

SLEEP NUMBER

1531 S Randall Road Algonquin IL 60102

FOR SALE



PROPERTY DESCRIPTION

Build to Suit for Sleep Number in 2016 after relocating from inline space at Algonquin Commons across the street showing commitment to the trade area. Sleep Number Corporate, based in Minneapolis, Minnesota was founded in 1987. It has approximately 569 company owned stores today and is publicly traded on the NASDAQ Stock Market. The company's Sleep Number bed offers proprietary Sleep IQ technology sensors that work directly the the bed's DUALair technology to monitor each individual's sleep. Sleep Number also offers FlexFit adjustable bases, Sleep Number pillows, sheets and other bedding products.

OFFERING SUMMARY

Sale Price:	\$2,553,846
Lot Size:	1.41 Acres
Building Size:	4,000 SF
Current Cap Rate:	6.50%
Current NOI:	\$166,000.00
NOI in 2021	\$182,600.00
Cap Rate in mid 2021	7.15%
Year Built:	2016
Price/SF:	\$638
Primary Lease Term Ends:	May 30, 2026

JEFFREY HIRSCHFELD, ED.D.

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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PROPERTY HIGHLIGHTS

- Rent for Years 11-15 (option 1) is \$50.22 sf NNN, or \$200,880 annually;
- Rent for Years 16-20 (option 2) is \$55.25 sf NNN, or \$220,960 annually;
- CAM, Tax and Insurance fully reimbursable by Tenant;
- Landlord Responsibilities: Roof, Structure, Landscaping and Common Lighting with a 10 year transferable roof warranty in place; and an HVAC parts warranty in place thru mid 2021;
- A beautiful Fountain for Algonquin Galleria sits right in front of the building along Randall Road giving the building special identity;
- Hard corner location at signalized Intersection;
- Bountiful parking with approximately 97 parking spaces dedicated to Sleep Number;
- High Quality Design;
- High Income Trade Area;
- Building is used for display and retail sale of both mattress and air controlled mattress systems and accessories;
- Randall Road is host to hundreds of major retailers in all the typical categories including drug stores, dollar stores, furniture stores, music stores, fitness centers, family entertainment facilities, grocery stores, big box supercenters e.g. Walmart, Target, restaurants, high end fashion boutiques, department stores, shoe stores, sporting goods stores, beauty stores, and Menswear stores.

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Additional Photos

Antonoff & Co. Brokerage, Inc. |

Denver, CO 80202 |

1528 Wazee Street |

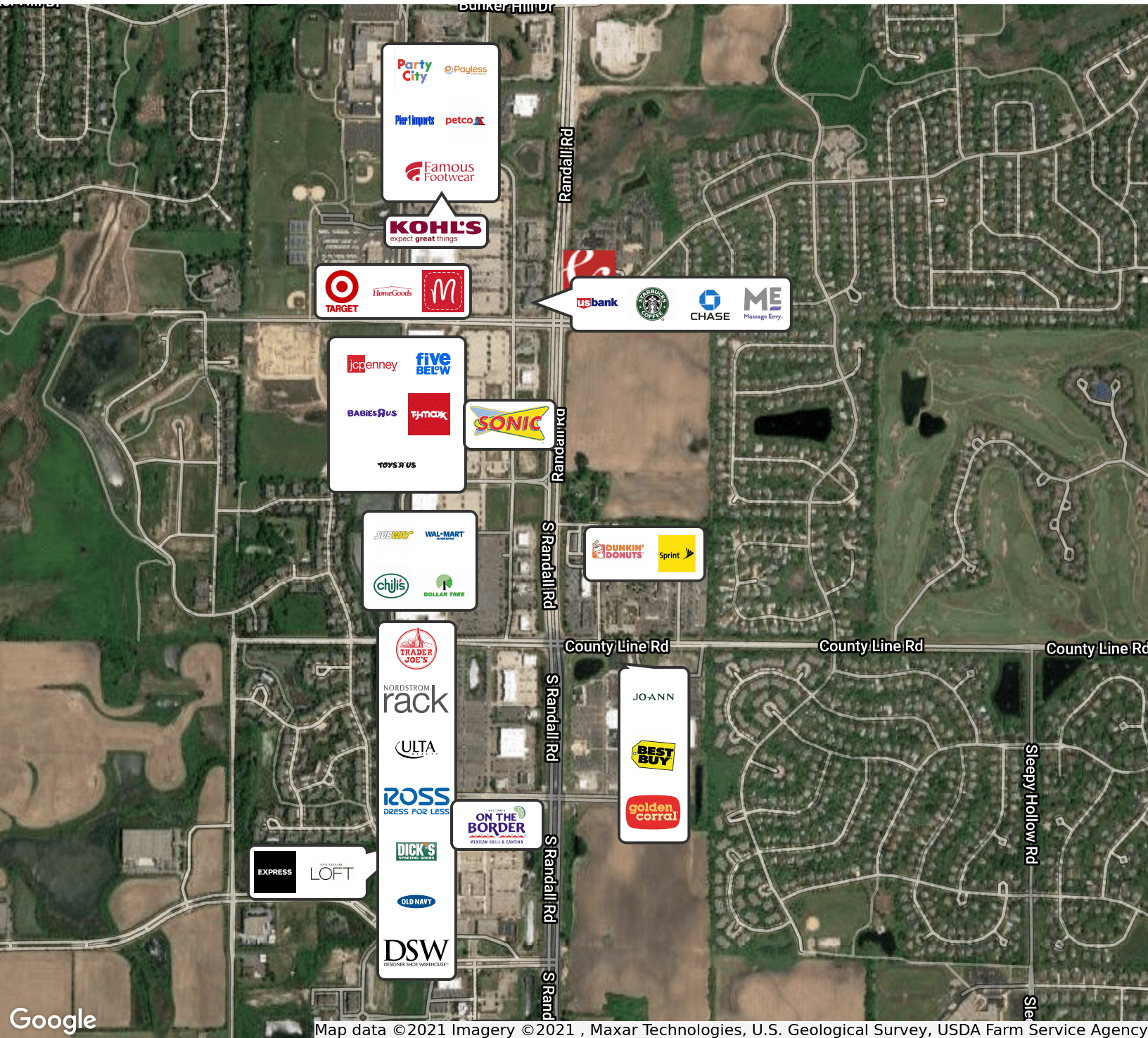
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