

Marcus & Millichap
KIVEN TEAM



ABSOLUTE NET TUTOR TIME | FRESH 5YR LEASE EXTENSION
7.25% CAP RATE | \$282.76 PER SQUARE FOOT

1335 N ARLINGTON HEIGHTS RD, ITASCA, IL 60143



The
Hanover
Insurance Group®

BLA, Inc.



American Academy
of Pediatrics



flexera

DEDICATED TO THE HEALTH OF ALL CHILDREN™

The Jenkins Group
ARCHITECTURE | INTERIORS | PLANNING

NAGASE
Nagase America LLC

WESTIN
HOTELS & RESORTS



TK Takachiho America, Inc.

CAPTIVERESOURCES
Insurance, reimagined.
CCC

**Jewel
Osco**
Bruker alicon

NTT DATA

STEINER
CIVILTECH **AIT**

comed
AN EXELON COMPANY

SENKO
a. hartrodt
TRANSPORT IS OUR BUSINESS

**ELK GROVE VILLAGE
BANK & TRUST**
A WINTHROP COMMUNITY BANK

BUONA
CHICAGO'S ORIGINAL ITALIAN BEEF

**HYATT
PLACE**

DSV **duly**
HEALTH AND CARE

**SUBJECT
PROPERTY**



Exclusively Listed By

Coult Greenwell

Associate Investments
Downtown Chicago
Direct: (312) 327-5494
coult.greenwell@marcusmillichap.com
License: IL 475.207174

Mitchell Kiven

Managing Director Investments
Downtown Chicago
Direct: (312) 624-7006
mitchell.kiven@marcusmillichap.com
License: IL 475.164486

Broker of Record

Steven Weinstock

Broker of Record
Chicago Oakbrook
Direct: (630) 570-2200
steven.weinstock@marcusmillichap.com
License: IL 471.011175

ABSOLUTE NET TUTOR TIME

1335 N ARLINGTON HEIGHTS RD, ITASCA, IL 60143

Executive Summary

Marcus & Millichap is pleased to present the opportunity to purchase the fee simple interest in a recently extended, single tenant net-leased Tutor Time located on Arlington Heights Rd in Itasca, Illinois. Positioned in the middle of numerous dense residential neighborhoods, this property benefits from dense and affluent suburban demographics.

Tutor Time recently extended their lease for 5-Years with minimal concessions at a reasonable rent of \$20.50/SF. The lease is Absolute NNN with the landlord having no responsibilities whatsoever. At the end of their current firm term, Tutor Time has 2-5YR Options, each with 10% rental increases.

The lease is corporately guaranteed by Tutor Time Learning Systems, Inc, which operates as part of Learning Care Group, a nationally scaled early-childhood education platform with over 1,000 schools and childcare facilities. Tutor Time specifically has been operating in various forms since the 1980s, with continuous corporate presence nationally.

Itasca is a well-established, family-oriented community with multiple public and private school locations directly within the village. The area benefits from low student-teacher ratios, above-average academic performance, and convenient access to nearby high schools, supporting consistent demand for early education and childcare services.

The demographics surrounding this property are especially noteworthy with a population of 60,000 people and a daytime population of 120,000 within a 3-mile radius. Average household incomes hover at \$123,000, making this location ideal for the higher tier services of Tutor Time.

Priced at \$2,965,000, and a 7.25% CAP rate, this is an opportunity to acquire a safe, stable, and passive net-leased asset, in a premier suburb of Chicago.

Investment Highlights

Freshly renewed lease on a +5-Year Tutor Time location with zero landlord responsibilities

.....

Lease is corporately guaranteed by Tutor Time Learning Systems, Inc

.....

2-5YR options at the end of the firm term, each with 10% rental escalators

.....

Tenant is paying a reasonable, replaceable rent of \$20.50/SF

.....

The property is well-sited for childcare, as well as multiple residual uses, given the strong retail fundamentals of the underlying real estate

.....

Less than four miles west of O'Hare International Airport, the property is surrounded by numerous dense residential neighborhoods

.....

Affluent demographics with 60,000 people and an average income of \$123,000 within a 3-mile radius

.....

Daytime population of over 120,000 people within a 3-mile radius

OFFERING SUMMARY

\$2,965,000 TOTAL PRICE	7.25% CAP RATE	\$214,963 NOI
Lessee "Tenant"	Tutor Time Learning Systems, LLC	
Guarantor	Corporate Guarantee	
Property Address	1335 N Arlington Heights Rd Itasca, IL 60143	
Lease Structure	Absolute Net (NNN)	
Lease Commencement Date	September 5, 2000	
Current Term Expiration Date	December 31, 2031	
Remaining Lease Term	+5.5 Years	
Annual Base Rent	\$20.50/SF	
Renewal Options	2-5YR Options	

BUILDING SUMMARY		
Building Size	10,486 SF	
Price/SF	\$282.76	
Parcel Size	0.99 Acres	
Year Built	2002	

RENT SCHEDULE				
TERM	YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	1/1/2027 - 12/31/2031	\$214,963	\$17,914	\$20.50
Option 1	1/1/2032 - 12/31/2036	\$236,459	\$19,705	\$22.55
Option 2	1/1/2037 - 12/31/2041	\$260,204	\$21,684	\$24.81



TENANT OVERVIEW



NEARLY 125 SCHOOLS ACROSS THE UNITED STATES
PART OF A NETWORK OF 1,150+ SCHOOLS NATIONWIDE

Tutor Time is a nationally recognized early childhood education and childcare provider focused on nurturing each child’s unique strengths, interests, and learning style. Their programs emphasize individualized development, self-esteem building, creativity, and active learning within a safe, secure environment.

Families receive regular communication and updates, reinforcing strong parent-school connections. With more than 30 years of experience, Tutor Time blends educational enrichment with social development, supported by dedicated teachers and a comprehensive curriculum designed to inspire confidence and a lifelong love of learning.

LEASE DETAILS	
Guarantor	Corporate Gurantee
Lease Commencement	September 5, 2000
Lease Expiration	December 31. 2031
Monthly Base Rent	\$17,914
Annual Base Rent	\$214,963
Term Remaining on Lease	+5.5 Years
Rent Increases	10% at the start of each option period
Lease Structure	Absolute Net (NNN)
Landlord Responsibilities	None
Tenant Responsibilities	RE Taxes, CAM, Insurance, Parking, Roof & Structure, HVAC



AERIAL & SURROUNDING RETAIL





ELK GROVE
HIGH SCHOOL
~1,900 STUDENTS



BRIAN
HOMANN
DDS



DAIRY
QUEEN



Brown's
Chicken

DEVON AVENUE - 11,000 VPD



Speedway



h2o CARWASH
DETAIL CENTER

SUBJECT
PROPERTY

N ARLINGTON HEIGHTS RD - 8,100 VPD



Casey's



ITASCA FIRE
STATION 67

Demographics | 3-Mile Radius

2025 Population	59,791
2025 Daytime Population	120,004
2025 Avg. Household Income	\$122,849

LOCATION OVERVIEW - ITASCA, IL

Itasca, IL

Itasca, Illinois is a well-positioned DuPage County suburb with roots dating back to its settlement in 1841. The arrival of the Chicago and Pacific Railroad in the late 1800s transformed the area from a small agricultural community into a connected village, ultimately leading to its incorporation in 1890. Historic homes, preserved districts, and community landmarks still reflect this early heritage.

Located approximately 25 miles northwest of downtown Chicago, Itasca offers exceptional regional accessibility. Its proximity to O'Hare International Airport, major expressways including I-290 and IL-390, and Metra's Milwaukee District West Line provides direct and efficient access for residents, commuters, and businesses.

Economically, Itasca is anchored by major employment centers such as the Hamilton Lakes and Spring Lake office parks, which collectively offer millions of square feet of modern office space. The village also hosts a substantial industrial base, including an expansive district west of I-290 that accommodates a diverse mix of industrial, flex, and office users. This combination of corporate and industrial activity supports a strong and stable economic environment.

Beyond its business advantages, Itasca offers a welcoming community atmosphere with a charming downtown, walkable paths, and parks such as Usher Park. Popular annual events—such as Itascafest, Oktoberfest, and a large Independence Day fireworks display—contribute to a vibrant local culture and attract visitors from throughout the region.

In the News

- The Itasca Station development in Itasca is a new mixed-use project in the downtown area near Orchard Street and Maple Avenue, featuring about 87 luxury apartments and ground-floor retail space. Currently under construction with completion expected in 2026, it aims to bring more housing, increase foot traffic, and support local businesses while helping transform the village's downtown into a more walkable, vibrant hub.
- Nearby Interstate 490 (O'Hare Western Access) and the Illinois Route 390 are major transportation projects impacting Itasca, with completion expected around 2026. These connections between I-90, I-294, and O'Hare International Airport will improve regional access for commuters and freight, increasing traffic flow and supporting stronger demand for industrial, office, and retail properties in the area.
- The recent expansion of the Commonwealth Edison (ComEd) substation in Itasca, completed in 2025, represents a major investment in the area's electrical infrastructure, totaling roughly \$96 million. The project upgraded transmission capacity through new transformers, high-voltage equipment, and grid enhancements designed to improve reliability and meet growing energy demands.

Location Fast Facts



Itasca Population
~9,500



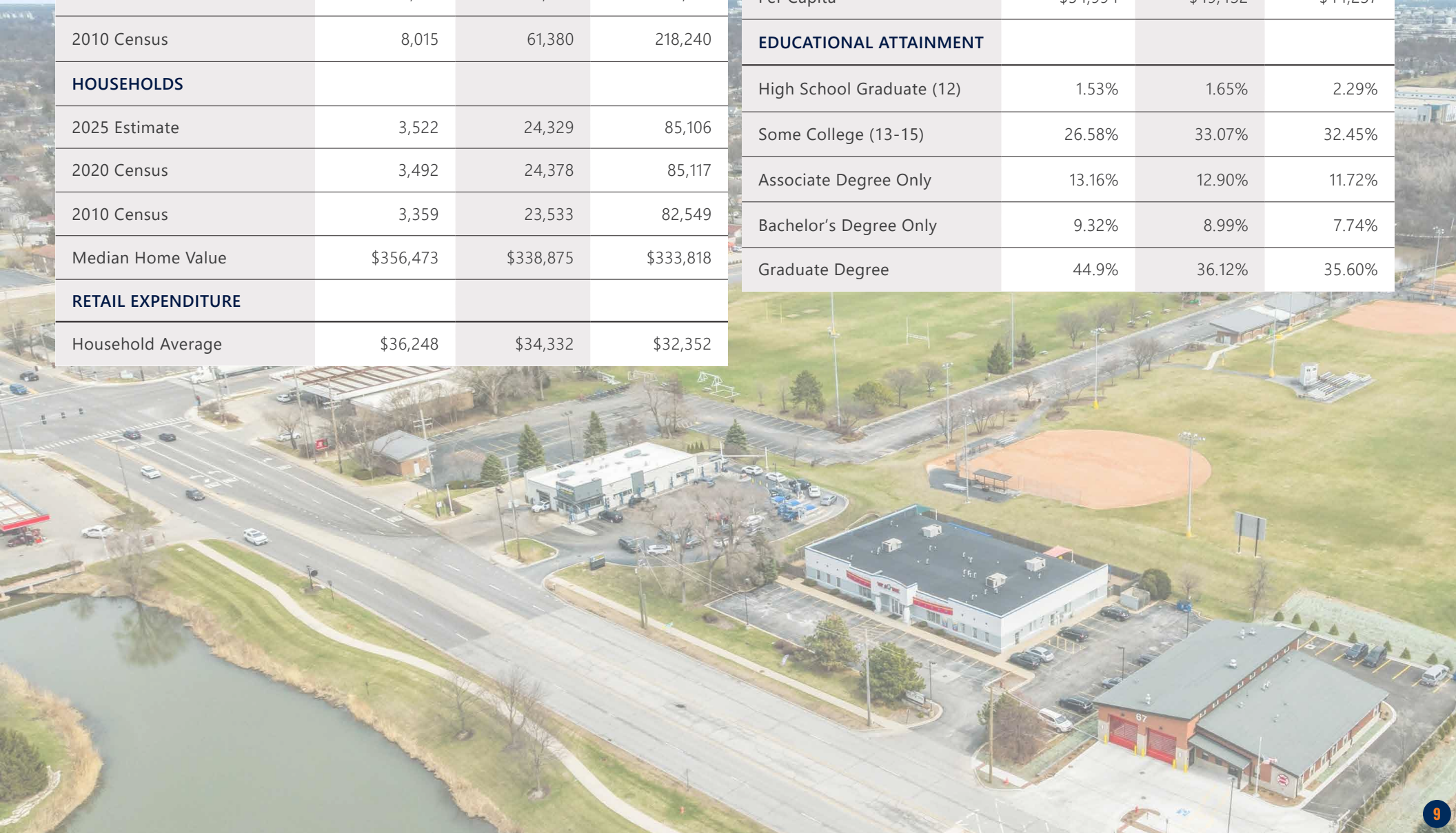
3.4 Miles to O'Hare International Airport



Metra Electric Line (Itasca)

DEMOGRAPHICS - ITASCA, IL

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Estimate	7,989	59,791	214,368	Average	\$128,840	\$122,849	\$111,729
2025 Daytime Population	17,792	120,004	367,154	Median	\$111,911	\$104,709	\$92,416
2020 Census	8,213	61,902	222,451	Per Capita	\$54,994	\$49,432	\$44,237
2010 Census	8,015	61,380	218,240	EDUCATIONAL ATTAINMENT			
HOUSEHOLDS				High School Graduate (12)	1.53%	1.65%	2.29%
2025 Estimate	3,522	24,329	85,106	Some College (13-15)	26.58%	33.07%	32.45%
2020 Census	3,492	24,378	85,117	Associate Degree Only	13.16%	12.90%	11.72%
2010 Census	3,359	23,533	82,549	Bachelor's Degree Only	9.32%	8.99%	7.74%
Median Home Value	\$356,473	\$338,875	\$333,818	Graduate Degree	44.9%	36.12%	35.60%
RETAIL EXPENDITURE							
Household Average	\$36,248	\$34,332	\$32,352				



NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

ZAG0370630

Marcus & Millichap
KIVEN TEAM



ABSOLUTE NET TUTOR TIME

EXCLUSIVELY LISTED BY

Coult Greenwell

Associate Investments
Office: Chicago Downtown
coult.greenwell@marcusmillichap.com
Direct: (312) 327-5494
License: IL #475.207174

Mitchell Kiven

Managing Director Investments
Office: Chicago Downtown
mitchell.kiven@marcusmillichap.com
Direct: (312) 624-7006
License: IL #475.164486

BROKER OF RECORD

Steven Weinstock

Broker of Record
Office: Chicago Oakbrook
steven.weinstock@marcusmillichap.com
Direct: (630) 570-2200
License: IL #471.011175