

# STRAUSS

REALTY & MANAGEMENT



2306-

2332

*Hassell Road*

Hoffman Estates  
20,438 SF Multi-Tenant  
Retail Shopping Center

*For Sale*

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# Investment Overview



# Executive Summary

Strauss Realty, Ltd. has been exclusively engaged to market for sale **2306-2332 Hassell Road**, an 11-unit, 20,438 square foot neighborhood shopping center located just blocks from the I-90 Barrington Road interchange in Hoffman Estates, Illinois. The property is currently 93.8% leased, with one remaining vacancy at 1,275 total square feet (of which currently has an LOI signed). Tenants include national and regional operators such as 7-Eleven and State Farm, offering a strong mix of service-oriented and daily-needs retailers.

## Investor Highlights

The center is being offered at an 7.97% capitalization rate, presenting immediate yield with near-term upside through full lease-up. Recent capital improvements include a fully repaired parking lot with 111 spaces, upgraded lighting across the entire property, and a new rooftop HVAC unit installed in May 2023 with a 5-year warranty. In the summer and early fall of 2022, the parking lot underwent significant repairs including sewer line work, repaving, and striping. There are no capital expenditures anticipated in the near term. Most tenants operate under modified gross leases with recoverable expenses, providing stable and predictable income.

## Unbeatable Location

Situated in the heart of the Golden Corridor, the property benefits from strong demographics and easy access to major thoroughfares. With durable in-place cash flow, limited near-term rollover, and strong surrounding fundamentals, 2306-2332 Hassell Road represents an attractive suburban retail investment opportunity.

Current NOI

**\$298,720**

PF 2026 NOI

**\$303,988**

Current Cap Rate

**7.97%**

PF 2026 Cap Rate

**8.11%**

## Property Summary

Address	2306-2332 Hassell Rd.
City	Hoffman Estates
State, Zip	IL, 60169
County	Cook
Retail Units	11 units (93.8% leased)
Sale Price	\$3,749,000
Total SF	20,438 SF
PIN	07-06-200-015-0000
RE Tax (2023)	\$139,390.01

## Tenant Summary

Unit 2306-2308	Hassell Liquors
Unit 2308	7-Eleven
Unit 2312	Cantaritto's Taqueria & Bar
Unit 2314	Ukrainian Dishes
Unit 2316	Sean Progar
Unit 2318-20	La Michoacana Crazy Corn
Unit 2322	RMB, Inc. Neighborhood Inn
Unit 2326	<b>Signed LOI</b>
Unit 2328	Nailixir Spa, Inc.
Unit 2330	Babylon Hair Salon
Unit 2332-2336	Coin Laundry Services





A wide-angle photograph of a commercial building with a brick and grey facade. The building features several storefronts. From left to right, the visible storefronts are: 'CASH CABANA' with large 'SLOTS' signage, 'NEIGHBORHOOD INN', 'BAR &amp; GRILL', 'State Farm', and 'Diner'. There are also signs for 'PLAY', 'DINE', and 'ALCOHOL'. Several cars are parked in the asphalt lot in front of the building. The sky is clear and blue.



NEIGHBORHOOD INN

PLAY SLOTS

J&J Gaming

OPEN

2324

EARN  
REWARDS  
HERE!

Financials



# Rent Roll (Base Rent)

Base Rent									Current Rent PSF
Unit	Tenant	Status	SF	Tenancy Since	Lease Start	Lease Expiration	Next Rental Increase	Current Monthly Rent	
2306-2308	Hassell Liquors	Current	2,405	2017	3/1/2018	6/30/2030	7/1/2026	3,197	15.95
2308	7-Eleven	Current	3,000	1974	6/1/2016	5/31/2026	6/1/2026	2,695	10.78
2312	Cantaritto's Taqueria & Bar	Current	960	2019	12/1/2019	11/30/2026	12/1/2025	2,295	28.68
2314	Ukrainian Dishes LLC	Current	965	2021	8/4/2021	9/30/2026	10/1/2025	1,367	17.00
2316	Sean Progar	Current	1,100	2019	6/1/2019	10/31/2029	11/1/2025	1,275	13.91
2318-20 <sup>(1)</sup>	La Michoacana Crazy Corn	Current	1,815	2025	1/8/2026	1/31/2029	1/8/2026	2,118	14.00
2322	RMB, Inc. d/b/a Neighborhood Inn	Current	2,550	2012	7/1/2017	6/30/2030	7/1/2026	3,347	15.75
2326	Signed LOI	Signed LOI	1,275	-	-	5 year term	-	3,081	30.00
2328	Nailixir Spa, Inc.	Current	1,275	2019	7/1/2019	12/31/2034	1/1/2026	2,500	23.53
2330	Babylon Hair Salon	Current	1,268	2017	12/15/2017	12/31/2030	1/1/2026	1,771	16.76
2332-2336	Coin Laundry Services LLC	Current	3,825	2024	8/28/2024	8/31/2029	9/1/2026	5,100	16.00
<b>11 Units</b>								<b>28,746</b>	<b>16.94</b>

## Lease Notes

(1) New lease signed in August, 2025. Rent commencement will begin 150 days following the effective date of the lease.

# Rent Roll (Pass-Throughs)

Monthly Pass-Throughs						Total Pass-Throughs PSF
Unit	Tenant	SF	Tax Pass-Through	CAM Pass-Through	Total Pass-Throughs	
2306-2308	Hassell Liquors	2,405	3,090.66	2,117.66	5,208.32	25.99
2308	7-Eleven	3,000	1,597.76	1,183.00	2,780.76	11.12
2312	Cantaritto's Taqueria & Bar	960	-	-	-	-
2314	Ukrainian Dishes LLC	965	513.91	380.50	894.41	11.12
2316	Sean Progar	1,100	626.09	312.26	938.35	10.24
2318-20 <sup>(1)</sup>	La Michoacana Crazy Corn	1,815	-	-	-	-
2322	RMB, Inc. d/b/a Neighborhood Inn	2,550	1,358.10	1,005.55	2,363.65	11.12
2326	Signed LOI	1,275	-	-	-	-
2328	Nailixir Spa, Inc.	1,275	679.05	502.78	1,181.83	11.12
2330	Babylon Hair Salon	1,268	-	-	-	-
2332-2336	Coin Laundry Services LLC	3,825	2,177.97	1,086.25	3,264.22	10.24
<b>11 Units</b>			<b>10,044</b>	<b>6,588</b>	<b>16,632</b>	<b>13.20</b>

## Lease Notes

(1) La Michoacana Crazy Corn will be responsible for 8.89% of the shared operating expenses, with a 2025 Base Year.



# Lease Options & Renewals

Tenant	Lease Options	Tenant Proportionate Share of Operating Costs
Hassell Liquors	N/A	11.76% of Operating Costs
7-Eleven	5 year option on May 1, 2026 (\$2,695 -> \$2,964.5) and another 5 years later with an increase to \$3,260.95	14.71% of Operating Costs
Cantaritto's Taqueria & Bar	N/A	N/A, gross
Ukrainian Dishes LLC	5 year renewal option (3% annual increase)	4.7% of Operating Costs
Sean Progar	5 year renewal option	5.39% of Operating Costs
La Michoacana Crazy Corn	2, 3 year renewal options (3.5% annual increases)	8.89% of Operating Costs
RMB, Inc. d/b/a Neighborhood Inn	N/A	12.5% of Operating Costs
Signed LOI	N/A	Negotiating
Nailixir Spa, Inc.	5 year renewal option (2.5% annual increase)	6.25% of Operating Costs
Babylon Hair Salon	3 year option (5% annual increase)	N/A, gross
Coin Laundry Services LLC	2 and 5 year renewal options (3.5% annual increase)	18.75% of Operating Costs



# Operating Statement

Line Item	2025	% of Effective Rental Income
<b>Base Rental Income</b>	<b>320,841</b>	-
Tax Reimbursements	120,522	-
CAM Reimbursements	79,056	-
<b>Effective Rental Income</b>	<b>520,419</b>	-
<b><u>Operating Expenses</u></b>		
Landscaping	2,291	0.4%
Cleaning and Maintenance -Other	7,015	1.3%
Snow Removal	14,503	2.8%
Life Safety Inspection and Maintenance	5,283	1.0%
Property Insurance	6,971	1.3%
Plumbing	950	0.2%
HVAC (Heat, Ventilation, Air)	1,580	0.3%
Property Tax	139,390	26.8%
Recoverable Electricity	5,157	1.0%
Recoverable Gas	4,730	0.9%
Recoverable Water	13,013	2.5%
Property Management Fee @ 4.00%	20,817	4.0%
<b>Total Operating Expenses</b>	<b>221,699</b>	<b>42.6%</b>
<b>NOI</b>	<b>298,720</b>	<b>57.4%</b>

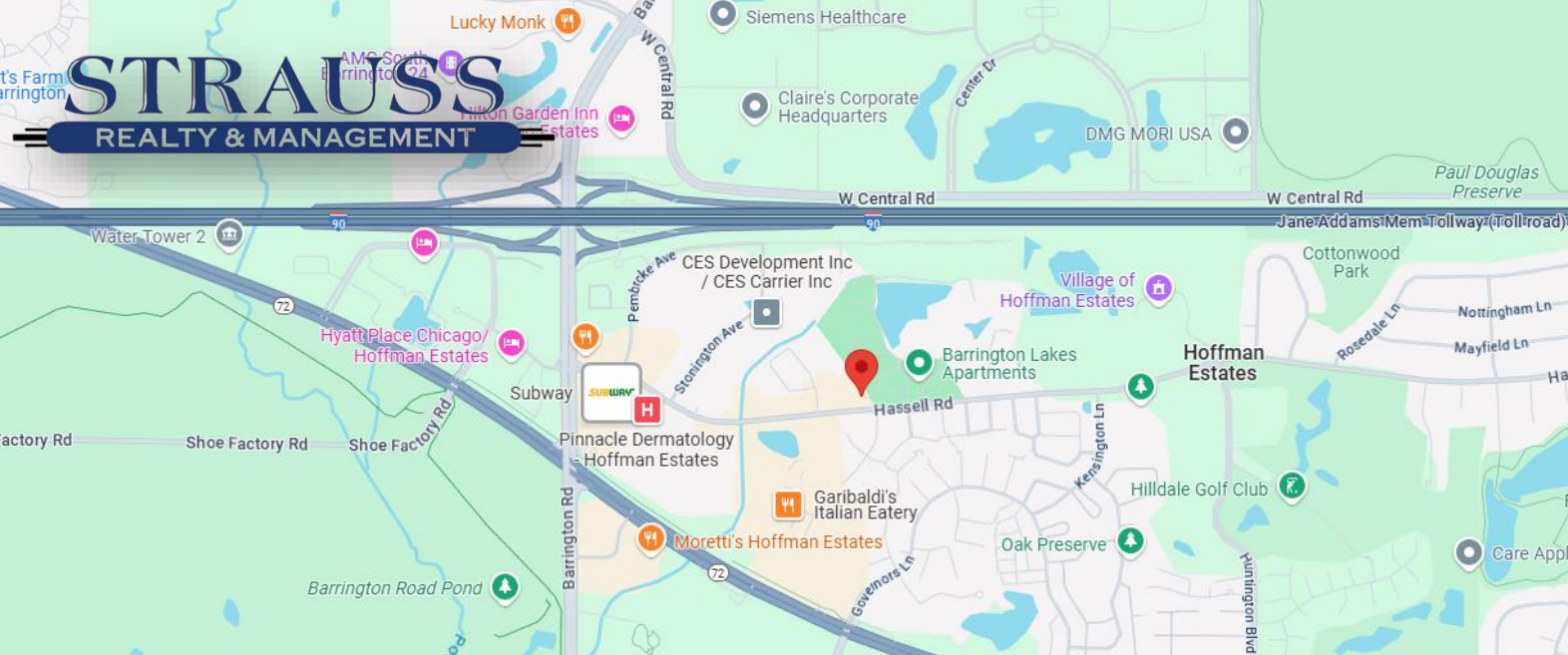


24HR LAUNDROMAT

BABYLON HAIR SALON

# *Location Information and Comparable Sales*





## Location Overview

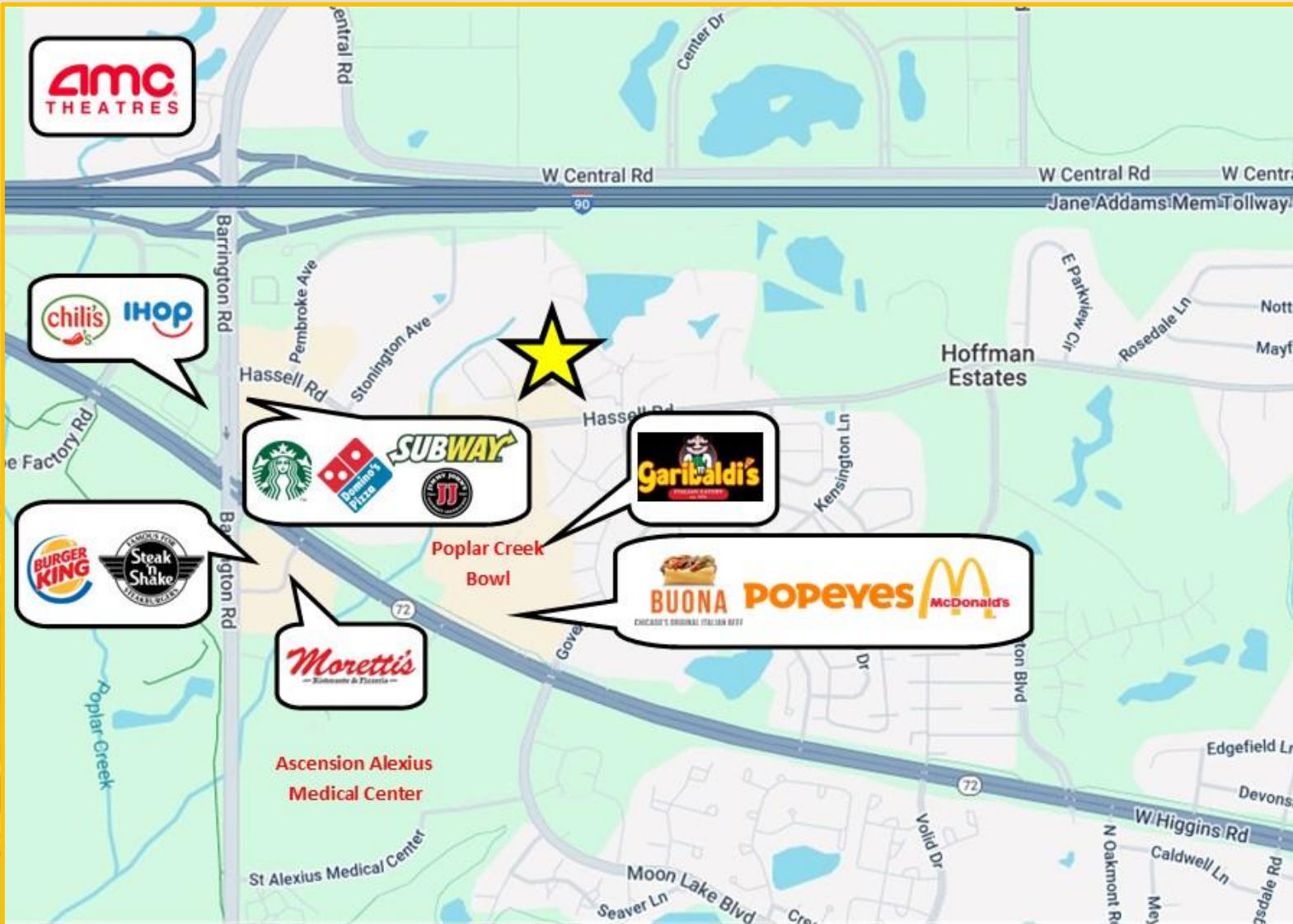
### HOFFMAN ESTATES

Located just west of Chicago in the highly accessible northwest suburbs, Hoffman Estates is a mature and economically stable community with a population of over 50,000 residents and an average household income nearing \$95,000. The property sits just off the Barrington Road interchange along I-90, one of the area's most heavily trafficked commercial corridors, with over 30,000 vehicles per day on Barrington and direct access to the Jane Addams Tollway.

The immediate area surrounding 2306–2332 Hassell Road features a dense concentration of national retailers, medical facilities, and hotel brands, including Jewel-Osco, Target, LifeTime Fitness, Hilton Garden Inn, and Advocate Sherman Hospital Outpatient Center. The site is also just minutes from the NOW Arena and the Prairie Stone Business Park, home to major employers such as AT&T, Siemens, and Claire's corporate headquarters.

Retail fundamentals in Hoffman Estates are strong, with low vacancy rates and over \$1.2 billion in annual retail sales. The location benefits from steady daytime population due to nearby office campuses and healthcare users, as well as strong evening and weekend traffic generated by surrounding residential neighborhoods and regional attractions. With consistent leasing demand and continued public and private investment in the area, the Hassell Road shopping center is well positioned within one of the northwest suburbs' most active and resilient retail submarkets.





## Notable Retail Tenants Nearby

AMC Theatres (1.6 miles)

Steak 'n Shake (1.1 miles)

Chili's (0.7 miles)

Moretti's (1.0 miles)

IHOP (0.6 miles)

Popeyes (0.6 miles)

Starbucks (0.6 miles)

McDonalds (0.7 miles)

Domino's Pizza (0.6 miles)

Buona (0.6 miles)

Subway (0.6 miles)

Garibaldi's (0.5 miles)

Jimmy John's (0.6 miles)

Burger King (0.8 miles)



# Sold Comps Summary

Subject Property	Description	Year Buillt/Renovated	City	Size (SF)	Distance to Subject Property (mi)	Sale Date	Sale Price	Price/SF	Cap Rate	% Leased	
2306-2332 Hassell Rd.	Storefront Retail (Strip Center)	1981 / 1997	Hoffman Estates	20,438	-	-	\$3,799,000	\$185.88	8.0%	93.8%	
Sales Comps	Description	Year Buillt/Renovated	City	Size (SF)	Distance to Subject Property (mi)	Sale Date	Sale Price	Price/SF	Cap Rate	% Leased	
1	1032 W Golf Rd	Freestanding Retail (Strip Center)	1985	Hoffman Estates	20,725	1.77	Jan 2024	\$5,100,000	\$246.08	7.2%	-
2	130-156 E Army Trail Rd	Storefront Retail (Neighborhood Center)	1986/2013	Glendale Heights	31,332	9.00	Feb 2024	\$7,100,000	\$226.61	7.3%	100.0%
3	1707-1723 E Central Rd	Storefront Retail (Strip Center)	1968	Arlington Heights	11,850	8.94	Nov 2024	\$1,516,500	\$127.97	8.0%	88.0%
4	4001-4025 Algonquin Rd	Storefront Retail (Strip Center)	1970	Algonquin	25,190	5.35	Apr 2025	\$2,900,000	\$115.13	-	-
5	506-604 W Wise Rd	Storefront Retail (Strip Center)	1988	Schaumburg	29,043	4.48	Jan 2024	\$3,280,000	\$112.94	-	-
6	20370 Rand Rd	Storefront Retail	1980	Kildeer	11,788	8.06	May 2025	\$1,300,000	\$110.28	-	-



# Contact Information

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# Disclaimer

## DISCLAIMER AND DISCLOSURES

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Every purchaser of any interest in residential real property on which a dwelling was built prior to 1978 is hereby notified that such property may present exposure to lead from lead-based paint. Lead poisoning may cause serious health issues, particularly in children and pregnant women. A lead-based paint inspection or risk assessment is recommended prior to purchase.

## HAZARDOUS MATERIALS DISCLOSURE

Certain building materials and environmental conditions may present health or safety risks. These include but are not limited to: asbestos-containing materials, lead-based paint, mold, radon, petroleum-based products, polychlorinated biphenyls (PCBs), and electromagnetic fields. It is the sole responsibility of the prospective purchaser to retain qualified environmental consultants, perform environmental assessments, and evaluate potential remediation requirements or costs.

## AMAERICANS WITH DISABILITIES ACT (ADA)

The ADA may require certain modifications or improvements to real property to ensure accessibility for persons with disabilities. Broker is not qualified to advise on the legal or design requirements of the ADA or related laws. Purchasers are encouraged to consult legal counsel and qualified professionals regarding compliance obligations.

## AGENCY DISCLOSURE – STATE OF ILLINOIS

Strauss Realty, Ltd. represents the Owner of the Property in this transaction. In situations where there is no cooperating broker representing the purchaser, Strauss Realty, Ltd. may act as a dual agent, representing both buyer and seller. Dual agency requires written consent from both parties. A dual agent cannot disclose confidential information, such as the highest price a buyer will pay or the lowest price a seller will accept, without written consent. Purchasers are advised to seek independent representation if they are uncomfortable with dual agency arrangements.

## REPRESENTATION OF MULTIPLE BUYERS

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## CONTEMPORANEOUS OFFERS

Broker and its designated agents may receive offers on the Property from multiple clients simultaneously. Clients may request to work with a different agent to avoid a potential conflict of interest. Broker will honor such requests whenever practicable.

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For questions or to arrange a tour of the Property, please contact:

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