



BAKERS SQUARE RESTAURANT & BAKERY

Anchored by Home Depot Power Center

2020 75th Street
Chicago (Woodridge), Illinois 60517

- » **Absolute-Net Ground Lease:** 2 Years Remaining on Current Term with No Landlord Responsibilities.
- » **Anchored by Home Depot Power Center:** Centerpointe of Woodridge is Home to 14 Stores and is Located Just 30 Miles from Downtown Chicago.
- » **High Traffic Area:** Bakers Square is Located off 75th Street (42,600 VPD) and Just Off Veterans Memorial Tollway S which Oversees (133,600 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**

TAKE 5

HEALTHFIRST

Arby's

SHERWIN WILLIAMS

THE HOME DEPOT

OfficeMax

Bear Paddle swim school

HOBBY LOBBY

McDonald's

CITGO

Jewel Osco

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)

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

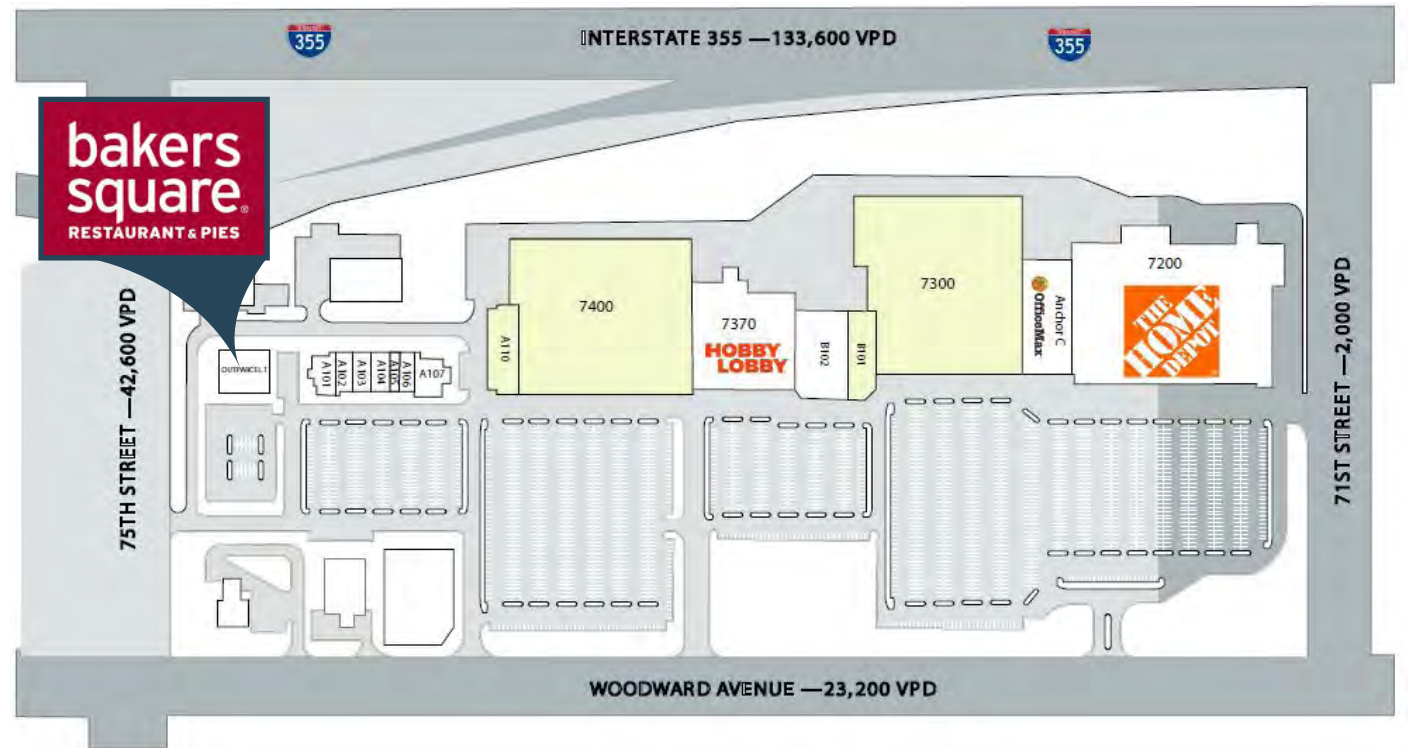
Walgreens **FRESENIUS MEDICAL CARE** **DUNKIN' DONUTS** **7 ELEVEN** **BMO** **Harris Bank**

BAKERS SQUARE

Address:	2020 75th Street Chicago (Woodridge), IL 60517
Price:	\$1,333,333
CAP:	6.75%
NOI:	\$90,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	6,189 SF
Land Area:	1.76 Acres
Year Built:	2018
Shopping Center Name:	CenterPointe of Woodridge
5 Mile Radius Population:	246,807



HIGHLIGHTS

- » **Absolute-Net Ground Lease:** 2 Years Remaining on Current Term with No Landlord Responsibilities.
- » **Anchored by Home Depot Power Center:** Centerpointe of Woodridge is Home to 14 Stores and is Located Just 30 Miles from Downtown Chicago.
- » **High Traffic Area:** Bakers Square is Located off 75th Street (42,600 VPD) and Just Off Veterans Memorial Tollway S which Oversees (133,600 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.



Representative Photo

TENANT OVERVIEW

Bakers Square began in the early 1970's as an independent restaurant in Des Moines, Iowa, serving soups, sandwiches and—as it happens—some of the most incredible pies anyone in the area had ever tasted. The fresh baked double crust fruit pies, cream and meringue pies that this little restaurant turned out day in and day out soon built a reputation that reached as far away as Minneapolis, where Pillsbury took note.

Pillsbury, no small experts in the baking industry themselves, bought the little restaurant and opened more restaurants like it. The restaurants spread, and the reputation of our pies spread with them.

Today, Bakers Square is owned and managed by BBQ Holdings, Inc. It has grown into a network of restaurants across the upper Midwest that, in many ways, still maintains the charm and friendly appeal of that original restaurant in Iowa. For breakfast, lunch, dinner—or just a slice of pie—our guests find Bakers Square to be a comfortable and inviting place to relax, celebrate, or simply reward themselves with something special.

Speaking of rewards, our pies are no less incredible than they were on day one, only now they have the distinction of being the most awarded pies in America. Bakers Square pies have placed first in the America Pie Council National Pie Championships not once, but over 300 times in the last decade. Hence, our proudly earned claim that Bakers Square serves The Best Pie in America.



TENANT SUMMARY

Tenant Name:	Bakers Square Restaurant
Guaranty:	American Blue Ribbon Holdings, LLC
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Apr 11, 1994
Lease Expiration:	Apr 11, 2024
Term Remaining:	2 Years
Increases:	\$10,000 Every 10 Years
Options:	One, 10 Year
Right of First Refusal:	None



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Current - Apr 11, 2024	\$90,000	\$7,500.00
Apr 11, 2024 - Apr 11, 2034 (Option 1)	\$100,000	\$8,333.33

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

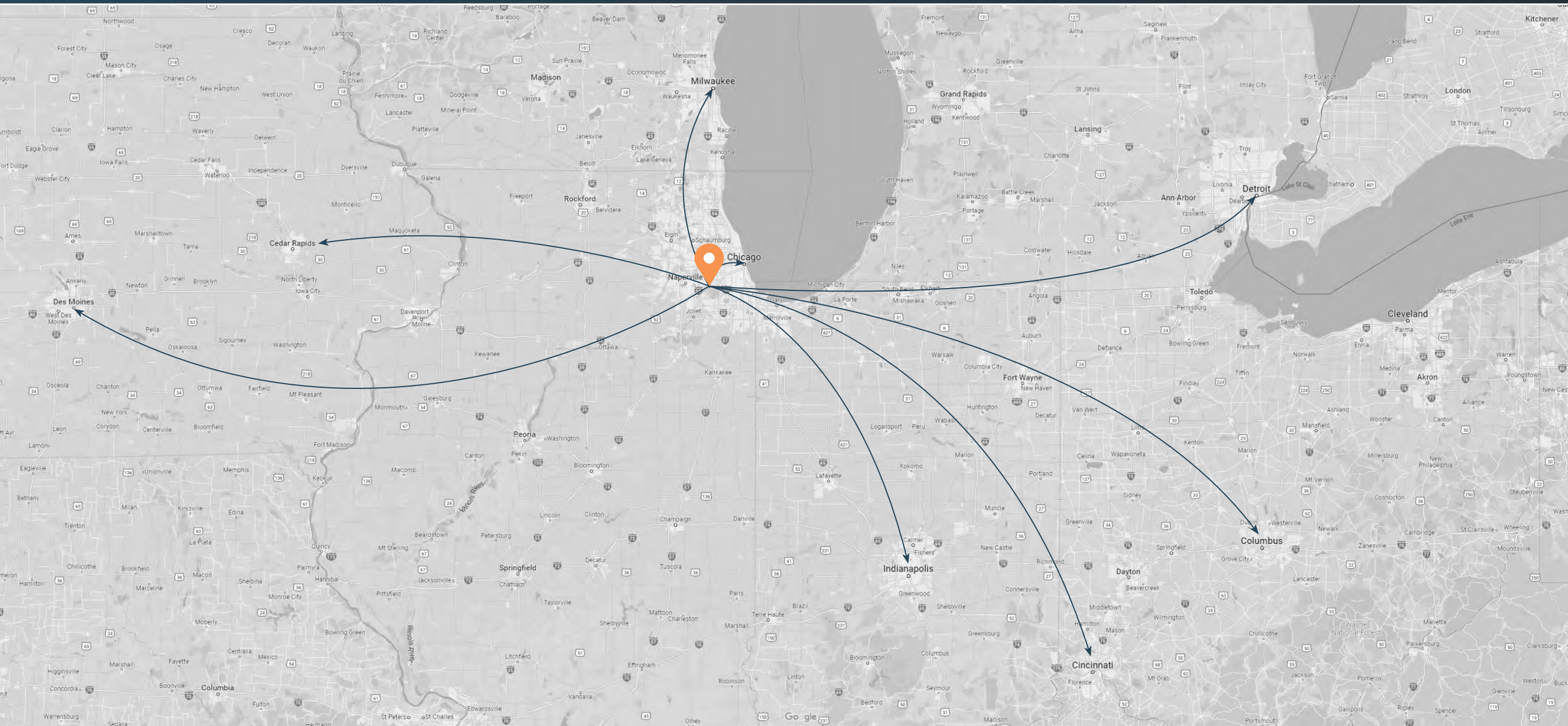
Cincinnati, OH

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.

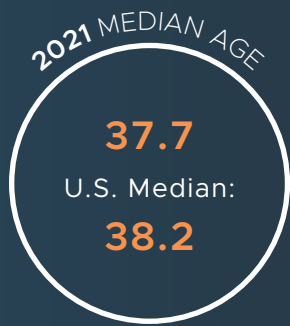


Large, Diverse Employment Base

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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