



Endeavor Health Clinical Operations

Single Tenant Net Lease

FOR SALE

712 Northwest Highway
Fox River Grove, IL



\$2,250,000
\$582.30 PSF



CAP 6.53%
NOI \$146,832



3,864 SF
0.66 AC



**Medical
Office**

The subject property is a newly renovated (2023), single-story, 3,864 SF freestanding out-parcel building located in Fox River Grove, Illinois, within McHenry County. The building is fully built out for medical use and is currently occupied by a strong credit tenant, Endeavor Health Clinical Operations. Strategically positioned along Northwest Highway, approximately two miles from Advocate Good Shepherd Hospital, the asset benefits from excellent visibility, high traffic counts, and strong local demographics that support healthcare services.

Endeavor Health Clinical Operations—one of Illinois' largest integrated health systems—is the third-largest health system and medical group in the state, serving more than 4.2 million residents across seven northeastern Illinois counties. The tenant's lease is structured on a triple-net basis and features a 5+ year initial term providing stable long-term cash flow with minimal landlord expense obligations.

This offering represents a rare opportunity to acquire a true triple-net investment. The property is a modern, newly tenanted medical office asset leased to one of Illinois' leading healthcare providers, situated within a strong commercial corridor and a highly desirable location.

Property Highlights

- 3,864 SF Single-Tenant Medical Office Building
- 100% leased to Endeavor Health Clinical Operations
- Fully Built-Out Medical Space
- Regional Shopping Center Anchored By Jewel-Osco
- Ample Parking Surrounding Building
- Frontage on Northwest Highway
- Built in 2004
- 0.66 Acre Lot
- Signalized Entrance to Building

CONTACT US FOR A FULL OFFERING MEORANDUM



Your SVN Suburban
NEXT LEVEL TEAM

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