

# RANGE USA

19641 NE FRONTAGE ROAD, SHOREWOOD, IL 60404 (CHICAGO MSA)



OFFERING MEMORANDUM

Marcus & Millichap



AURORA UNIVERSITY

6,100 STUDENTS

★ macy's H&M  
FOREVER 21  
JCPenney  
FOX VALLEY MALL

THE HOME DEPOT  
NORDSTROM  
rack  
BOB'S FURNITURE  
ULTA BEAUTY  
DISCOUNT  
DSW DESIGNER SHOE WAREHOUSE  
FLOOR & DECOR  
CB2  
WALMART  
WHOLE FOODS MARKET  
MENARDS  
DICK'S SPORTING GOODS  
LOWE'S  
TARGET Crate&Barrel

★ macy's  
NORDSTROM  
BARNES & NOBLE  
POTTERY BARN  
LIFETIME FITNESS  
The Container Store  
The Cheesecake Factory  
Seasons 52 FRESH GRILL | WINE BAR

OAKBROOK CENTER

Moraine Valley  
Community College

19,000 STUDENTS

MENARDS  
meijer  
Jewel-Osco  
SLIM CHICKENS  
ALDI  
goodwill  
planet fitness

CINEMARK  
JCPenney  
★ macy's  
TEXAS ROADHOUSE  
LOUIS JOLIET MALL  
★ FRIDAYS

Argonne  
NATIONAL LABORATORY

★ macy's  
The Cheesecake Factory  
JCPenney  
VON MAUR  
ORLAND SQUARE

WHOLE FOODS MARKET  
DICK'S SPORTING GOODS  
KOHL'S  
Bassett  
BJ'S RESTAURANT & BREWHOUSE  
DAVE & BUSTERS  
Panera BREAD

RANGE USA

Lewis  
UNIVERSITY

6,500 STUDENTS

SILVER CROSS  
HOSPITAL

80

55

CHICAGO  
MIDWAY  
INTERNATIONAL  
AIRPORT

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# Executive Summary

19641 NE Frontage Road, Shorewood, IL 60404

## FINANCIAL SUMMARY

Price	\$4,150,992
Cap Rate	6.85%
Building Size	15,080 SF
Net Cash Flow	6.85% \$284,343
Year Built	2019
Lot Size	2.33 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof, Structure & Parking Lot Replacement	Landlord Responsible
Tenant	Range USA
Guarantor	Topco America LLC
Lease Commencement Date	July 8, 2019
Lease Expiration Date	July 31, 2041
Lease Term Remaining	15.5 Years
Rental Increases	6% Every 5 Years
Renewal Options	4, 5 Year Options

## ANNUALIZED OPERATING DATA

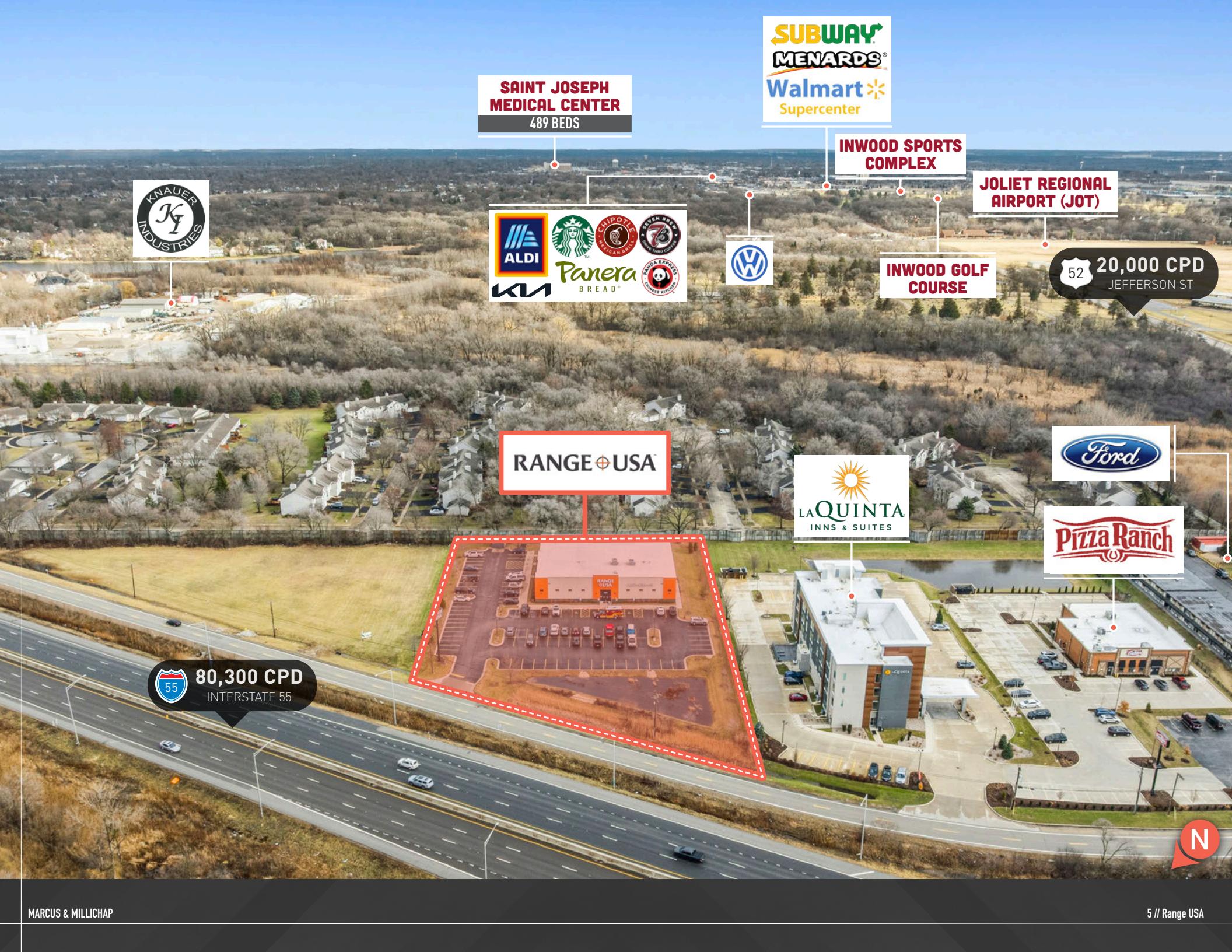
Lease Term	Annual Rent	Cap Rate
Current – 12/31/2030	\$284,343.00	6.85%
1/1/2031 – 12/31/2035	\$301,403.58	7.26%
1/1/2036 – 12/31/2040	\$319,487.79	7.70%
1/1/2041 – 7/31/2041	\$338,657.06	8.16%

Base Rent	\$284,343
Net Operating Income	\$284,343
Total Return	6.85% \$284,343

**RANGE USA**





**SAINT JOSEPH  
MEDICAL CENTER**  
489 BEDS



**INWOOD SPORTS  
COMPLEX**

**JOLIET REGIONAL  
AIRPORT (JOT)**

**52 20,000 CPD  
JEFFERSON ST**

**RANGE USA**

**55 80,300 CPD  
INTERSTATE 55**



N

# Property Description



## INVESTMENT HIGHLIGHTS

- » 15.5 Years Remaining on Corporate Lease
- » Above Standard Range USA Increases - 6% Every Five Years with Multiple Renewal Options
- » Below Average Price Point for Range USA Net Lease Sales
- » 164,106 Residents within a 5-Mile Radius in Growing Trade Area in Chicago MSA
- » Average Household Income Exceeds \$120,000 within 3 Miles of the Subject Property
- » Immediately off US-55, Easily Accessible by 80,300+ Cars Per Day
- » Surrounded by National Retailers: The Home Depot, Firestone, Target, Walmart, Petco, HomeGoods, Chili's, and More
- » Less Than Six Miles From Louis Joliet Mall - Major Retailers Include: Bob's Discount Furniture, Goodwill, Cinemark, Planet Fitness, and More



## DEMOGRAPHICS

3-miles

5-miles

10-miles

### Population

2029 Projection	67,080	165,808	371,615
2024 Estimate	66,645	164,106	367,937
Growth 2024 - 2029	0.65%	1.04%	1.00%

### Households

2029 Projections	25,104	60,415	131,407
2024 Estimate	24,822	59,597	129,459
Growth 2024 - 2029	1.14%	1.37%	1.50%

### Income

2024 Est. Average Household Income	\$120,728	\$113,547	\$117,461
2024 Est. Median Household Income	\$104,184	\$97,668	\$99,898

# Tenant Overview



## RANGE USA



**CINCINNATI, OHIO**

Headquarters



**50+**

Locations



**PRIVATE**

Company Type



**2012**

Founded

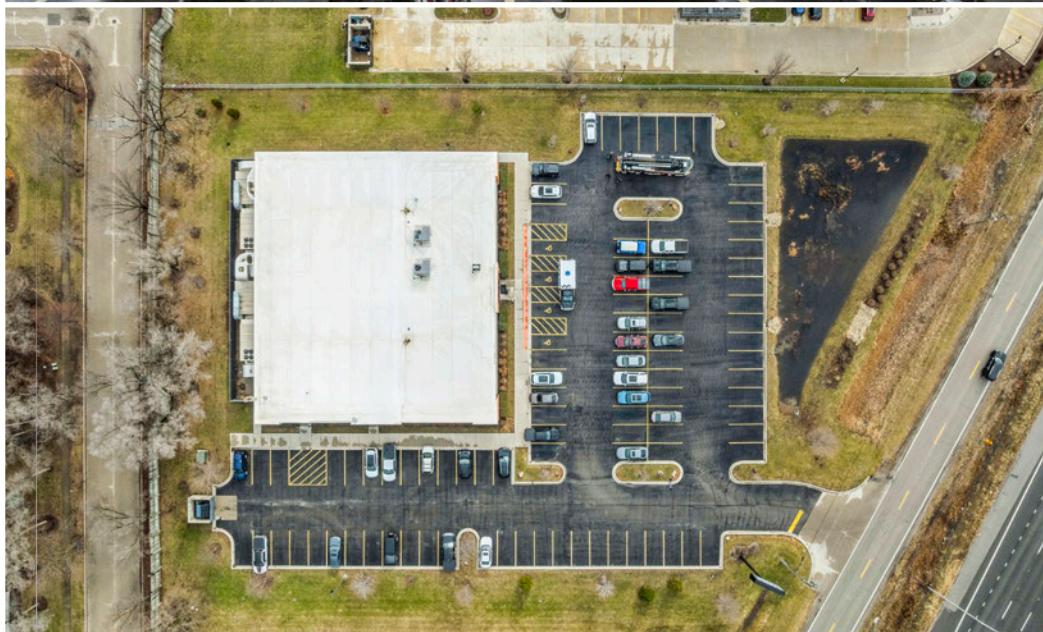


**RANGEUSA.COM**

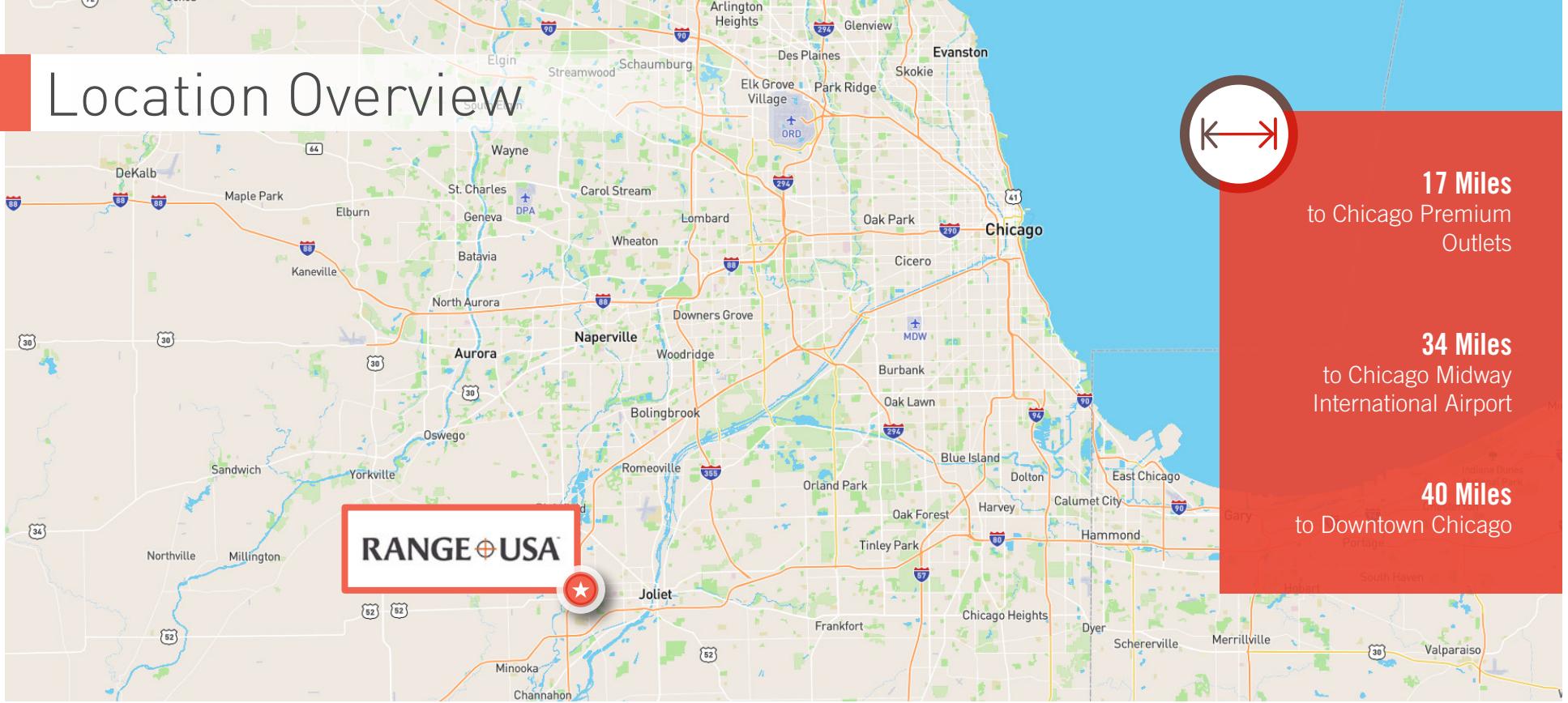
Website

Range USA, formerly known as Shoot Point Blank, is the nation's leading indoor gun range and retail shops. Their mission is to develop responsible gun owners. They do this by offering firearms education, a welcoming environment, and modern indoor ranges for people of all experience levels to develop responsible shooting habits. They are the largest firearm educator in the world, teaching 75,000+ people each year to be responsible gun owners. The first store opened its doors in Cincinnati, Ohio in 2012. Since its opening, Range USA has expanded to 52 locations. Range USA is the world's largest operator of indoor shooting ranges, providing a welcoming environment for shooters of all experience levels with a focus on safety and education.

# Property Photos



# Location Overview



Shorewood is a village located in Will County, Illinois, approximately 40 miles southwest of downtown Chicago and just west of Joliet. Primarily a residential community, Shorewood had a population of 18,209 according to the 2020 U.S. Census and has experienced steady growth over the past several decades. Known for its suburban appeal and convenient access to Interstate 55, Shorewood offers a blend of quiet neighborhoods and expanding commercial development, making it an attractive location for families and commuters alike.

Shorewood offers a variety of recreational, cultural, and shopping opportunities. The village is home to numerous parks and trails, including Towne Center Park and the DuPage River Trail, as well as community events hosted throughout the year. Nearby shopping centers, local dining options, and close proximity to Joliet's entertainment venues further enhance Shorewood's and growing community.

## CHICAGO METROPOLITAN AREA

Nicknamed "The Windy City," the city of Chicago is located in the northeast portion of the state of Illinois, along the shorelines of Lake Michigan. Chicago is the nation's third largest city, trailing only New York and Los Angeles. The Chicago metro houses 9.5 million people and comprises 14 counties. The city is one of the world's great economic centers, and is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It is the financial center of the U.S. Midwest, and Chicago has the largest and most diverse derivatives market in the world, generating 20% of all volume in commodities and financial futures alone. Fortune 500 companies headquartered in the metro include Walgreens, Allstate, and McDonald's.

# [ exclusively listed by ]

## **Alex Frankel**

Senior Director Investments  
602 687 6697  
alex.frankel@marcusmillichap.com

## **Mark J. Ruble**

Executive Managing Director  
602 687 6766  
mruble@marcusmillichap.com

## **Chris N. Lind**

Senior Managing Director  
602 687 6780  
chris.lind@marcusmillichap.com

## **Zack House**

Senior Managing Director Investments  
602 687 6650  
zhouse@marcusmillichap.com

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For financing options, please reach out to:

### **JOSH SCIOTTO**

602-687-6647

josh.sciotto@marcusmillichap.com

**Marcus & Millichap**  
Capital Corporation

**Steven Weinstock**  
Broker of Record  
630 570 2200  
License #: 471.011175

**Marcus & Millichap**

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)