

SUBJECT PROPERTY

7-ELEVEN

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

Marcus & Millichap
THE DELTONDO GROUP

14 N Elmhurst Road, Wheeling, IL

$3,885,000
PRICE

5.50%
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

DENSE NORTHWEST SUBURBAN TRADE AREA

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

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

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

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

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



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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
Years 6 - 10	**September 1, 2025 - August 31, 2030**	**$213,710.04**	**$17,809.17**	**7.5% Every 5 Years**
Years 11 - 15	September 1, 2030 - August 31, 2035	$229,738.20	$19,144.85	7.5% Every 5 Years
Option 1 - Years 16 - 20	September 1, 2035 - August 31, 2040	$246,968.40	$20,580.70	7.5% Every 5 Years
Option 2 - Years 21 - 25	September 1, 2040 - August 31, 2045	$265,491.00	$22,124.25	7.5% Every 5 Years
Option 3 - Years 26 - 30	September 1, 2045 - August 31, 2050	$285,402.84	$23,783.57	7.5% Every 5 Years



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LEASE SUMMARY

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


TARGET
Chevy Chase Country Club
E Lake Cook Rd
29,700 VPD
Casey's
MCDONALD'S
Walmart
VILLAGE OF
WHEELING
ILLINOIS
45
83
McHenry Rd
22,500 VPD
LYNN PLAZA SHOPPING CENTER
JIMENEZ
WINGSTOP
Little Caesars pizza!pizza!
boost mobile
AutoZone
EXXON
7 ELEVEN
CHEVROLET
UNITED STATES POSTAL SERVICE
N Elmhurst Rd
10,700 VPD
Eugene Field ES
594 students
IL-68
22,000 VPD
IL-68
23,600 VPD
68
68
BURGER KING
Wheeling Park District
WALGREENS
S Elmhurst Rd
16,100 VPD
SHERWIN WILLIAMS
cricket wireless
ADVANCE AUTO PARTS
at&t
Jack London MS
605 students
Wheeling Rd
7,600 VPD


DUNHURST SHOPPING CENTER
KD FRESH MARKET
SHERWIN WILLIAMS
AD Jewelry
LONDON CROSSING
55 TOWNHOMES
Jack London MS
605 students
AutoZone
7 ELEVEN
IL-68
22,000 VPD
S Elmhurst Rd
16,100 VPD


VALLEY STREAM CONDOMINIUMS
88 CONDO UNITS
AutoZone
ELEVEN
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.



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$87B±
REVENUE

13,000+
STORES

135,000+
EMPLOYEES

PUBLIC
OWNERSHIP
TOKYO EXCHANGE

1,300
NEW STORES PLANNED (THROUGH 2030)



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

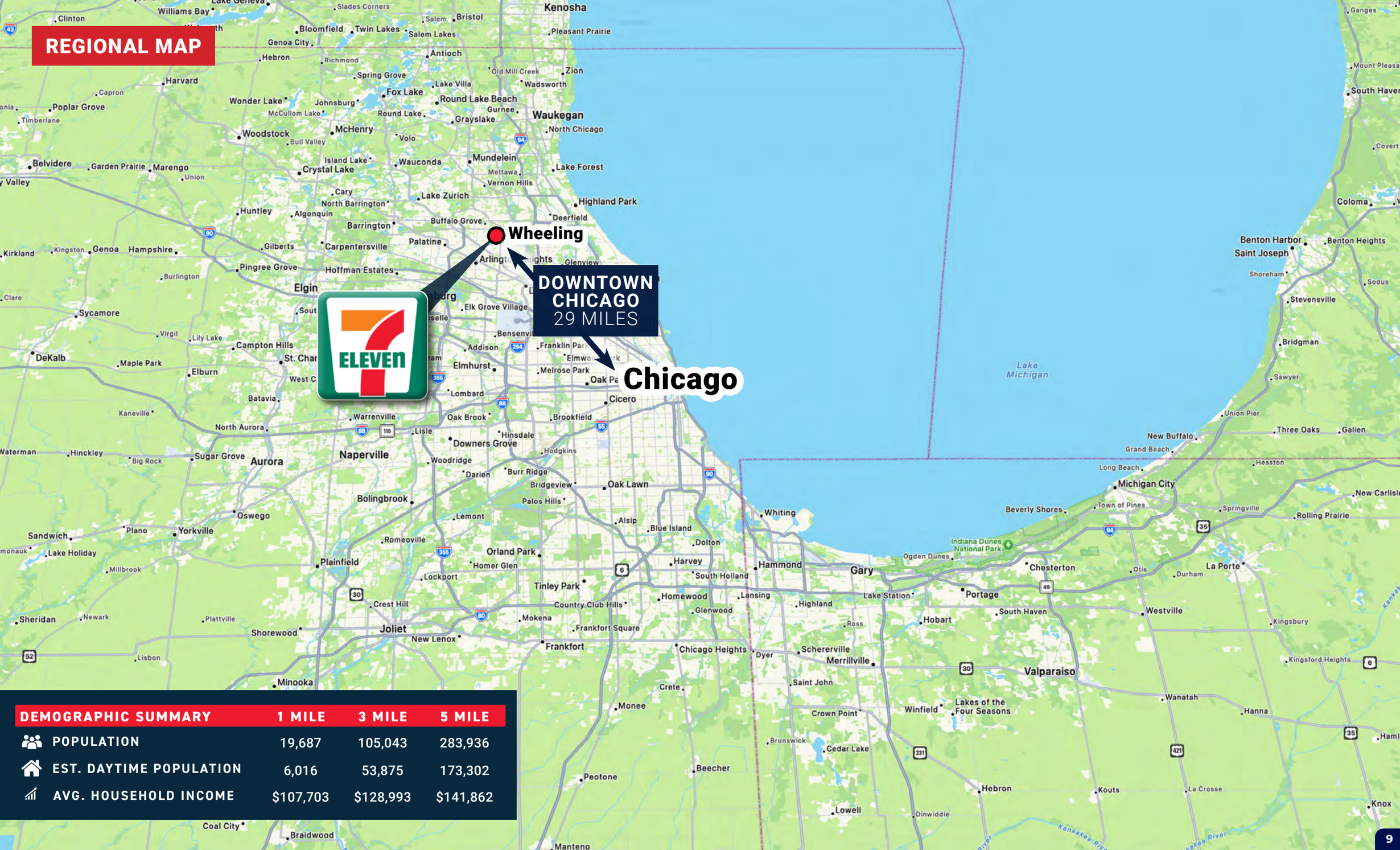
Wheeling, Illinois is a northwest suburban community within the Chicago-Naperville-Elgin metropolitan area, one of the largest population and employment centers in the United States. The village benefits from proximity to major suburban employment hubs including Arlington Heights, Buffalo Grove, Mount 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



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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SUBJECT PROPERTY



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