



VACANT GAS STATION

789 SUMMIT ST | ELGIN, IL
OFFERING MEMORANDUM

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EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

- High Traffic Counts: Summit St sees over 18,000 VPD
- Strong Demographics: The average household incomes are over \$82,896 within a 1-mile radius and over 181,772 residents within a 5- mile radius.
- Major Retail Corridor: Located in between 2 major grocers - Aldi and Elgin Fresh Market Center. Other high-quality retail tenants bring nearby traffic to the area include PNC Bank, O'Reilly Auto Parts, Dunkin, Walgreens, 7-Eleven, Little Caesars Pizza, Taco Bell, AutoZone, Elgin Fresh Market, Pep Boys, Subway, Chase Bank, etc.
- Location: 25 miles from O'Hare International Airport and 40 miles from downtown Chicago



\$725,000
SALE PRICE



±0.52 AC
AC



±1,900 SF
GLA

THE MIDDLEBY CORPORATION

THE ARBETORUM OF SOUTH BARRINGTON SHOPPING CENTER

L.L.Bean **wok'n FIRE** **elements**
 Bath & Body Works **MAGO** **ARHAUS** **massage-**
LOFTDSW **POTBELLY** **PRINTING & COPY WORLD**
 Soft Surroundings **EVEREVE** **IPIC** **HomeGoods**
 EST. 2010 **COOPER'S HAWK**
HAMPTON SOCIAL **SMALLERIES** **XSPORT** **MATHNASIUM**
TANORA **RALLY HOUSE** **FITNESS** **PINSTRIPES**
 OPEN 24/7/365 BEST BOWLING BOOBY

POPLAR PRAIRIE STONE CROSSING SHOPPING CENTER

ULTA BEAUTY **TARGET** **Visionworks** **CHIPOTLE**
ROOKIE'S **TJ-maxx** **PITA PITA** **sleep number**
citibank **STARBUCKS** **BUFFALO WILD WINGS** **WITCH WIGGO** **Great Clips**
FIVE BELOW **PET SMART** **McE's** **Red Robin**

SEARS HOLDINGS
Cabela's **ambria**
COLLEGE OF NURSING
MAIN EVENT **THE CLUB**
DULUTH TRADING CO. **WINNY CITY** **now Arena**

SAVE & TELL OUTLET

WING-STOP DUNKIN'

O'Reilly AUTO PARTS

ARTE CASA Furniture

Elgin Fresh Market

PNC BANK

AutoZone

SUMMIT ST ± 18,000 VPD

Walgreens

HAWATHA DR

Tri-City Animal Hospital

ALL FAMILY DENTAL & BRACES

SUBJECT PROPERTY

ALDI





DOWNTOWN ELGIN



ELGIN PUBLIC MUSEUM
PUBLIC PARK/HISTORIC SITE



ELGIN NATIONAL LITTLE LEAGUE
ATHLETIC COMPLEX

SUMMIT ST
± 18,000 VPD

SUBJECT PROPERTY



HAWATHA DR



 WEBSTER UNIVERSITY

 AMITA HEALTH ALEXIAN BROTHERS MEDICAL CENTER

 O'HARE INTERNATIONAL AIRPORT

 DUPAGE AIRPORT

CHICAGO

 CHICAGO MIDWAY INTERNATIONAL AIRPORT



43 MILES



AREA OVERVIEW



ELGIN, IL

Nestled along the banks of the Fox River, Elgin, Illinois is approximately 38 miles northwest of downtown Chicago and is home to over 112,000 people. Elgin is a unique community that proudly distinguishes itself from the rest of the metropolitan area. Its approachable, progressive identity is anchored in its resilient history and strong, diverse community that continues to embody a desire for an even brighter future.

The city's roots as a bustling city began with Elgin's founding in April 1836 and have continued to thread into the lives of today's residents, businesses and visitors. The community has maintained its strong heritage as it grew from an agricultural river town and manufacturing hub to one of the largest and fastest growing cities in Illinois. Through growth, Elgin has maintained independence and identity, achieving status as an award-winning All American City.

This vibrant, diverse community is a registered Cities of Service to recognize its volunteer-rich community and history of civic engagement. Elgin strives to be a safe and healthy community for all and that sense of safety is solidified by the City's high quality police and fire services. It offers urban with cultural, entertainment and recreational opportunities matched with conveniences of traditional suburban communities. It is fast becoming a destination for the arts. As they continue to revitalize their downtown, more people are finding Elgin offers a way of life few other suburbs provide. The community's 180-year history is dotted with challenges, growth and innovation that has emboldened Elgin to become unapologetically itself.



POPULATION

	2020 ESTIMATE	2025 PROJECTION
1-MILE	20,887	20,684
3-MILE	84,869	84,637
5-MILE	181,110	181,029



HOUSEHOLDS

	2020 ESTIMATE	2025 PROJECTION
1-MILE	6,305	6,231
3-MILE	26,739	26,661
5-MILE	60,002	59,954



INCOME

	2020 AVG. HOUSEHOLD INCOME
1-MILE	\$77,840
3-MILE	\$83,398
5-MILE	\$94,302

*Subject Property Demographics

CHICAGO, IL

Situated on the southwestern shore of Lake Michigan, Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.



2,716,450
RESIDENTS



77
COMMUNITY AREAS



100
NEIGHBORHOODS



8
MAJOR LEAGUE SPORTS TEAMS
(2 MLB TEAMS)

A photograph of the Chicago skyline at dusk. The sky is a deep blue with scattered white clouds. Several skyscrapers are illuminated from within, their lights glowing against the darkening sky. The Willis Tower is the most prominent building in the center. To the left, a construction crane is visible. In the foreground, the water of a lake reflects the lights from the buildings and the sky. The overall mood is serene and modern.

ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it moved its headquarters from Oak Brook, IL to the windy city.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

HIGHER EDUCATION

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty, or staff.

A CITY IN A GARDEN

The beauty of Chicago lies not only in its magnificent architecture, but also in the city's vast preserved green and open spaces. Chicagoans have over 580 parks and 8,300 acres of green spaces at their disposal. With beaches, ice rinks and bike paths, there's no shortage of outdoor recreation for Chicagoans.

606/BLOOMINGDALE TRAIL

A \$95 million conversion of a former rail line to a 2.7-mile elevated park that extends through four vibrant, Chicago neighborhoods. An expansion will include 32 acres of linear park space along the Chicago River, 10 acres of sports and recreational fields and 17 acres of wetland park.

CHICAGO RIVERWALK

An award-winning \$108 million, 1.25-mile promenade along the south bank of the Chicago River downtown. Future expansion will extend the Riverwalk south an additional 1.8 miles from Lake Street to Ping Tom Memorial Park in Chinatown.

LINCOLN PARK

Lincoln Park, on Chicago's North Side, attracts 20 million visitors annually. They come to see the nation's oldest zoo to explore exotic plants at the grand Victorian glass conservatory, enjoy plays at the outdoor theater, row along the canal, stroll through the North Pond Nature Sanctuary and Butterfly conservatory, picnic on the playing fields, and frolic on North Avenue Beach.

MILLENNIUM PARK

The top tourist destination in Chicago and the Midwest in 2017, Millennium Park offers 25 acres of exuberant architecture, serene gardens, grand pavilions, and dazzling fountains that sculpt light and water, walking paths. The park is home to a constantly rotating schedule of free cultural events for all ages, all year long.

JACKSON PARK

Jackson Park offers more than 500 acres of mature parkland along the lakefront, containing flower gardens, watercourses to wooded isles, sports facilities, stocked fish ponds, 18 miles of walking and biking paths—and it's the future site of the Barack Obama Presidential Center.





NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



THE MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Vacant Gas Station** located at **789 Summit St, Elgin, IL** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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