



TENANT WILL NOT BE EXERCISING OPTION

OFFICEMAX

Anchored by Home Depot Power Center

7250 Woodward Avenue
Woodridge (Chicago MSA), Illinois 60517

- » **Corporate Triple-Net Lease:** 4 Months Remaining on Current Term, OfficeMax will not be Exercising option.
- » **High Traffic Area:** The Property is Located off Woodward Avenue (16,503 VPD) and Just Off Veterans Memorial Tollway S which Oversees (134,468 VPD).



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BEST BUY **TJ-maxx**

Shop & Save Market

Party City **DOLLAR TREE**

OLD NAVY **TACO BELL**

MATTRESS FIRM

BURGER KING **LONG JOHN SILVERS** **Wendy's**

chili's

Advance Auto Parts

DUNKIN' DONUTS **White Castle**

XSPORT FITNESS **petco**

the roomplace

MIDAS **HARBOR FREIGHT TOOLS**

Walmart **ALDI** **THE HOME DEPOT** **PETSMART** **O'Reilly AUTO PARTS** **ITALY FRIDAYS**

JO-ANN **ROSS DRESS FOR LESS** **THE SALVATION ARMY** **CHASE** **KOHL'S** **SEPHORA** **SHOE CARNIVAL** **CARRABBA'S ITALIAN GRILL** **maurices** **HOLLYWOOD BLVD A CINEMA, BAR, AND EATERY** **FIVE BEL'W** **Tanera**

THE HOME DEPOT

OfficeMax

Bear Paddle swim school

HOBBY LOBBY

Arby's

TAKE 5

HEALTHFIRST

SHERWIN WILLIAMS

CITGO

Jewel Osco

McDonald's

Walgreens **DUNKIN' DONUTS**

FRESENIUS MEDICAL CARE **7 ELEVEN**

BMO **Harris Bank**

bakers square **USA BUSINESS TRAINING** **Allstate us bank** **KinderCare LEARNING CENTERS**

William F Murphy Elementary School
384 Students

Woodward Ave (16,503 VPD)

Centerpointe of Woodridge
Veterans Memorial Tollway S (134,468 VPD)

75th St (32,298 VPD)

OFFICEMAX

Address:	7250 Woodward Avenue Woodridge (Chicago MSA), IL
Price:	\$1,736,560
Price Per Square Foot:	\$70.00
CAP:	12.14%
NOI:	\$210,868

INVESTMENT SUMMARY

Lease Type:	Triple-Net
Landlord Responsibility:	Roof & Structure
Building Area:	24,808 SF
Land Area:	2.42 Acres
Year Built:	1994
Shopping Center Name:	CenterPointe of Woodridge
5 Mile Radius Population:	246,807

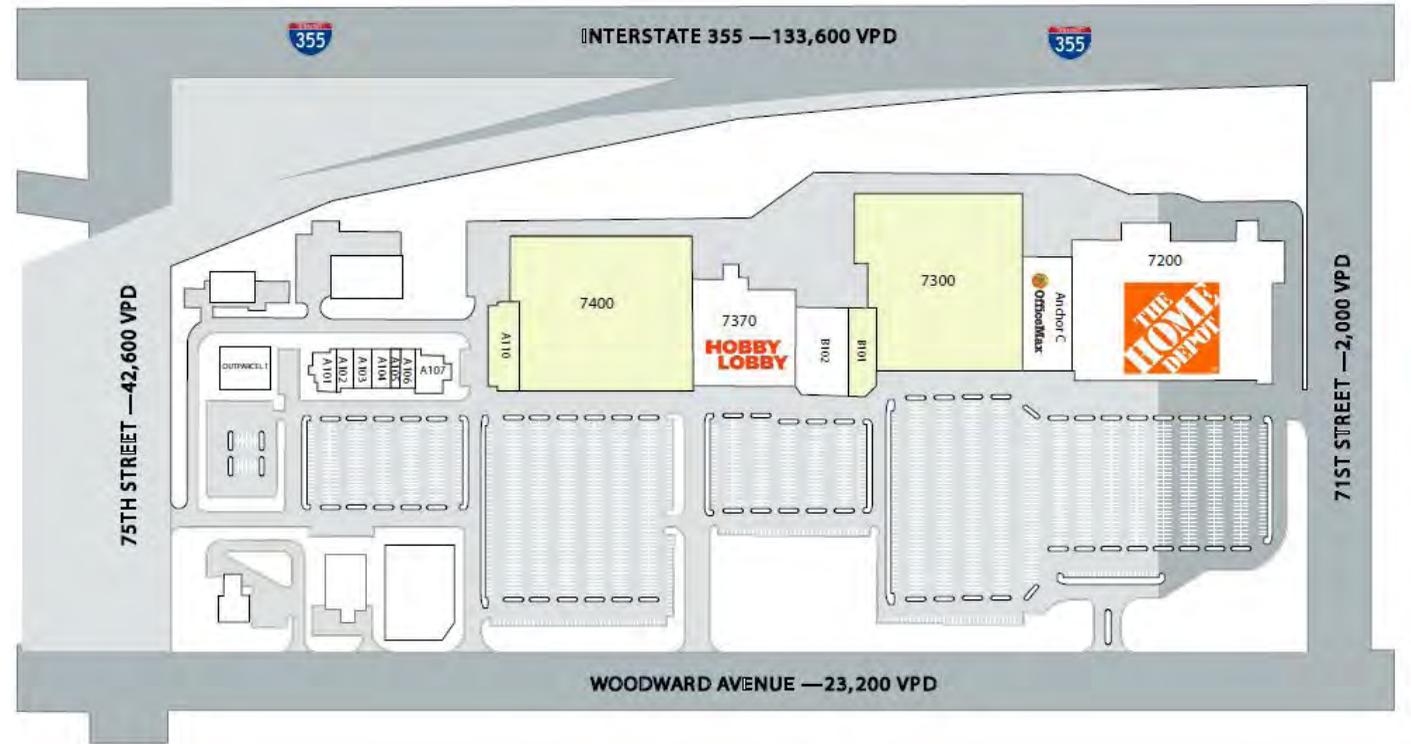


HIGHLIGHTS

- » **Corporate Triple-Net Lease:** 4 Months Remaining on Current Term, OfficeMax will not be Exercising Option.
- » **High Traffic Area:** The Property is Located off Woodward Avenue (16,503 VPD) and Just Off Veterans Memorial Tollway S which Oversees (134,468 VPD).
- » **Strong Demographics:** 246,807 Estimated Population and \$125,900 Average Household Income within a Five Mile Radius of the Property.
- » **Surrounded by National Tenants:** The Home Depot, OfficeMax, PetSmart, Best Buy, Joann, Ross, Khols, Walmart, Five Below, Kohl's, Aldi, Old Navy, TJ Maxx, and more.

TENANT SUMMARY

Tenant Name:	OfficeMax, Inc.
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Triple-Net
Landlord Responsibilities:	Roof & Structure
Rent Commencement:	Apr 1, 1993
Lease Expiration:	Jan 31, 2023
Term Remaining:	4 Months
Right of First Refusal:	None



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Feb 1, 2018 - Jan 31, 2023	\$210,868.00	\$17,572.33

REGIONAL MAP



Subject Property

Woodridge, IL

30 Miles

Chicago, IL

101 Miles

Milwaukee, WI

208 Miles

Cedar Rapids, IA

315 Miles

Des Moines, IA

199 Miles

Indianapolis, IN

312 Miles

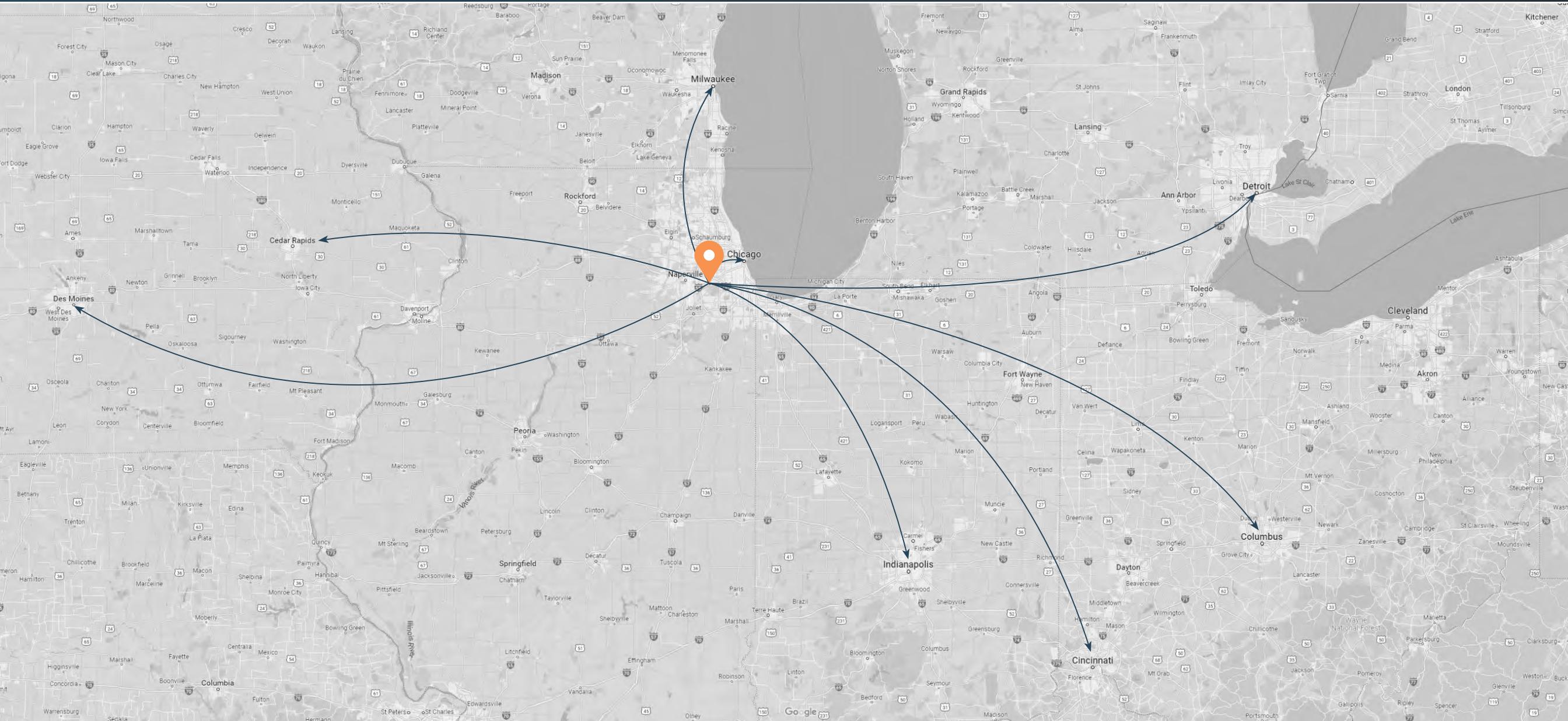
Cincinnati, OH

372 Miles

Columbus, OH

301 Miles

Detroit, MI





CHICAGO

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it 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 9.5 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in downtown Chicago.

MAJOR EMPLOYERS

Amazon.com, Inc.
Advocate Aurora Health
Walmart
Northwestern Memorial Healthcare
United Continental Holdings Inc.
American Airlines
Walgreens Boots Alliance, Inc.
Abbott Laboratories
Amita Health
University of Chicago



Wealth of Intellectual Capital

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



Third-Largest Metropolitan Area

The metro population trails only New York City and Los Angeles in size. Growth in the metro has slowed in recent years.

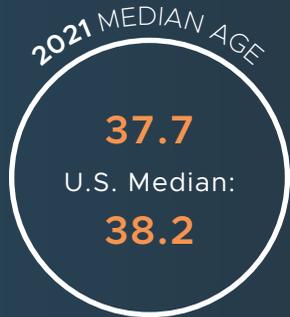


Large, Diverse Employment Base

The Chicago metro employs 4.4 million workers in an array of industries, including the growing tech and logistics sectors.

ECONOMY

- » The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors.
- » Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's.
- » The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support approximately 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment should pick up again in 2021.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	14,553	95,975	246,807
Households:	5,549	37,661	95,256
Household Income:	\$111,898	\$123,597	\$125,900

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)