

SUNRISE SOCIAL CAFÉ – TRADER JOE'S OUTPARCEL

2561 COUNTY LINE RD, ALGONQUIN, IL 60102 (CHICAGO MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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ALGONQUIN MEADOWS BY LENNAR
±250 Single-Family Homes & Townhomes

Deli & You
MARKET

LUCKY STRIKE
ENTERTAINMENT

Pickle Hairs

golden corral

Cane's

BELLE TIRE

FIRST WATCH
THE DAYTIME CAFE
CHIPOTLE
MEXICAN GRILL

COOPER'S HAWK
WINERY & RESTAURANTS

Portillo's
HOT DOGS, BEER, BURGERS, SALADS

La-Z-boy

LONGHORN
STEAKHOUSE

sleep number

ON THE BORDER

TWIN PEAKS
RESTAURANT & BAR

BIAGGI'S
RESTAURANTE ITALIANO

POTBELLY
BAKERY & MORE

JARED
The Galleria Of Jewelry

The Tile Shop

35,900 CPD
RANDALL RD

M
MARCUS & MILLICHAP

crumbl
cookies

Ashley
HOMESTORE

SUNRISE SOCIAL
BREAKFAST & LUNCH





BOULDER RIDGE
COUNTRY CLUB



35,900 CPD
RANDALL RD



THE GOLF CLUB
OF ILLINOIS





Executive Summary

2561 County Line Rd, Algonquin, IL 60102

FINANCIAL SUMMARY

Price	\$2,905,300
Cap Rate	6.50%
Est. Building Size	7,554 SF
Net Cash Flow	6.50% \$188,850
Year Built	2007
Lot Size	1 Acre

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Savant Restaurant Group Inc.
Guarantor	Personal Guarantees ⁽¹⁾
Roof & Structure	Tenant Responsible
Lease Commencement Date	December 22, 2025
Lease Expiration Date	December 21, 2035
Lease Term	10 Years
Rental Increases	3% Annually
Renewal Options	1, 5 Year Options ⁽²⁾

FOOTNOTES:

(1) The Lease is personally guaranteed by Nilay Patel, James M. O'Connor, and Teri N. O'Connor

(2) Option rent shall be based on Fair Market Value. However, in no event will option rent be lower than the base rent applicable at the end of the initial term, plus 3%.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/21/2026	\$188,850.00	6.50%
12/22/2026 – 12/21/2027	\$194,515.56	6.70%
12/22/2027 – 12/21/2028	\$200,350.92	6.90%
12/22/2028 – 12/21/2029	\$206,361.48	7.10%
12/22/2029 – 12/21/2030	\$212,552.28	7.32%
12/22/2030 – 12/21/2031	\$218,928.96	7.54%
12/22/2031 – 12/21/2032	\$225,496.80	7.76%
12/22/2032 – 12/21/2033	\$232,261.68	7.99%
12/22/2033 – 12/21/2034	\$239,229.48	8.23%
12/22/2034 – 12/21/2035	\$246,406.32	8.48%

Base Rent	\$188,850
Net Operating Income	\$188,850
Total Return	6.50% \$188,850



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with 3% Annual Rental Increases**
- » Sunrise Social Café is a Contemporary Breakfast and Lunch Restaurant that Recently Relocated to Algonquin and Held its Grand Opening in December 2025
- » **Located in Algonquin Commons, an Outdoor Shopping Mall with 60+ Stores and 10+ Restaurants**
- » Densely Populated Trade Area in the Chicago MSA - 150,159 Residents within 5 Miles
- » **Affluent Trade Area - Average Household Income Exceeds \$154,000 in the Immediate Area**
- » Excellent Frontage Along Randall Road, Visible to ±35,900 Cars per Day
- » **Situated in the Randall Road Corridor, the Premier Shopping, Dining, and Entertainment District in the Northwest Suburbs of Chicago, Featuring 4 Major Shopping Centers and Several of Big-Box Anchored Outlot Sites**
- » Immediate Proximity to Algonquin Meadows by Lennar, a New Housing Community that will Include ±250 Single-Family Homes and Townhomes



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	5,558	54,944	151,824
2025 Estimate	5,452	53,973	150,159
Growth 2025 - 2030	1.96%	1.80%	1.11%

Households

2030 Projections	2,205	19,910	53,699
2025 Estimate	2,130	19,456	52,848
Growth 2025 - 2030	3.50%	2.33%	1.61%

Income

2025 Est. Average Household Income	\$154,211	\$145,916	\$136,197
2025 Est. Median Household Income	\$138,286	\$126,324	\$116,806

Tenant Overview



SUNRISE SOCIAL
BREAKFAST & LUNCH



2561 COUNTY LINE RD, ALGONQUIN, IL
Address



WWW.SUNRISESOCIALCAFES.COM
Website

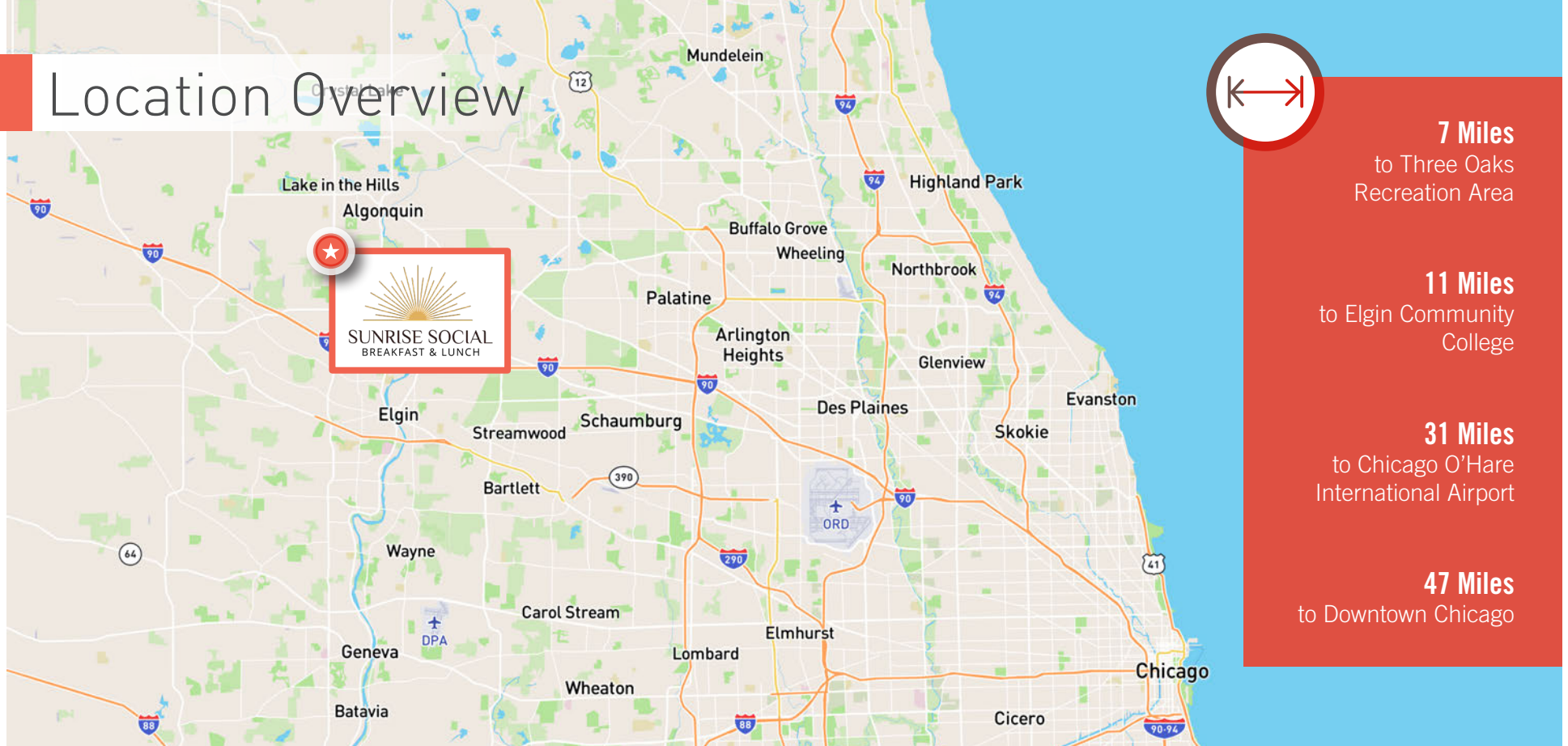
Sunrise Social is a family-owned contemporary breakfast and lunch restaurant that recently relocated to the Algonquin Commons shopping center in Algonquin, IL. The restaurant held its grand opening celebration in late December 2025.

Sunrise Social serves classic breakfast dishes and signature drinks, with a focus on fresh ingredients. The menu includes classic favorites, like the Breakfast Burrito, Biscuits and Gravy, Country Fried Steak, and Breakfast Sliders. Other menu offerings include a vast selection of crepes, belgian waffles, french toast, pancakes, omelets, scramblers, skillet, egg combos, eggs benedict, salads, paninis, sandwiches, and burgers. Sunrise Social also offers a private event space for weddings or celebrations and a catering menu.

Property Photos



Location Overview



Algonquin is a village in McHenry and Kane Counties, Illinois. It is a suburb of Chicago and is located approximately 40 miles northwest of Chicago's main business district. The Village of Algonquin offers a highly engaged business environment and a high quality of life married with a government that is responsive, sustainably-minded and fiscally responsible.

CHICAGO METROPOLITAN AREA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. Movement back into downtown

Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

[exclusively listed by]

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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