



SUBJECT PROPERTY



# 7-ELEVEN

14 N ELMHURST ROAD, WHEELING (CHICAGO MSA), IL

Marcus & Millichap  
THE DELTONDO GROUP



14 N Elmhurst Road, Wheeling, IL

**\$4,274,201**  
PRICE

**5.00%**  
CAP

**\$213,710**  
NOI

### INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure & Foundation
Year Built	2020
Building Area	3,000 SF
Land Area	0.73 Acres 26,685 SF

### INVESTMENT HIGHLIGHTS



#### CORPORATE 7-ELEVEN LEASE NNN STRUCTURE

Corporate-Guaranteed 7-Eleven Lease With Tenant Reimbursing Operating Expenses; Landlord Responsibility Limited To Structure & Foundation



#### 7.5% RENT BUMPS EVERY 5 YEARS + THREE 5-YEAR OPTIONS

Contractual Rent Growth Drives NOI From \$198,800 To \$285,402 Over The Primary Term – A 43.56% Increase



#### HARD-CORNER REAL ESTATE DUNDEE ROAD & ELMHURST ROAD

Located On A Signalized Commercial Corner With 222' Of Frontage On N. Elmhurst Road And 188' Of Frontage On W. Dundee Road



#### DENSE NORTHWEST SUBURBAN TRADE AREA

Wheeling Township Covers 36 Square Miles And Serves Approximately 154,000 Residents Across Chicago's Northwest Suburbs



#### CHICAGO MSA SCALE 9.4M+ RESIDENTS

Chicago-Naperville-Elgin Is One Of The Nation's Largest Metropolitan Economies, With A 2024 ACS Population Of 9,406,92



#### O'HARE ACCESS GLOBAL TRANSPORTATION NODE

Wheeling Benefits From Proximity To O'Hare International Airport, Which Served More Than 84.8M Passengers In 2025 And Remains One Of The World's Busiest Aviation Hubs



## ANNUALIZED OPERATING DATA

Year		Annual	Monthly	Increases
Years 1 - 5	September 1, 2020 - August 31, 2025	\$198,800.04	\$16,566.67	7.5% Every 5 Years
<b>Years 6 - 10</b>	<b>September 1, 2025 - August 31, 2030</b>	<b>\$213,710.04</b>	<b>\$17,809.17</b>	<b>7.5% Every 5 Years</b>
Years 11 - 15	September 1, 2030 - August 31, 2035	\$229,738.20	\$19,144.85	7.5% Every 5 Years
Years 16 - 20 (Option 1)	September 1, 2035 - August 31, 2040	\$246,968.40	\$20,580.70	7.5% Every 5 Years
Years 21 - 25 (Option 2)	September 1, 2040 - August 31, 2045	\$265,491.00	\$22,124.25	7.5% Every 5 Years
Years 26 - 30 (Option 3)	September 1, 2045 - August 31, 2050	\$285,402.84	\$23,783.57	7.5% Every 5 Years

## LEASE SUMMARY

<b>Tenant:</b>	7-Eleven
<b>Guaranty:</b>	Corporate
<b>Type of Ownership:</b>	Fee Simple
<b>Lease Type:</b>	NNN
<b>Landlord Responsibilities:</b>	Structure & Foundation
<b>Rent Commencement:</b>	9/1/2020
<b>Lease Expiration:</b>	8/31/2035
<b>Term Remaining:</b>	9.2 years
<b>Increases:</b>	7.5% Every 5 Years
<b>Options:</b>	Three, 5-Year
<b>Right of First Offer:</b>	20 Days - Declined By Tenant



**TARGET**

**Chevy Chase Country Club**

**E Lake Cook Rd**  
29,700 VPD

**Casey's**

**MCDONALD'S**

# VILLAGE OF WHEELING ILLINOIS

**Walmart**

83

**McHenry Rd**  
22,500 VPD

**LYNN PLAZA SHOPPING CENTER**

**JIMENEZ** **WING-STOP**  
**Little Caesars** **boost mobile**

**Auto Zone**  
**EXXON**

**7 ELEVEN**

**CHEVROLET**

**UNITED STATES POSTAL SERVICE**

**Eugene Field ES**  
594 students

**N Elmhurst Rd**  
10,700 VPD

**IL-68**  
23,600 VPD

68

68

**IL-68**  
22,000 VPD

**S Elmhurst Rd**  
16,100 VPD

**BURGER KING**

**Wheeling Park District**

**WALGREENS**

**Jack London MS**  
605 students

**SHERWIN WILLIAMS**

**cricket wireless**  
**ADVANCE AUTO PARTS**

**Starbucks** **at&t**

**Wheeling Rd**  
7,600 VPD

**DUNHURST SHOPPING CENTER**



**LONDON CROSSING**  
55 TOWNHOMES

Jack London MS  
605 students



**IL-68**  
22,000 VPD




**S Elmhurst Rd**  
16,100 VPD



**VALLEY STREAM CONDOMINIUMS**  
88 CONDO UNITS



 **IL-68**  
22,000 VPD

 **S Elmhurst Rd**  
16,100 VPD



# 7-ELEVEN

**7-Eleven, Inc.**, is the largest convenience store chain in the world and one of the most recognizable retail brands globally. Founded in 1927, the company pioneered the modern convenience store format and has grown into a global retail platform operating, franchising, and licensing approximately 85,000 stores across more than 20 countries and territories. The company operates as a subsidiary of Tokyo-based Seven & i Holdings and maintains its North American headquarters in Irving, Texas. In 2025, 7-Eleven generated more than \$87 billion in worldwide retail sales, placing it among the largest retail operators globally. Across its network, the brand serves tens of millions of customers daily and employs more than 150,000 people worldwide. Its North American footprint includes more than 13,000 locations, making it the largest convenience store operator in the region. The company continues to expand aggressively, with plans to develop approximately 1,300 new stores through 2030 while simultaneously modernizing existing locations with expanded food offerings and new store formats.



SUBJECT PROPERTY

**\$87B<sup>±</sup>**  
REVENUE

**13,000<sup>+</sup>**  
STORES

**135,000<sup>+</sup>**  
EMPLOYEES

**PUBLIC**  
OWNERSHIP  
TOKYO EXCHANGE

**1,300**  
NEW STORES  
PLANNED  
(THROUGH 2030)



SUBJECT PROPERTY

# WHEELING IL

**NORTHWEST CHICAGO SUBMARKET  
WITH STRONG RETAIL FUNDAMENTALS**

**9.4M+**

**CHICAGO-  
NAPERVILLE-  
ELGIN MSA  
POPULATION**

**\$923B**

**CHICAGO MSA GDP**

**84.8M+**

**O'HARE  
INTERNATIONAL  
AIRPORT**

**154,000**

**WHEELING  
TOWNSHIP  
POPULATION**

**Wheeling, Illinois** is a northwest suburban community within the Chicago-Naperville-Elgin metropolitan area, one of the largest population and employment centers in the United States. The village benefits from proximity to major suburban employment hubs including Arlington Heights, Buffalo Grove, Mount Prospect, Northbrook and Schaumburg, while maintaining access to Chicago's broader labor pool, interstate network and regional transportation infrastructure. The subject property is located at the commercial intersection of Dundee Road and Elmhurst Road, serving commuter, neighborhood and local business traffic. The surrounding area features dense residential neighborhoods, established retail corridors and major shopping destinations, including Randhurst Village, a 966,633 SF mixed-use retail center anchored by Costco, AMC Theatres, Home Depot, Jewel-Osco, PetSmart and TJ Maxx.

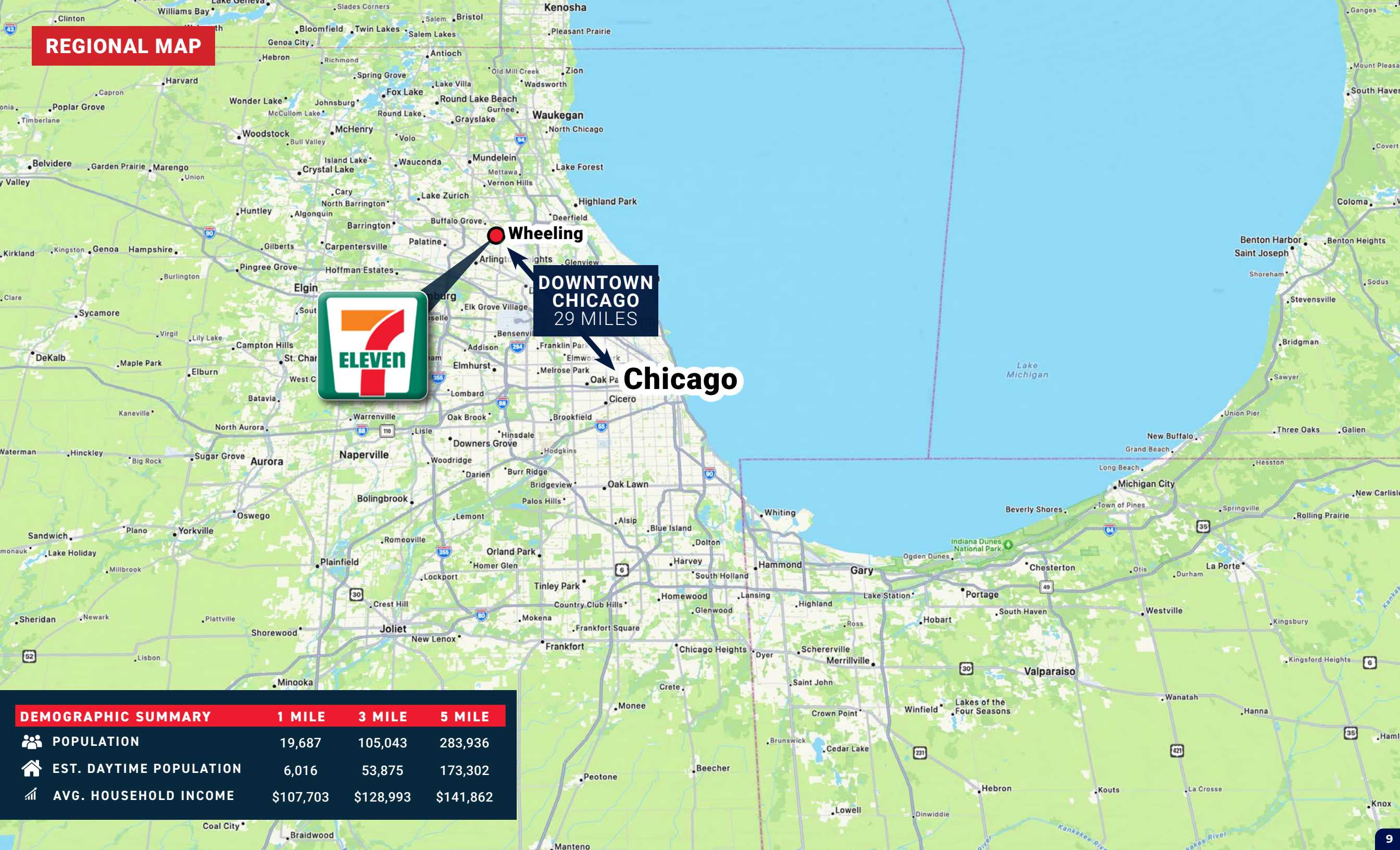
The Chicago-Naperville-Elgin MSA is home to more than 9.4 million residents and supports a diversified economy driven by transportation, logistics, healthcare, finance, education, professional services, manufacturing and technology. The region is anchored by O'Hare International Airport, which served more than 84.8 million passengers in 2025, and by one of the nation's most extensive rail, highway and intermodal transportation networks. Wheeling's location in Cook County's northwest suburbs provides direct access to a large consumer base and major employment centers. The village has also benefited from ongoing reinvestment, including the \$110 million Wheeling Town Center, a transit-oriented mixed-use development featuring 301 luxury apartments and 100,000 SF of retail, restaurant and entertainment space.



CHICAGO MSA



# REGIONAL MAP



**Wheeling**  
**DOWNTOWN CHICAGO**  
**29 MILES**



**Chicago**

## DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
POPULATION	19,687	105,043	283,936
EST. DAYTIME POPULATION	6,016	53,875	173,302
AVG. HOUSEHOLD INCOME	\$107,703	\$128,993	\$141,862

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