



## Underwriting Report - Retail Property

# Wendy's

3012 Reflection Dr

2,700 SF Retail Fast Food

Naperville, Illinois - Joliet/Central Will Submarket

PREPARED BY

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**N**

Ray Massa  
Broker/Owner



**SUBJECT PROPERTY**

Property Details	1
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**MARKET SUMMARY**

Chicago Market Summary	7
Chicago Economic Summary	9

**PEER PROPERTIES**

Peer Properties Summary	15
Peer Property Photos	18
Peer Property Details	20
Peer Property Comparison	29

**LEASING ANALYTICS**

Chicago Vacancy Analytics	35
Rent Analytics	40
Absorption Analytics	42
Leasing Analytics	43

**CONSTRUCTION**

Overall Construction Summary	46
Chicago Construction	47
Joliet/Central Will Construction	49
Construction Activity	54
Completed Construction Past 12 Months	59
Deliveries Past 12 Months Property Details	61
Under Construction Summary	70
Under Construction Property Details	71

**SALE COMPS**

Investment Trends	73
Sale Comp Details	78
Sales Volume	95
Sales Pricing	96
Cap Rates	98
Top Buyers & Sellers	99

**DEMOGRAPHICS**

Income and Spending	102
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**APPENDIX**

Historical Leasing Data	105
Historical Construction Data	107

# Subject Property

3012 Reflection Dr - Wendy's

**3012 Reflection Dr - Wendy's**   
Naperville, IL 60564 - Joliet/Central Will



## OWNER

The Wendy's Company

Purchased 6/1/2015

Not Disclosed

## TRAFFIC COUNTS

95th St/240th Ave	23.9K
95th St/Reflection Dr	22.4K
Reflection Dr/95th St	3.2K
IL 59/N Reflection Dr	34.4K

## LOCATION

Location Score:	<b>Excellent Location (76)</b>
Walk Score®:	<b>Very Walkable (76)</b>
Transit Score®:	<b>Minimal Transit (23)</b>

## PROPERTY

Type:	<b>Fast Food</b>	Tenancy:	<b>1 Tenant</b>
Center:	-	Construction:	<b>Masonry</b>
GLA:	<b>2,700 SF</b>	Land AC:	<b>1.08 AC</b>
Year Built/Renov	<b>1999</b>	Building FAR:	<b>0.06</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	-		
Parking	<b>50 free Surface Spaces are available</b>		
Features:	<b>Drive Thru, Pylon Sign</b>		
Frontage:	<b>46' on 95th St (with 1 curb cut)</b>		

VACANCY		NNN ASKING RENTS PER SF		12 MO. LEASING SF ACTIVITY	
Current:	<b>0%</b>	Current:	<b>\$28-34 (Est)</b>	Property:	-
Last Quarter:	<b>0%</b>	Last Quarter:	-	Peers Total:	-
Year Ago:	<b>0%</b>	Year Ago:	-	Peers Count:	<b>17</b>
Peers:	<b>0%</b>	Peers (Market Rent):	<b>\$23.45</b>	Peers Avg:	-
Submarket:	<b>3.7%</b>	Submarket (Market Rent):	<b>\$21.27</b>	Submarket:	<b>882,389</b>

## AVAILABLE SPACES

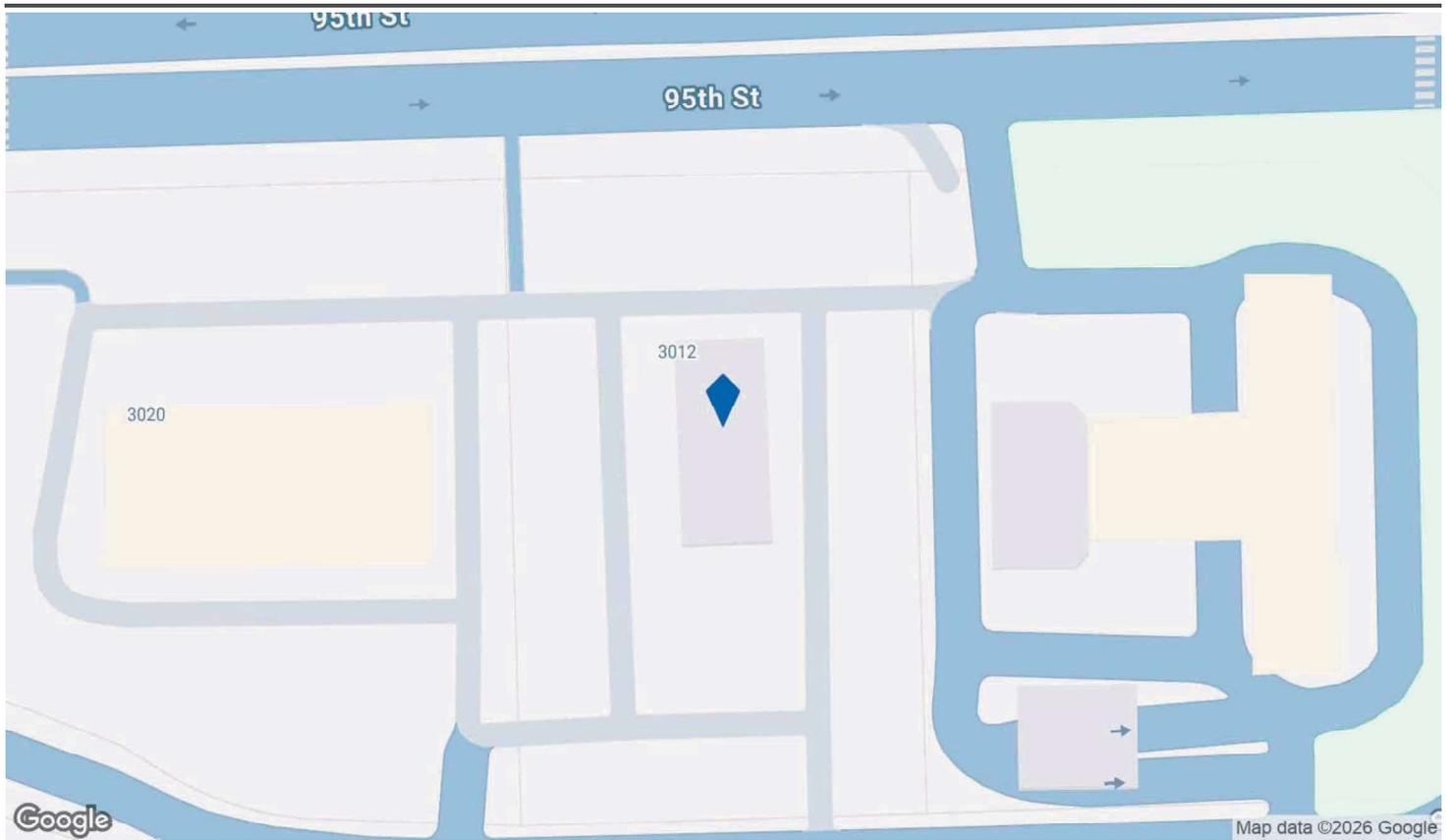
**Currently No Available Spaces**



# Subject Property

3012 Reflection Dr - Wendy's

## SITE PLAN



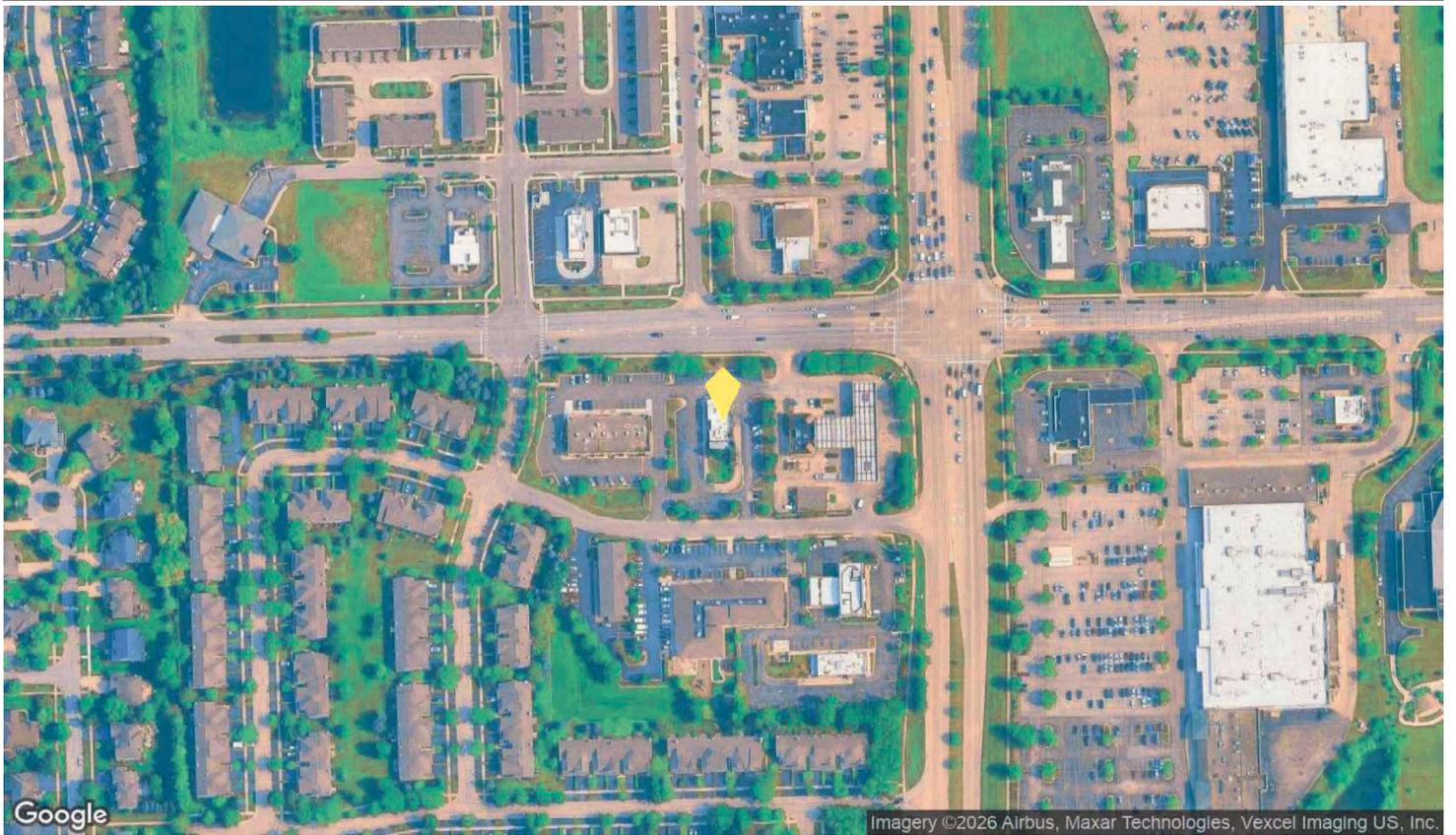
## TENANTS

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Wendy's	 Fast-food	2,700	Yes	Jan 2009	-

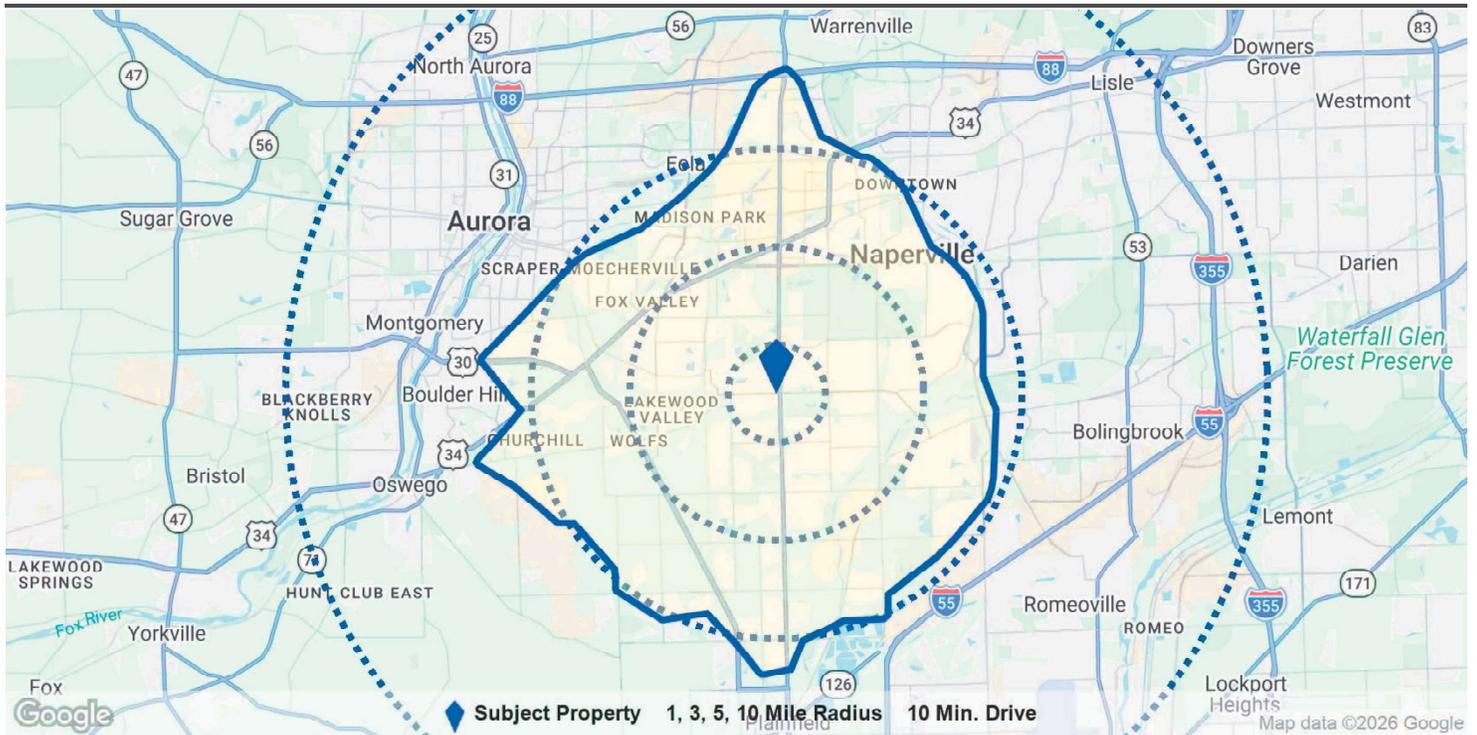
# Subject Property

3012 Reflection Dr - Wendy's

AERIAL VIEW



## DEMOGRAPHICS

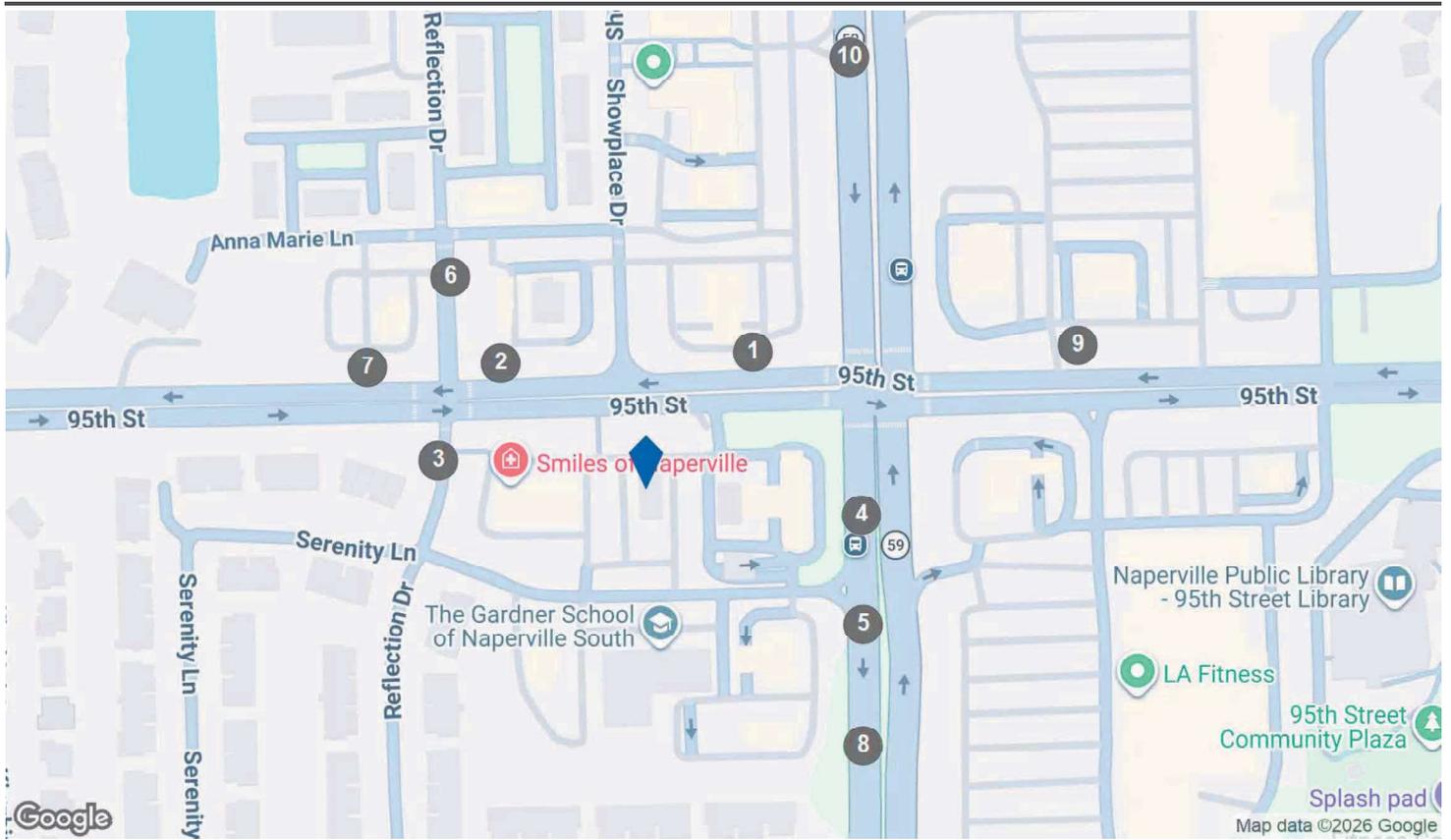


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	12,165	82,415	215,303	714,956	222,064
5 Yr Growth	-0.8%	-0.9%	-0.1%	0.3%	2.0%
Median Age	42	39	39	39	39
5 Yr Forecast	43	40	40	40	40
White / Black / Hispanic	49% / 6% / 6%	51% / 7% / 10%	54% / 9% / 13%	54% / 9% / 24%	52% / 9% / 14%
5 Yr Forecast	49% / 6% / 6%	51% / 7% / 10%	53% / 9% / 14%	54% / 9% / 24%	52% / 9% / 14%
Employment	5,154	31,347	93,542	324,037	122,501
Buying Power	\$584.9M	\$3.7B	\$9B	\$25B	\$9.9B
5 Yr Growth	-4.6%	-2.4%	-1.4%	-0.7%	2.1%
College Graduates	62.8%	58.5%	54.5%	41.5%	63.9%
<b>Household</b>					
Households	4,305	26,497	71,731	248,315	75,049
5 Yr Growth	-0.7%	-0.9%	-0.1%	0.2%	2.1%
Median Household Income	\$135,872	\$139,502	\$124,922	\$100,688	\$132,315
5 Yr Forecast	\$130,575	\$137,424	\$123,313	\$99,809	\$132,366
Average Household Income	\$166,365	\$168,591	\$152,033	\$125,179	\$158,288
5 Yr Forecast	\$161,622	\$166,883	\$150,244	\$124,088	\$158,241
% High Income (>\$75K)	76%	78%	72%	63%	76%
<b>Housing</b>					
Median Home Value	\$545,055	\$412,276	\$363,328	\$296,958	\$412,321
Median Year Built	1999	1996	1995	1989	1995
Owner / Renter Occupied	74% / 26%	83% / 17%	78% / 22%	74% / 26%	76% / 24%

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## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 95th St	240th Ave - E	23,923	2025	0.05 mi
2 95th St	Reflection Dr - W	22,386	2025	0.06 mi
3 Reflection Dr	95th St - N	3,160	2025	0.07 mi
4 IL 59	N Reflection Dr - S	34,365	2024	0.07 mi
5 240th Ave	N Reflection Dr - N	41,088	2023	0.09 mi
6 95th St	Reflection Dr - S	2,739	2025	0.09 mi
7 95th St	Reflection Dr - E	25,153	2025	0.10 mi
8 Illinois Route 59	N Reflection Dr - N	40,642	2025	0.11 mi
9 95th St	240th Ave - W	18,815	2025	0.15 mi
10 Illinois Route 59	Cantore Rd - N	46,397	2025	0.15 mi



## Market Summary

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Retail demand in Chicago has moderated in recent periods amid a series of big-box closures, related demolitions, and broader market pressures. Demolitions alone have resulted in more than 800,000 SF of demand losses over the past year. Metro-wide net absorption declined by -900,000 SF through 2026q1, offsetting the 200,000 SF of absorption achieved in the preceding 12 months.

Leasing activity has also slowed. The 7.6 million SF of leases signed over the past year reflects an approximate 10% decrease from the 8.3 million SF completed in the prior 12-month period. Despite this slowdown, median time on market remains stable, measuring 9.1 months at the end of 2025 compared to 10.6 months in 2024.

Approximately 900,000 SF of new space has delivered over the last year. However, demolitions have exceeded new supply, resulting in net deliveries of -610,000 SF during the same period. Construction activity continues to be limited, with only 1.1 million SF underway. This represents 0.2% of total inventory, compared with a national figure of 0.4%.

Development activity remains historically low both locally and nationally as elevated construction costs and financing challenges continue to constrain new starts. In 2025, project starts reached 1.1 million SF, down roughly 20% from the 1.4 million SF recorded in 2024. This restrained pipeline has helped prevent a more significant rise in vacancy, which currently stands at 4.9% and is essentially unchanged from one year ago.

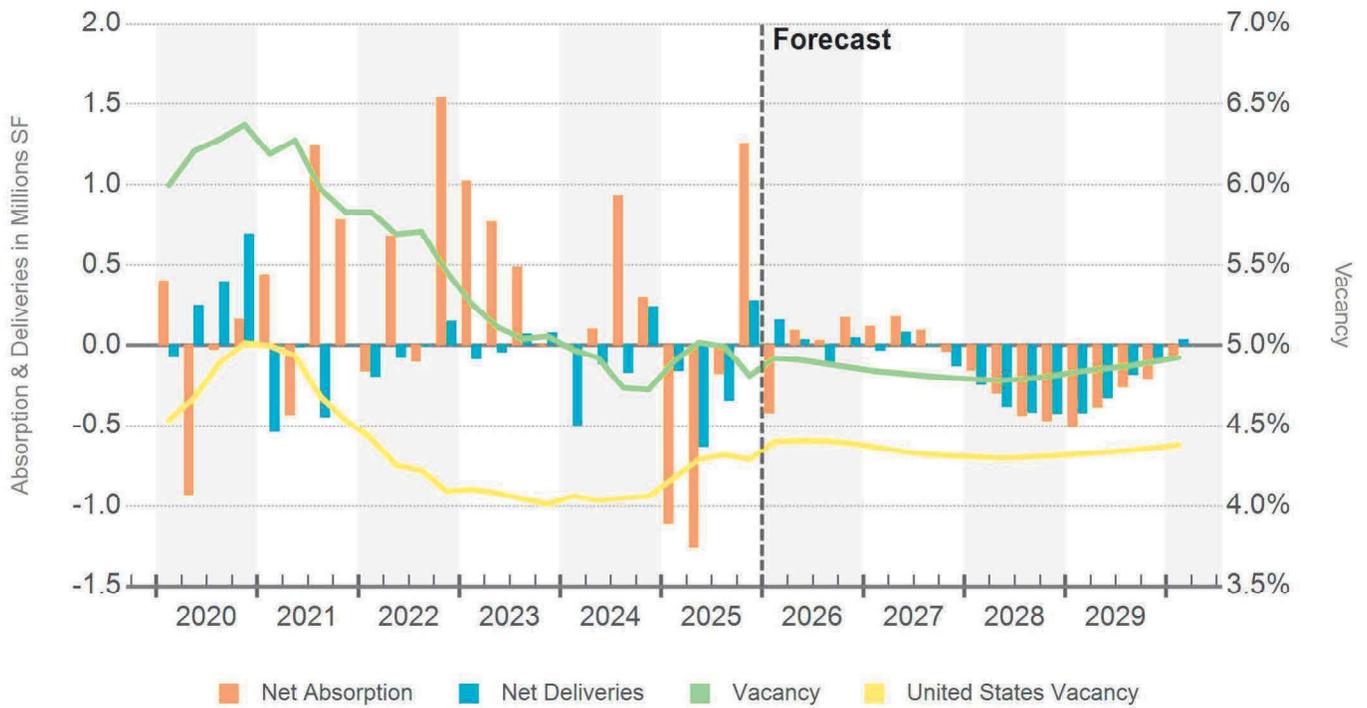
Total available retail space now measures 30.3 million SF, a decrease of roughly 1 million SF over the past year. Much of this space is older, with only 5% of inventory built within the last decade. Limited availability of competitive big-box product continues to restrict absorption, particularly among regional and national tenants. The current availability rate of 5.5% has tightened by about 20 basis points over the past year and remains approximately 150 basis points below the 10-year historical average, underscoring the sector's longer-term tightness despite recent demand challenges.

Market conditions vary by submarket, with the Central Business District exhibiting the highest availability rates in the metro. Urban and suburban areas remain more stable and broadly aligned with national patterns.

Rent growth in Chicago is currently 1.4%, trailing the national average of 1.9%. While rents have slowed by approximately 100 basis points in the last year, they are expected to gain momentum through the remainder of 2026.

Looking ahead, retail demand in Chicago is likely to remain subdued through early 2026, consistent with national trends. Although the market is still absorbing the wave of store closures announced between late 2024 and early 2025, the limited pace of new construction is expected to support long-term tightening, particularly for newer, high-quality retail space.

## NET ABSORPTION, NET DELIVERIES & VACANCY



Chicago stands out as a dynamic metro with exceptional infrastructure and intellectual capital. Its two international airports, strong financial center, and leading universities attract thousands of graduates each year, supporting a highly skilled labor pool. Positioned at the crossroads of major railroads and waterways that link the Great Lakes and the Mississippi River, the city functions as North America's primary freight interchange. Six of the seven largest U.S. railroads and ten interstate highways converge here, and O'Hare Airport ranks as the nation's third-largest trading port, making Chicago a crucial hub for logistics, distribution, and corporate headquarters.

Chicago's economy is among the most diverse in the United States, with no single industry representing more than 15% of the regional market. This economic diversity helps shield the city from volatility and supports a stable business climate. The metro hosts 24 of Illinois' 32 Fortune 500 companies across finance, healthcare, manufacturing, and consumer goods. This broad industry base strengthens a resilient commercial real estate market, with demand spread across office, industrial, and mixed-use development.

Although the wider Chicago metropolitan area has experienced population decline, the Downtown and North Shore communities have grown, particularly among higher-income residents. These neighborhoods continue to attract both residential and commercial investment due to their affluence and proximity to major employment centers. The median household income in Chicago is roughly \$87,000, which is 12% higher than the national average, while the median home price of \$370,000 remains below the national figure, supporting the city's relative affordability.

Chicago benefits from a well-educated workforce, with 39% of adults 18 and older holding a bachelor's degree or higher, compared to 33% nationally. This concentration of talent enhances the city's appeal for employers in professional services, finance, healthcare, and technology. Institutions such as the University of Chicago, Northwestern University, and the Illinois Institute of Technology further strengthen the talent pipeline and support innovation-driven industries. This educational advantage contributes to ongoing demand for office space, especially near academic and research centers.

A diverse mix of professional and business services, financial firms, and consulting companies anchors Chicago's office market. More than 400 firms occupy

over 100,000 square feet of office space, including recent expansions by Bain and Company, PwC, Boston Consulting Group, and Medline. Major corporate headquarters such as United Airlines, W.W. Grainger, Baxter, AbbVie, Northern Trust, and McDonald's reinforce a strong base of office-using employment. These companies are drawn to Chicago's robust infrastructure, talented workforce, and central location, which drive demand for office space in both downtown and suburban areas.

Trade, transportation, utilities, and manufacturing form the core of Chicago's industrial sector. Ford Motor Company employs more than 5,500 workers at two sites totaling over 4 million square feet. U.S. Steel maintains a major presence with more than 4,000 employees, and food processing leaders like Kraft-Heinz, Mondelez, Mars, and Ferrero Candy continue to expand operations. Fulton Market is home to mHub, the largest independent manufacturing innovation center in the country, highlighting the city's role in advanced manufacturing.

The life sciences sector is gaining strength, especially in Fulton Market, supported by expansions from Portal Innovations and CZ Biohub Chicago. Portal Innovations' partnership with the University of Chicago to open a lab at Hyde Park Labs showcases the strong connection between academic research and biotech growth. The Illinois Medical District anchors the healthcare sector with more than 29,000 employees across four major hospital systems. These institutions create jobs and stimulate demand for specialized real estate, including lab facilities, medical offices, and educational buildings.

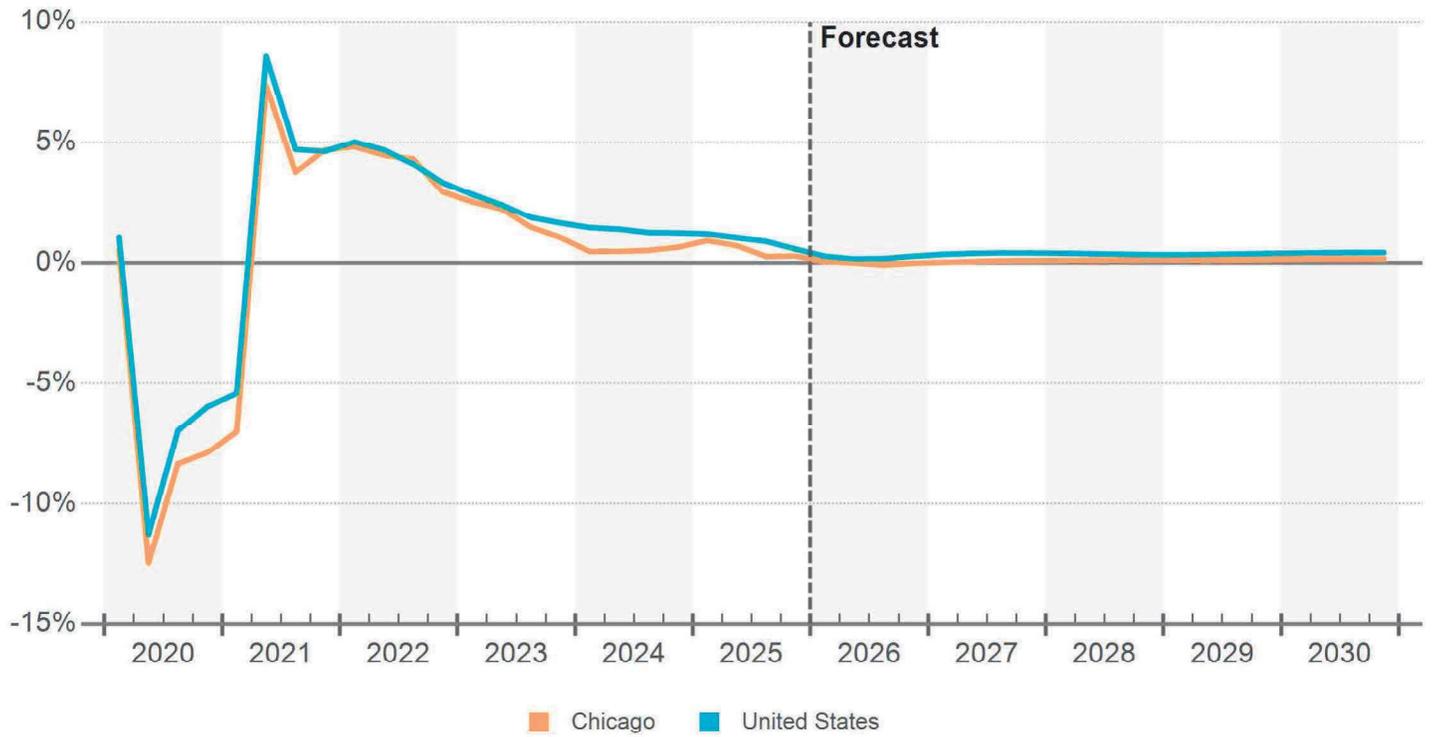
Government efforts to revitalize the LaSalle Street corridor in Downtown Chicago focus on converting offices to residential buildings with mixed-income housing and community amenities. Six adaptive reuse projects, totaling 1,800 residential units, have been approved to receive \$316.7 million in Tax Increment Financing (TIF) support. These developments represent more than \$900 million in investment and will transform over 2 million square feet of vacant office space into active, livable environments.

Illinois Governor JB Pritzker has championed the Illinois Quantum and Microelectronic Park, a first-of-its-kind initiative designed to position Chicago as a national leader in quantum computing and advanced microelectronics. Located on the city's south side near Lake Michigan and the Chicago River, the campus will span more than one million square feet and will host the

nation's first quantum computer. The project is supported by major corporate and academic partners, including PsiQuantum, IBM, the University of Chicago, and the

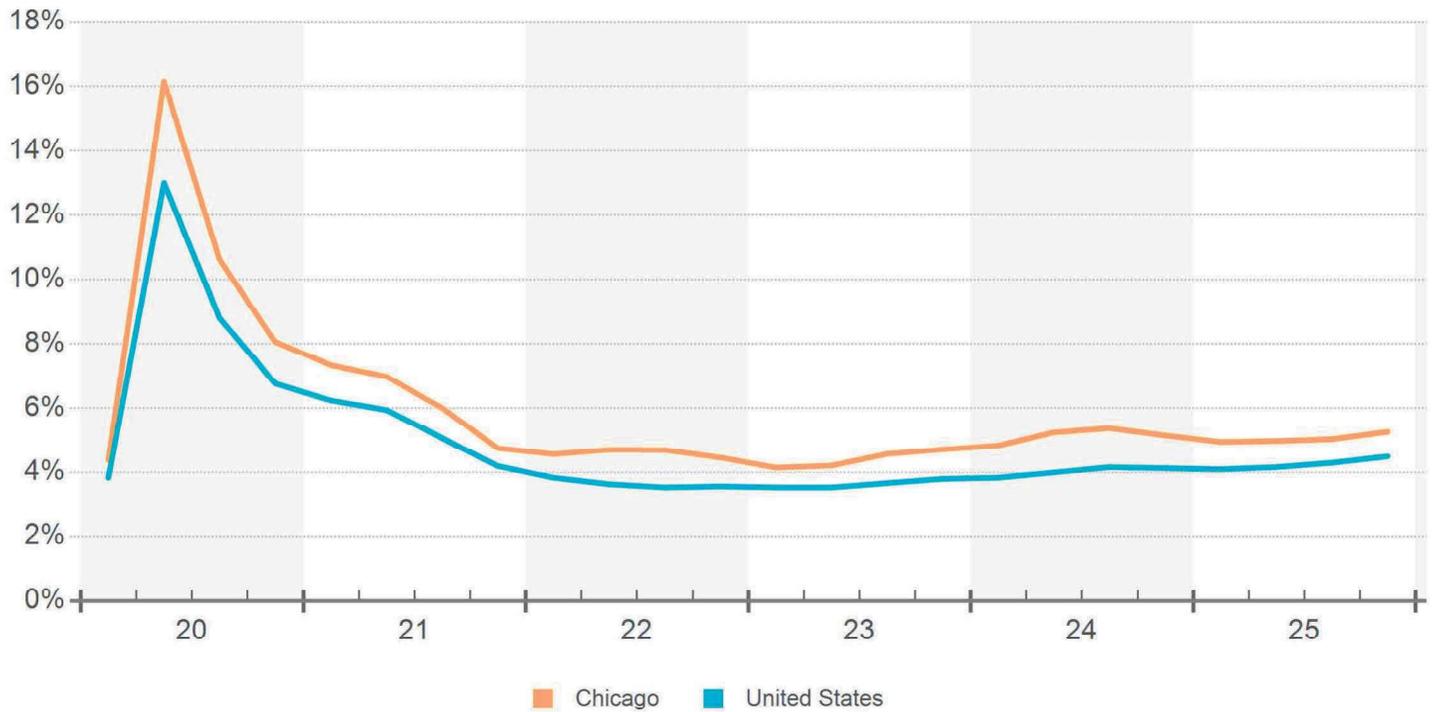
University of Illinois Discovery Partners Institute, creating a powerful ecosystem for innovation.

## JOB GROWTH (YOY)

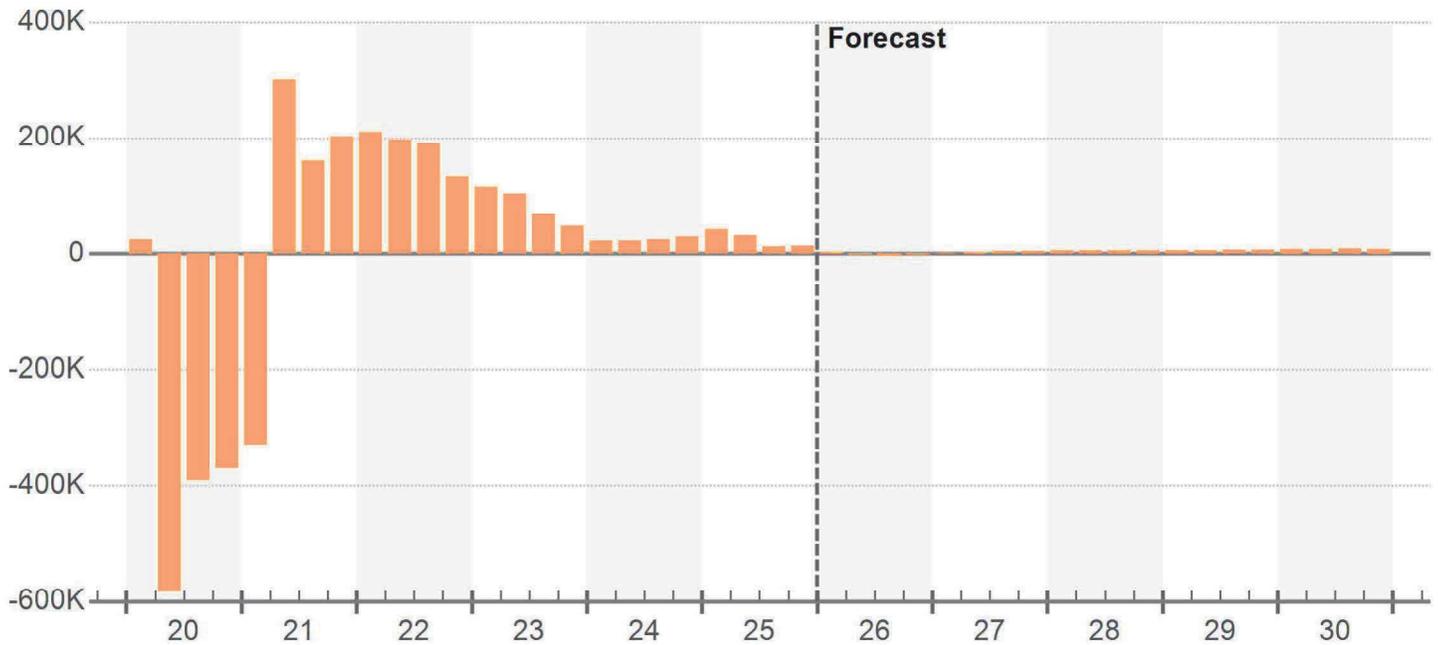


Source: Oxford Economics

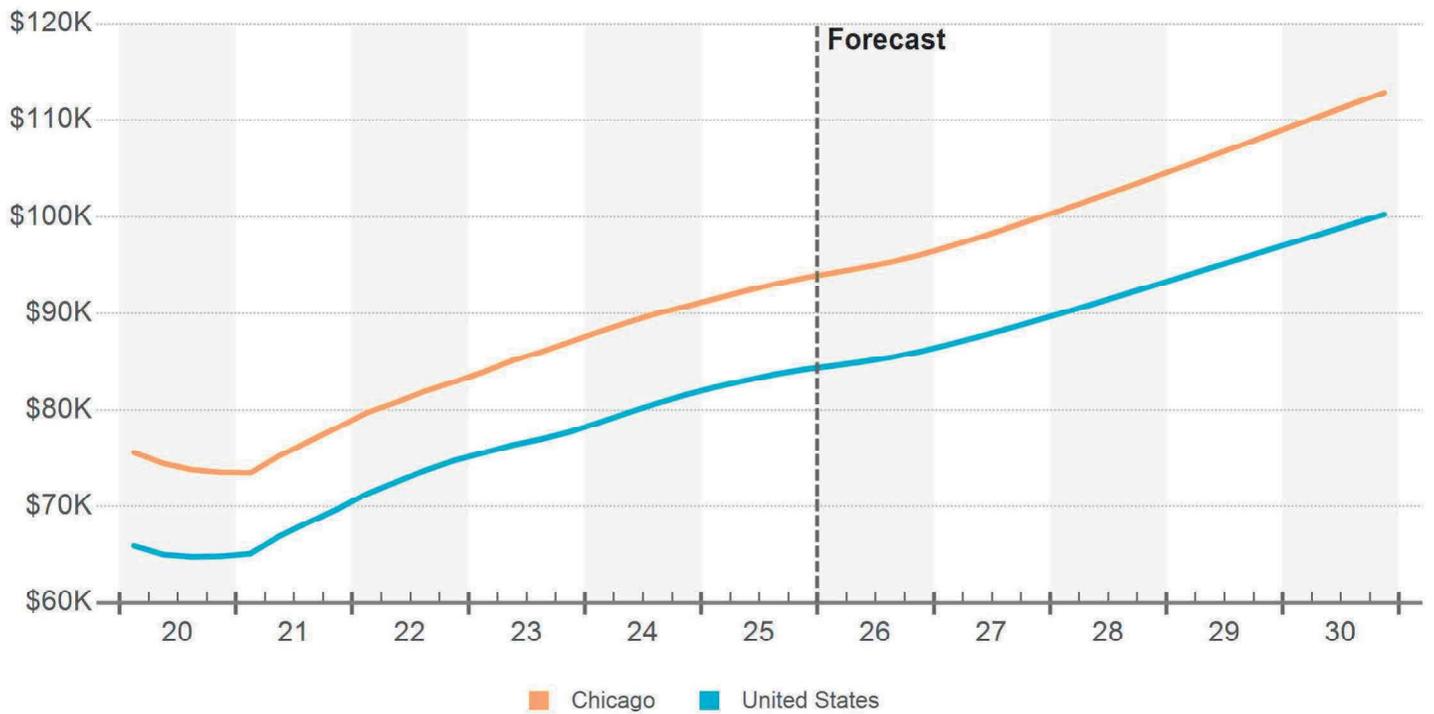
## UNEMPLOYMENT RATE (%)



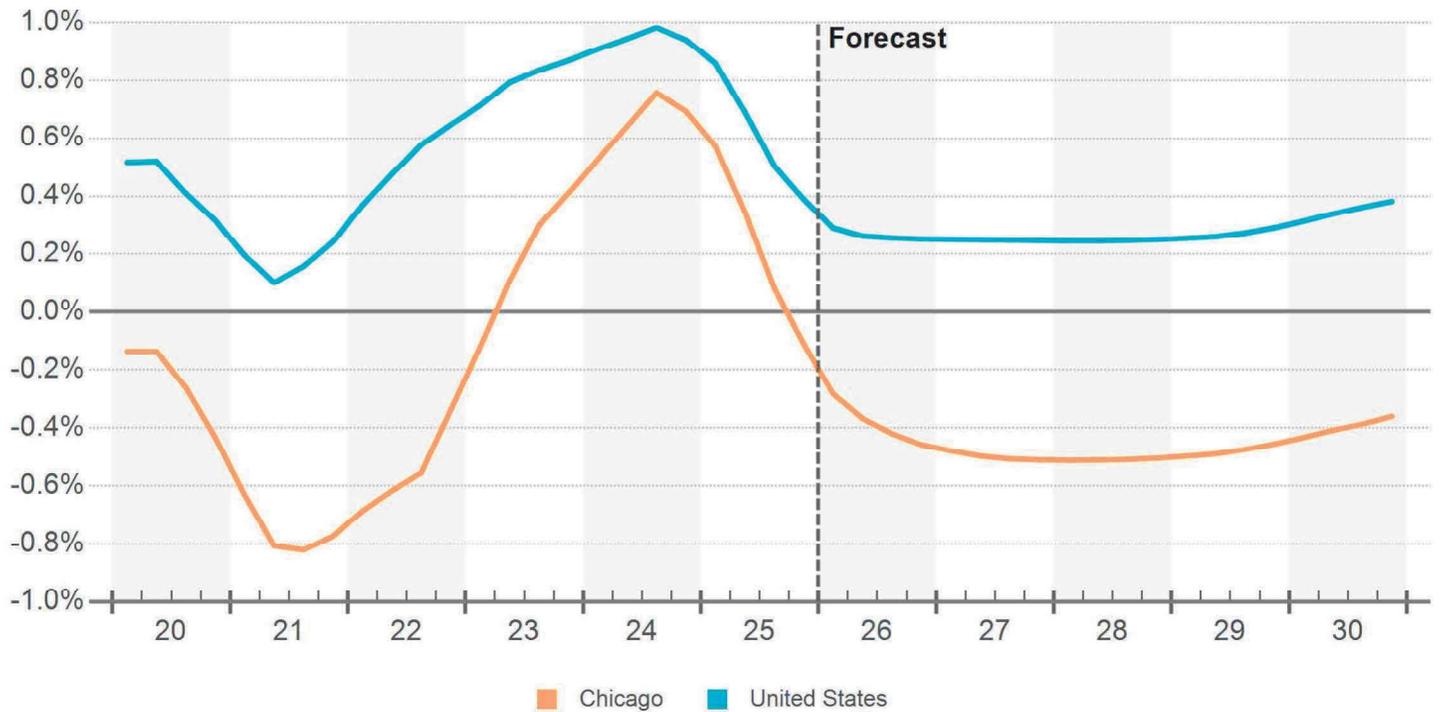
## NET EMPLOYMENT CHANGE (YOY)



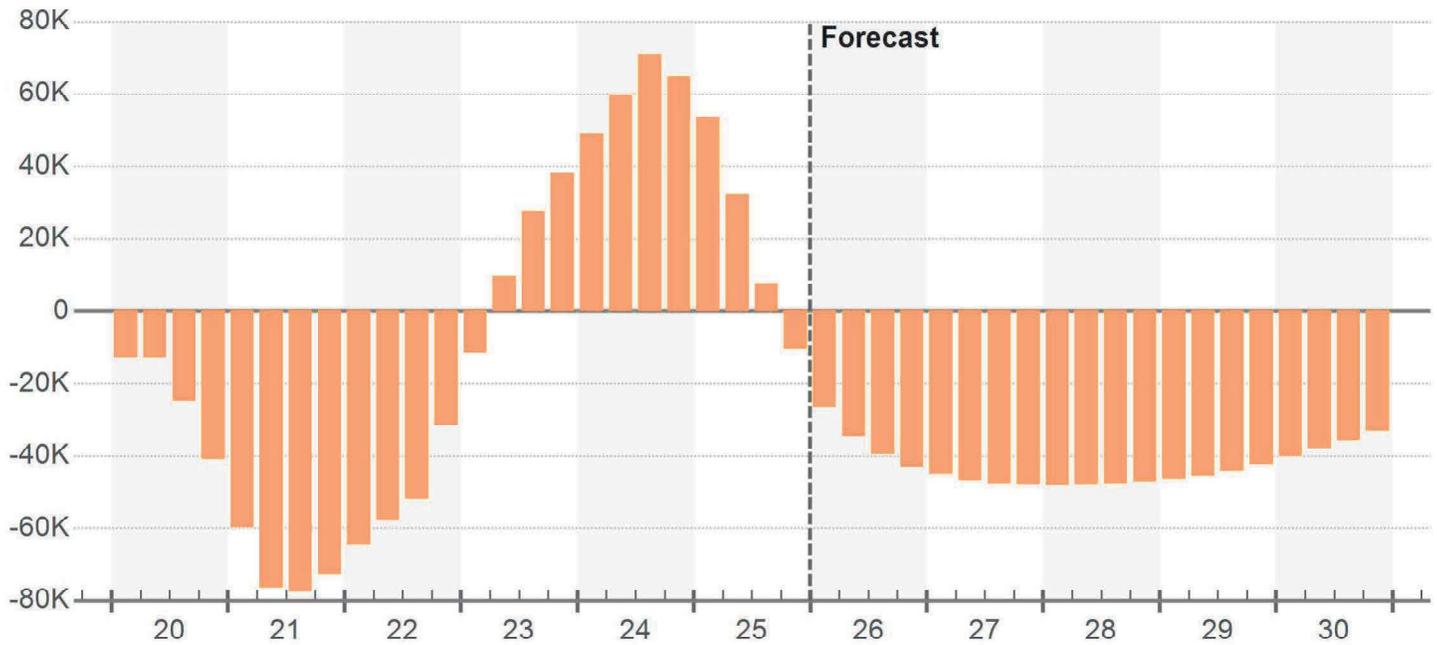
## MEDIAN HOUSEHOLD INCOME



## POPULATION GROWTH (YOY %)



## NET POPULATION CHANGE (YOY)



## DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	9,400,792	342,212,438	-0.2%	0.3%	-0.1%	0.6%	-0.5%	0.3%
Households	3,703,905	134,146,625	0.1%	0.7%	0.5%	1.0%	-0.2%	0.6%
Median Household Income	\$94,057	\$84,463	3.0%	2.8%	4.0%	4.2%	3.9%	3.6%
Labor Force	5,031,519	170,960,219	0%	0.6%	0.2%	0.8%	-0.1%	0.2%
Unemployment	5.3%	4.5%	0.3%	0.4%	-0.1%	0%	-	-

Source: Oxford Economics

### POPULATION GROWTH



### LABOR FORCE GROWTH



### INCOME GROWTH



Source: Oxford Economics