWAY) - 159,200 VPD

Allstate arena
2.3 million
visits per year
Placer.ai

I-90 (JANE ADDAMS MEMORIAL TOLLWAY) - 169,000 VPD

O'Hare International Airport
(33.1 million passengers annually)

PROPERTY DESCRIPTION

- Constructed in 2023, Mannheim & Pratt Center is situated on approximately 3.86 acres and features 17,000 square feet of gross leasable area.
- The subject property is comprised of a four-tenant building totaling 11,000 square feet and a freestanding Outback Steakhouse totaling 6,000 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 196 parking spaces (11.5 spaces per 1,000 SF) available to customers.

TENANCY

The 100% leased 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- and 15-year leases ensuring stability at the property for the foreseeable future.

OUTBACK STEAKHOUSE

- is a casual Australian themed steakhouse that offers an array of American food options, including steak, seafood, salads, and made from scratch sides, including the world-famous Bloomin' Onion. The company and its franchisees operate over 1,000 restaurants in 47 states and 23 countries. Outback is a subsidiary of publicly traded Bloomin' Brands, one of the top casual dining companies in the world, with other restaurant concepts including Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse and Wine Bar.

ATOMIC WINGS

- Atomic Wings was founded in 1989 and offers customers New York-style buffalo wings and chicken sandwiches with a choice of 14 different sauces and seasonings. The company currently has 31 locations in seven states; the Des Plaines location will be the company's second in the Chicago area. The franchisee currently operates both Chicagoland restaurants and plans to open more than 25 locations in Illinois.

FIVE GUYS BURGERS and FRIES

- 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 2023.



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 492 locations. The subject location will be the restaurant's seventh in the Chicago area.

INVICTO

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

For further information contact owner's exclusive representatives.



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