

CHICAGO
27 MILES



BOUGHTON ROAD

INTERSTATE
355

126,947 VPD

JANES AVENUE

11,082 VPD

SUBJECT PROPERTY

BOLINGBROOK, IL (CHICAGO MSA)

Pier 9

LARGE 1.76 ACRE LOT | LOW \$24/FT. RENT

2.5% ANNUAL RENT INCREASES

Subject Property currently
undergoing renovation

 **CP PARTNERS**
CPPCRE ILLINOIS, LLC



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Pier 9

704 JANES AVE, BOLINGBROOK, IL 60440 [↗](#)

\$2,058,000

PRICE

7.50%

CAP RATE

NOI	\$154,350
LEASE TYPE	NNN
LEASE TERM	10 Years
BUILDING SIZE	6,300 SF
LAND AREA	1.76 AC



Meijer / Bass Pro anchored shopping center undergoing massive renovation

A brand-new 10-year lease featuring **above market 2.5% annual rental increases** throughout the base term and option periods. Subject property is across the street from **The Promenade Bolingbrook – a 500,000+ SF regional mall** – and benefits from the exposure to the **3.5M annual visitors**.

The Offering

- 10-year lease featuring above market 2.5% annual rental increases throughout the base term and options
- Meijer outparcel on large 1.76 acre lot
- Across the street from The Promenade Bolingbrook (see below)
- The shopping center is going through a major upgrade with numerous tenants backfilling the Macy's and other buildings (speak with Agent)
- Estimated store opening is November 15th, 2025

About The Operator

- Experienced restaurateur with 9 different restaurant concepts within the county (5 Hook & Reel, 2 K-Pot, 1 Cajun Crab Shack, and 1 sushi restaurant)
- Personal guaranty (speak with Agent)

The Promenade Bolingbrook

- A 500,000+ SF regional shopping mall subject to 3.5M annual visitors
- Major national tenants driving traffic to the mall include Bass Pro Shops, Macy's, and Ulta

Market Highlights

- Affluent Chicago submarket – \$132,000 average household incomes within a 5-mile radius of the subject property
- Seamless access to major highways like I-55 and I-355 and close in proximity to both O'Hare and Midway International Airports



CURRENT		
Price		\$2,058,000
Capitalization Rate		7.50%
Price/SF		\$326.67
Building Size (SF)		6,300
Lot Size (AC)		1.76
	\$/SF	
Scheduled Rent	\$24.50	\$154,350
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$154,350

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPPCRE Illinois, LLC and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Pier 9
Lease Guaranty	Personal
Lease Type	NNN
Lease Term	10 Years
Rent Increases	2.5% Annually
Rent Commencement	11/15/2025*
Options	Two, 5-year
Year Renovated	2025

**Estimated Rent Commencement Date*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Yearly Rent/SF	Cap Rate
Pier 9	6,300	11/15/2025	11/30/2026	\$154,350	\$12,863	\$154,350	\$24.50	7.50%
	2.5% Increase	12/1/2026	11/30/2027		\$13,183	\$158,193	\$25.11	7.69%
	2.5% Increase	12/1/2027	11/30/2028		\$13,514	\$162,162	\$25.74	7.88%
	2.5% Increase	12/1/2028	11/30/2029		\$13,850	\$166,194	\$26.38	8.08%
	2.5% Increase	12/1/2029	11/30/2030		\$14,196	\$170,352	\$27.04	8.28%
	2.5% Increase	12/1/2030	11/30/2031		\$14,553	\$174,636	\$27.72	8.49%
	2.5% Increase	12/1/2031	11/30/2032		\$14,915	\$178,983	\$28.41	8.70%
	2.5% Increase	12/1/2032	11/30/2033		\$15,288	\$183,456	\$29.12	8.91%
	2.5% Increase	12/1/2033	11/30/2034		\$15,671	\$188,055	\$29.85	9.14%
	2.5% Increase	12/1/2034	11/30/2035		\$16,065	\$192,780	\$30.60	9.37%
	2.5% Increase	12/1/2035	11/30/2036		\$16,469	\$197,631	\$31.37	9.60%
	Option 1*	12/1/2036	11/30/2041		\$16,881	\$202,572	\$32.15	9.84%
	Option 2*	12/1/2041	11/30/2046		\$19,099	\$229,191	\$36.38	11.14%
TOTALS:		6,300		\$154,350	\$12,863	\$154,350	\$24.50	

*2.5% annual rental increases throughout each Option Period

Egress



The Promenade Bolingbrook is a 500,000 SF super-regional mall that features tenants such as **Bass Pro Shops, Macy's, Ulta Beauty, and Barnes & Nobles**



CHICAGO
27 MILES



Located in
a thriving
Chicago
submarket

3.5M Visits

TO THE NEARBY
PROMENADE
BOLINGBROOK MALL

126,947
VEHICLES PER DAY ALONG
INTERSTATE 355

27 miles
TO DOWNTOWN
CHICAGO

CHICAGO
27 MILES



WestRock
RICOH
imagine. change.

JOHN R
TIBBOTT
ELEMENTARY
SCHOOL

TONY'S
Fresh Market

RAC NAPA

UCHICAGO
MEDICINE
ADVENTHEALTH
BOLINGBROOK

Fiesta

BOLINGBROOK
HIGH
SCHOOL

BROOKS
MIDDLE
SCHOOL

macy's
BARNES & NOBLE
LENSCRAFTERS
LOFT DSW H&M
ULTA BEAUTY PINK
claire's

BOUGHTON
ROAD

aloft
HOTELS

HUBERT H.
HUMPHREY
MIDDLE
SCHOOL

Walmart
Supercenter
DOLLAR TREE
dd's
DISCOUNTS

JONAS
E SALK
ELEMENTARY
SCHOOL

MENARDS
PET SUPPLIES PLUS
Calver's

Public Storage

LONGHORN
STEAKHOUSE

CHASE

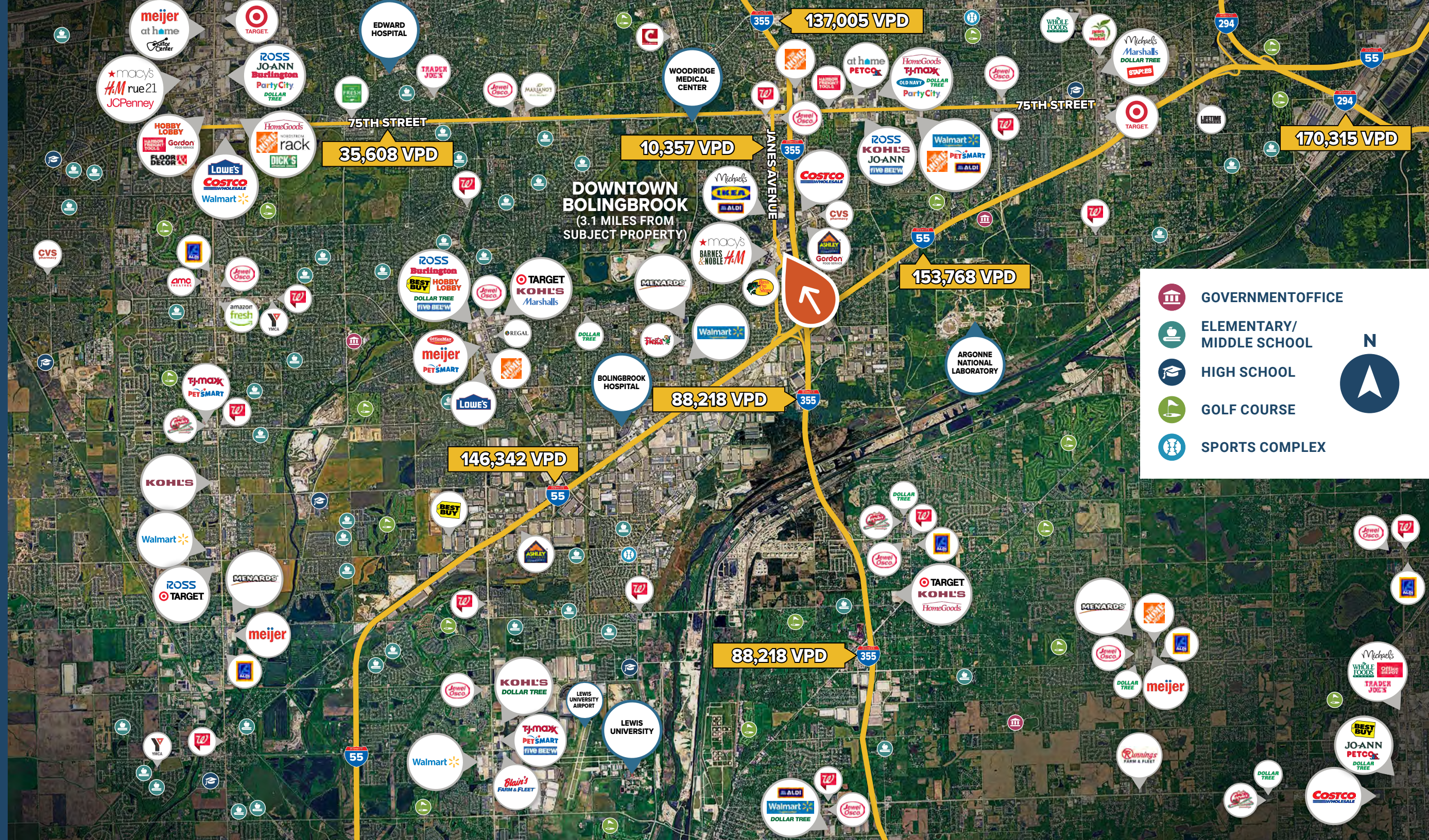
JANES AVENUE

SUBJECT PROPERTY

Pier 9
Seafood & Bar

18,045 VPD

ihop



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	10,749	68,869	207,414
2029 Projection	4,124	6,417	17,052

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$127,999	\$118,728	\$132,912
Median	\$114,245	\$96,661	\$104,682

2.44M individuals have visited the nearby Promenade Bolingbrook super-regional mall nearby **at least 3 times** in the past 12 months

3.5M Visits

OVER PAST 12 MONTHS AT THE NEARBY PROMENADE BOLINGBROOK

62 Minutes

AVERAGE DWELL TIME AT THE NEARBY PROMENADE BOLINGBROOK



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Promenade Bolingbrook over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Bolingbrook, IL



A Suburb of Chicago

- Home to approximately 74,088 residents, Bolingbrook is one of the largest villages in Illinois, situated approximately 30 miles southwest of downtown Chicago
- It sits in both Will and DuPage counties with excellent transportation access to major highways like I-55 and I-355, and is also near O'Hare and Midway International Airports

Illinois' Largest City

- Located on the western shores of Lake Michigan, Chicago is the third-largest city in the U.S. with a population of 2.7 million, and the Chicago MSA ranks as the third-largest in the country, following New York and Los Angeles
- The Chicago MSA is a major center for education and research, home to world-renowned institutions such as the University of Chicago, Northwestern University, and Loyola University
- Iconic attractions include the Chicago River, Art Institute of Chicago, Millennium Park, Navy Pier, and the Willis Tower (formerly Sears Tower)

Business & Economy

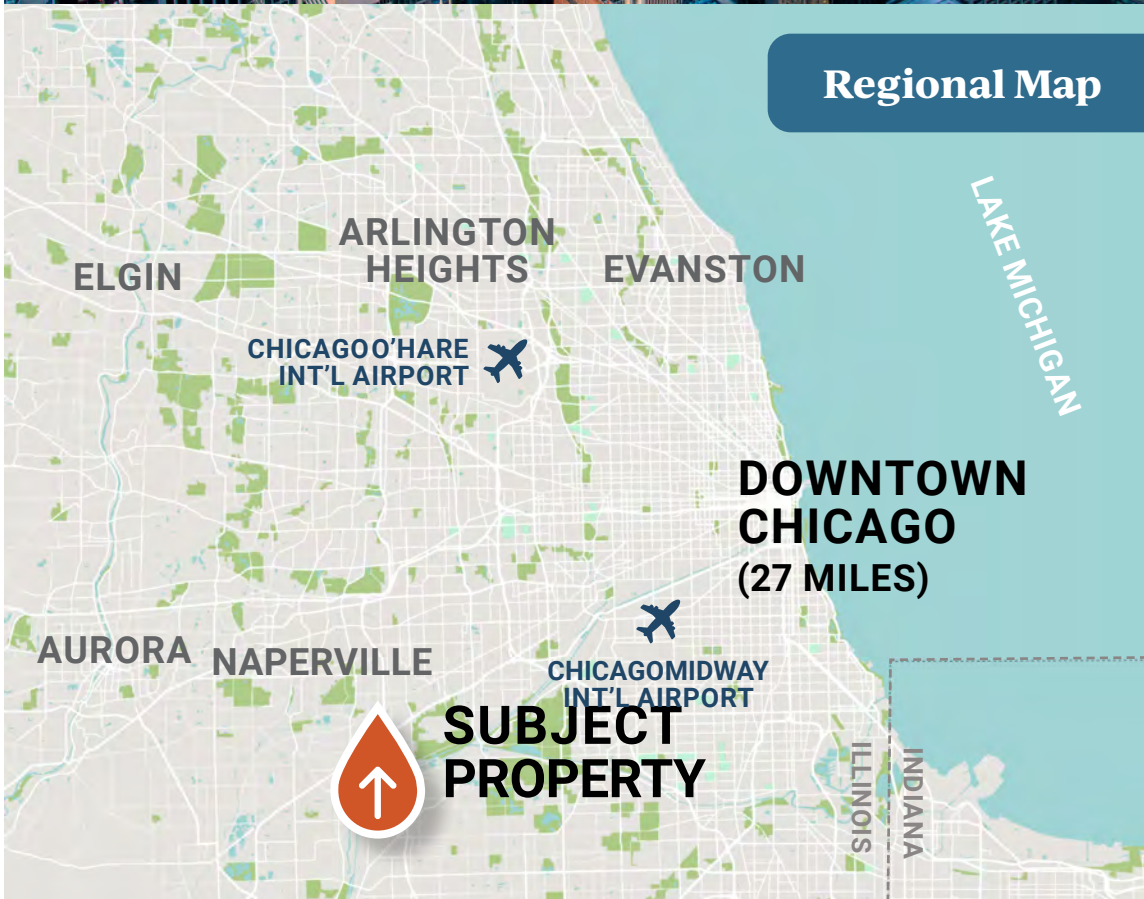
- Chicago boasts one of the world's most diverse and dynamic economies, serving as a major hub for finance, culture, industry, and transportation in the Midwest region
- The city is home to the NYSE Chicago (formerly Chicago Stock Exchange), a significant hub for trading, and 35 Fortune 500 companies including Boeing, McDonald's, and United Airlines
- The O'Hare International Airport, is routinely ranked among the world's top busiest airports with 73.9 million passengers in 2023

9.4 Million

CHICAGO MSA
ESTIMATED POPULATION

\$705.6 B

CHICAGO MSA GDP



Surrounding Retail



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