OFFERING MEMORANDUM



SUBJECT PROPERTY

7-ELEVEN

15809 ILLINOIS RTE 59, PLAINFIELD (CHICAGO MSA), IL

Marcus & Millichap
THE DELTONDO GROUP

15809 Illinois Rte 59, Plainfield, IL 60544

$3,665,000
PRICE

5.50%
CAP

$201,563
NOI

INVESTMENT SUMMARY

Lease Type	NNN
Landlord Responsibility	Structure & Foundation
Year Built	2020
Building Area	3,500
Land Area	0.99 Acres 43,124 SF

INVESTMENT HIGHLIGHTS

CORPORATE-GUARANTIED 7-ELEVEN LEASE
9.4 YEARS REMAINING

Corporate 7-Eleven Guaranty With Lease Term Through October 31, 2035; Current NOI Of $201,563.04 And Three, 5-Year Renewal Options Remain

24/7 FUEL & CONVENIENCE STORE
SOUTH ROUTE 59 CORRIDOR

Freestanding 3,500 SF 7-Eleven With Fuel, Diesel, Delivery, Mobile Checkout, Lottery, Money Orders And 7-Eleven Wallet On A 43,124 SF Parcel

NNN LEASE STRUCTURE
LIMITED LANDLORD RESPONSIBILITY

Tenant Pays Operating Expenses Under A Triple-Net Lease Structure; Landlord Responsibility Is Limited To Structure And Foundation

PLAINFIELD RETAIL GROWTH NODE

Nearby Retail Momentum Includes Boulevard Place, A 172-Acre Mixed-Use Project Anchored By A 150,000 SF Costco, Plus A 243,500 SF Woodman's Food Market Under Construction At Route 59 & 119th

7.5% RENT INCREASES EVERY 5 YEARS

Contractual Escalations Increase Rent To $216,680.04 In 2030 And Up To $269,180.88 In The Final Option Period, Representing Approximately 34% Growth From Current Rent If All Options Are Exercised

CHICAGO MSA SCALE
9.4M+ RESIDENTS

Plainfield Benefits From The Chicago-Naperville-Elgin MSA, Which Reached Approximately 9.41M Residents In 2024, Supported By A 4.9M-Person Labor Force And $900B+ In Annual Economic Output



SUBJECT PROPERTY

ANNUALIZED OPERATING DATA

Year		Annual	Monthly	Increases
Years 1 - 5	November 1, 2020 – October 31, 2025	$187,500.00	$15,625.00	7.5% Every 5 Years
Years 6 - 10	**November 1, 2025 – October 31, 2030**	**$201,563.04**	**$16,796.92**	**7.5% Every 5 Years**
Years 11 - 15	November 1, 2030 – October 31, 2035	$216,680.04	$18,056.67	7.5% Every 5 Years
Option 1 - Years 16 - 20	November 1, 2035 – October 31, 2040	$232,931.04	$19,410.92	7.5% Every 5 Years
Option 2 - Years 21 - 25	November 1, 2040 – October 31, 2045	$250,400.88	$20,866.74	7.5% Every 5 Years
Option 3 - Years 26 - 30	November 1, 2045 – October 31, 2050	$269,180.88	$22,431.74	7.5% Every 5 Years

LEASE SUMMARY

Tenant:	7-Eleven
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	NNN
Landlord Responsibilities:	Structure & Foundation
Rent Commencement:	11/1/2020
Lease Expiration:	10/31/2035
Term Remaining:	9.4 years
Increases:	7.5% Every 5 Years
Options:	Three, 5-Year
Right of First Offer:	20 Days - Declined By Tenant

SUBJECT PROPERTY


Village of Plainfield
Target
Ross
Dress for Less
five Below
T-Mobile
CVS pharmacy
Chipotle
Jewel-Osco
Jersey Mike's Subs
Starbucks
Kwik Trip
Shell
meijer
Menards
Ford
Auto Zone
ALDI
Chase
Zaxbys
Wendy's
planet fitness
goodwill
Casey's
Walgreens
Starbucks
Domino's Pizza
Dunkin'
7-Eleven
Jimmy John's
McDonald's
Exxon
Advance Auto Parts
Dairy Queen
Starbucks
Taco Loco Bar & Grill
Beggars Pizza
Springbank of Plainfield
Speedway
Citgo
Costco Wholesale
Panda Express
Olive Garden
Longhorn Steakhouse
Chevrolet
Dunkin'
Riverview Farmstead Preserve
Bolingbrook Golf Club
Links At Carillon Golf Course
Avery Preserve
Lake Renwick Preserve
Richard Ira Jones MS
851 students
Wallin Oaks ES
645 students
Plainfield Central HS
1,898 students
Central ES
556 students
Gregory B. Bott Community Park
Endeavor Health | Health Center - South Plainfield
Prime Illinois - Health Center Plainfield
IL-126
18,400 VPD
IL-59
44,700 VPD
Renwick Rd
9,000 VPD
Renwick Rd
12,700 VPD
IL-59
28,200 VPD
I-50
85,100 VPD
US-30
19,500 VPD
I-50
73,400 VPD
59
30
126
55


7-ELEVEN
ENDODONTICS
DAIRY QUEEN
Advance Auto Parts
CAR WASH
EXXON
Renwick Rd
12,700 VPD
IL-59
28,200 VPD
MCDONALD'S


FOREST PRESERVE DISTRICT WILL COUNTY
Bringing People and Nature Together
LAKE RENWICK PRESERVE
DUNKIN'
EXXON
7 ELEVEN
IL-59
28,200 VPD
Renwick Rd
12,700 VPD
MCDONALD'S

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±	13,000+	135,000+	PUBLIC	1,300
REVENUE	STORES	EMPLOYEES	OWNERSHIP TOKYO EXCHANGE	NEW STORES PLANNED (THROUGH 2030)



SUBJECT PROPERTY

PLAINFIELD IL

SOUTHWEST CHICAGO SUBMARKET WITH PREMIUM DEMOGRAPHICS & POWERFUL GROWTH

9.4M+
CHICAGO-NAPERVILLE-ELGIN MSA POPULATION

$923B
CHICAGO MSA GDP

24,400+
ACTIVE WORKING RESIDENTS

1,460+
TOTAL LOCAL BUSINESSES

Plainfield, Illinois, is a premier southwestern suburban community primarily located within Will County, forming an integral part of the Chicago-Naperville-Elgin metropolitan area. Strategically positioned at the crossroads of Interstate 55, US-Route 30, and Illinois Route 59, Plainfield serves as a vital transportation and logistics nexus for the region. The village is widely recognized for its explosive population growth, exceptionally high household incomes, and top-tier school districts, transforming it from a historic community into a dominant, high-barrier-to-entry retail and commercial hub in western Chicagoland.

The local economy is driven by an affluent residential base and a rapidly expanding commercial footprint that ensures continuous daytime population traffic. The subject property benefits from its location along major commercial arteries like Route 59, which commands immense daily vehicle counts and hosts a premier cluster of national retailers. The surrounding area features high-density, high-end residential neighborhoods and established shopping destinations anchored by dominant national brands including Target, Meijer, Walmart Supercenter, Jewel-Osco, and Kohl's, driving non-stop regional consumer activity.

As of 2026, the village is actively executing its multi-decade corporate expansion and revitalization initiatives under the newly adopted Comprehensive Plan, which prioritizes tech-forward industrial growth, infrastructure modernization, and the commercial expansion of the historic Downtown Lockport Street Corridor. Supported by a surging population, an educated workforce, and premium disposable income levels that rank among the highest in the state, Plainfield offers unrivaled market demand fundamentals and long-term asset security for prime net-lease and retail commercial investments.


CHICAGO MSA



REGIONAL MAP



DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	6,110	60,534	169,740
EST. DAYTIME POPULATION	3,214	15,528	37,718
AVG. HOUSEHOLD INCOME	$134,397	$139,477	$133,696

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