

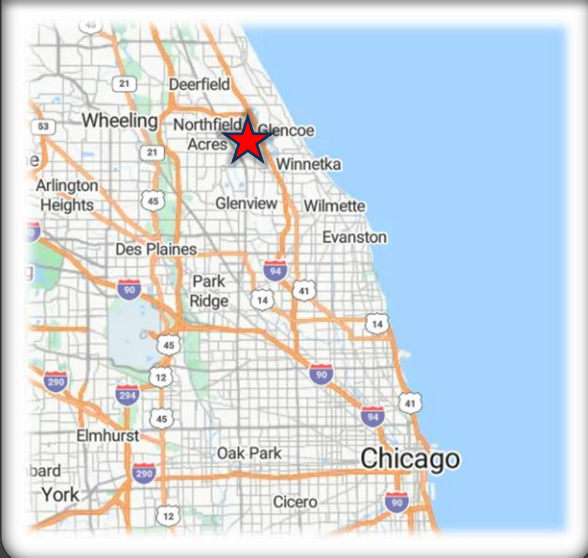
200 Northfield Rd.
Northfield, Illinois

AVAILABLE FOR PURCHASE

100% LEASED RETAIL INVESTMENT PROPERTY



200
NORTHFIELD RD
NORTHFIELD, ILLINOIS



- Seneca Real Estate is the exclusive agent for this three-tenant 11,605 SF free-standing commercial building on Northfield Rd. in Northfield, Illinois.
- Built in 1985, tenants include Northfield Vision Center, Trio Med Spa and Berry Dive Center. All three have been tenants in the building since 2017 and have extended terms through at least 2030.
- This meticulously-maintained, two-story, multi-tenant property includes parking for 32 cars and a beautiful, lush courtyard space that provides direct access to each Tenant of the property's tenants.
- Ideal location one block south of Willow Rd and a half mile from the Edens Expressway interchange.
- Building shell, roof, HVAC RTUs in top condition. Immaculate tenant spaces.
- Extremely strong demographics in Northfield, Winnetka and surrounding North Shore suburbs
- Zoning: B-2 Commercial service

The information herein has been obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation regarding the accuracy of this information. It is submitted subject to the possibility of errors, omissions, or other conditions specific to the subject property.

222 Northfield Rd. Suite 107, Northfield, Illinois 60093

SENECA
REAL ESTATE GROUP



CONFIDENTIALITY AGREEMENT

This Investment Offering Memorandum has been prepared by Seneca Real Estate Group for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Seneca Real Estate Group and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Seneca Real Estate Group as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Seneca Real Estate Group, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omission from, the Investment Offering Memorandum, modeling, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. This Property is broker owned. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors.

Seller and Seneca Real Estate Group each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

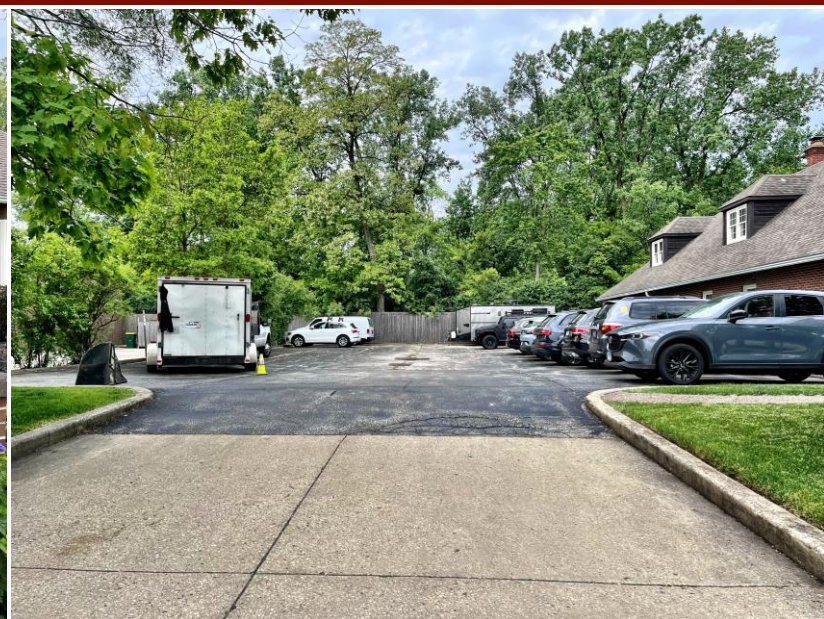
This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Seneca Real Estate Group, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Seneca Real Estate Group.



200
NORTHFIELD RD



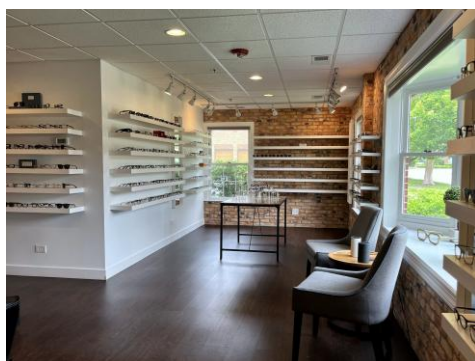




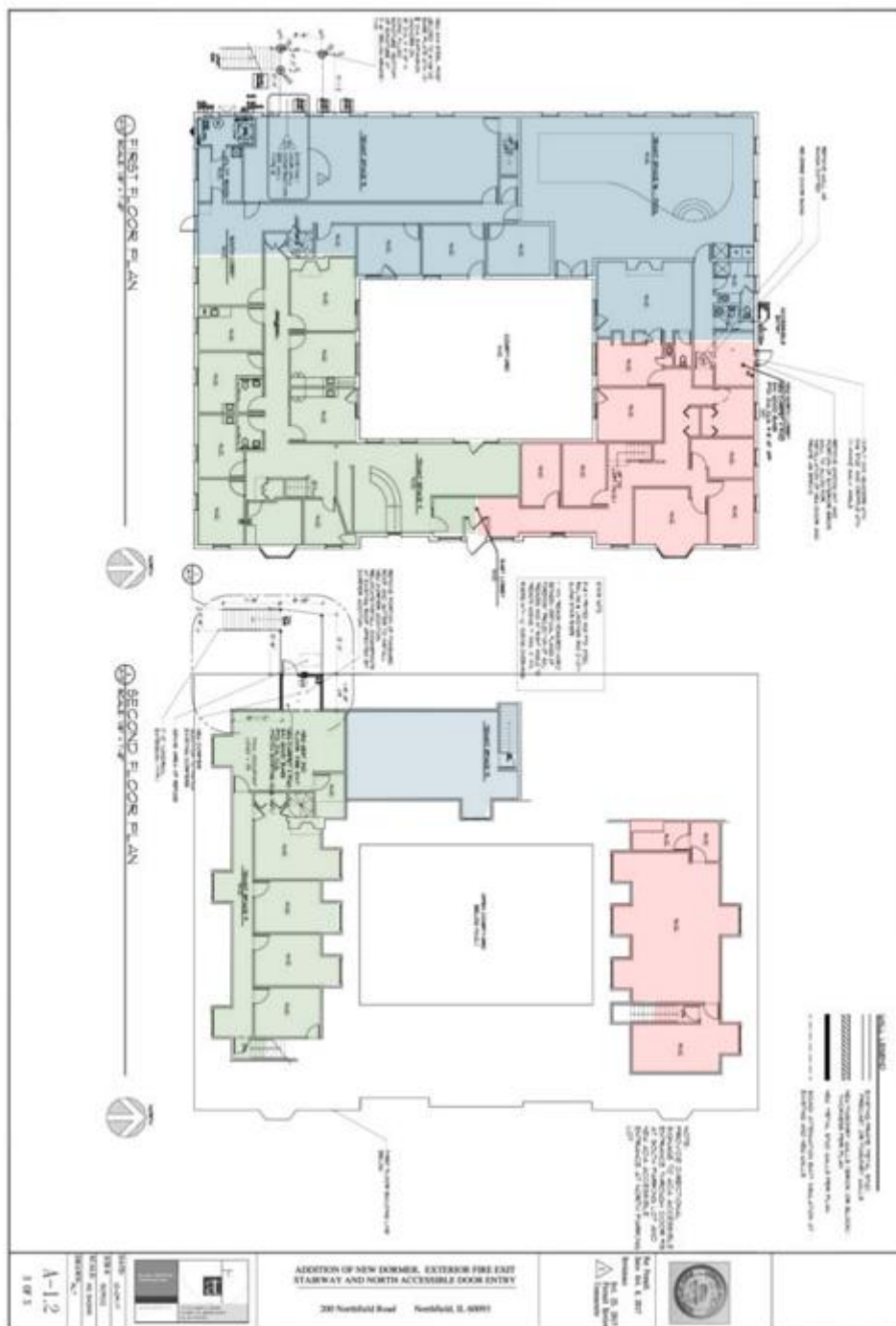
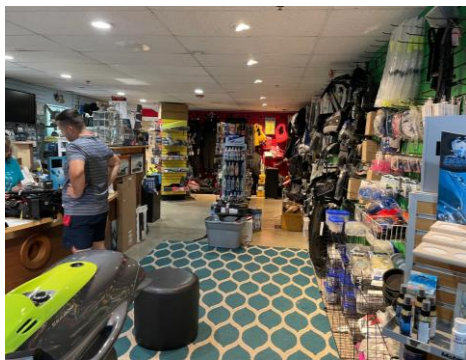
Trio Med Spa:
(green area) 4,305 RSF



Northfield Vision Center:
(red area) 3,052 RSF



Berry Dive Shop:
(blue area) 4,248 RSF



OFFERING SUMMARY

Seneca Real Estate Group is the exclusive listing agent for 200 Northfield Rd., Northfield, Illinois (the "Property") and is pleased to present the opportunity to acquire this 3-tenant commercial property along Northfield Rd. in the high-income town of Northfield, Illinois.

Built in 1985 and professionally maintained, this 11,605 sf commercial property sits on a 30,928 SF land parcel (.71 acres). The property is well-positioned in a densely-populated area with many restaurants and retail shops, including Lori's Shoes, Starbucks, Chase Bank, Dunkin, The Happ Inn, Three Tarts, and many others. The property is conveniently located a half-mile from I-94 (Edens Expressway) and a few minute drive from Whole Foods, Mariano's, Wayfair, and Old Orchard Shopping Center.

This is a fully-stabilized three-tenant property with three strong tenants; Trio Med Spa, Northfield Vision Center and Berry Dive Center...the only dive centers in the area with an indoor pool. All three have been tenants in the building for almost 10 years and each are under lease at least through 2030.

The prospective purchaser will be selected by the Seller in its sole discretion and based on several factors including but not limited to:

- Offering price
- Financial strength/proof of funds
- Earnest money deposits and timing for non-refundable
- Due Diligence and closing timing
- Contingencies or absence thereof
- Whether all-cash or financed transaction

OFFERING PRICE	\$1,650,000
ADDRESS	200 Northfield Rd., Northfield, Illinois
YEAR BUILT	1985
NET INCOME	\$123,250.00
PARCEL SIZE	0.71 Acres (30,928 SF)
GROSS LEASABLE AREA	11,605 SF
ZONING	B-2 Commercial Service District
OCCUPANCY	100%
TENANCY	Trio Med Spa, Northfield Vision Center, Berry Dive Center (Thru 2030 and 2031)
OWNERSHIP OFFERED	Fee-Simple
PROPERTY TAX (2022)	\$59,403.49 (2025 taxes paid in 2026)
SUBMARKET	Northfield (North Shore)
MARKET	Suburban

The information herein were obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation regarding the accuracy of this information. It is submitted subject to the possibility of errors, omissions, or other conditions specific to the subject property.



For more Information or to schedule a tour, contact:

Joe Padorr, Managing Principal
Seneca Real Estate Group
312.316.2300
jpadorr@seneca-re.com

