

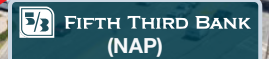
PRAIRIE TOWNE CENTER



KOHL'S

Pediatrics
URGENT CARE

HOTWORX



NORTHEAST CORNER OF BARRINGTON & SCHAUMBURG ROADS | SCHAUMBURG (SUBURBAN CHICAGO), ILLINOIS



INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained by the owner to sell the 100% fee simple interest in Prairie Towne Center, a community shopping center anchored by Kohl's and a new YMCA sports complex, positioned within the dense northwest Chicago Suburb of Schaumburg, Illinois.

Address: 2450-2482 W Schaumburg Rd
149-171 Barrington Rd
Schaumburg, IL 60194

GLA: 263,751 SF

Major Tenants: Kohl's, YMCA

Specialty Tenants: KidStrong, PM Pediatrics, European Wax Center, Pizza Hut, Sport Clips, Hotworx

Occupancy: 98%

Year Built: 1992

Renovated: 2003

Traffic Counts: Barrington Road (32,900 VPD)
Schaumburg Road (23,500 VPD)



\$2,375,637
Net Operating Income (Yr. 1)



2.4%
CAGR



10.5 years
WALT



KEY FEATURES



IRREPLACEABLE LOCATION

Situated at the heart of a **dominant retail intersection**, the exceptional tenant demand for this location is underscored by the strength of the surrounding retail base - Target, Jewel-Osco, Home Depot, Ross Dress for Less, Hobby Lobby, and PetSmart each anchor an adjacent, non-owned center at the same intersection and serve as major traffic generators alongside the Center's own Kohl's, together drawing a combined 56,400 VPD along Barrington and Schaumburg Roads.



EXCEPTIONAL DEMOGRAPHIC PROFILE

Prairie Towne Center sits within one of the **most established and affluent trade areas in Chicago's northwest suburbs**, drawing from Schaumburg as well as the adjacent communities of Hoffman Estates, Streamwood, Hanover Park, and Roselle. The three-mile trade area contains a population of more than 120,000 with average household **incomes of approximately \$113,000**; figures that materially outpace the broader Chicago MSA and reflect a deep, high-spending consumer base that has historically supported strong retail performance at the intersection.



DIVERSE TENANT MIX

Prairie Towne Center features a diversified tenant lineup spanning a large national department store anchor, a fitness center, health and wellness, service, and specialty retailers. The mix of tenants supports a steady consumer draw with meaningful e-commerce-resistant demand drivers, and each tenant maintains strong visibility within the center.



VALUE-ADD OPPORTUNITY

The 5,262 square feet of vacant shop space represents approximately \$175,000 of potential additional gross income upon lease-up. In addition, further upside could be realized as the **offering includes a potential pad development** featuring a lease recently executed with a national coffee user, subject to certain contingencies being fulfilled. Please contact the marketing team for details.



RECENT LEASING VELOCITY

The center has demonstrated significant leasing momentum, highlighted by a 15-year lease with the YMCA totaling 132,350 square feet, a new 10-year lease with Hotworx executed in 2026, a pending 10-year lease with PM Pediatrics, and two 10-year leases with KidStrong and ARWA Coffee signed in 2025.



LONG-TERM, STABLE INCOME

The center's income stream is anchored by two long-term, deeply rooted tenants. The YMCA, whose Golden Corridor Family branch has served the Schaumburg community for 56 years, relocated into Prairie Towne Center under a newly signed 15-year term through 2041, upgrading into an expanded, purpose-built sports complex and fitness center; the move was supported by the Village of Schaumburg through a Cook County Class 7B tax incentive, underscoring both the tenant's long-term community roots and the market's institutional support for reinvestment. The YMCA represents 53% of gross income. Kohl's has anchored the center since its original construction (30+ years), remains in place through January 2032, and generated approximately \$11.4 million in sales (TTM 2026), representing 23% of gross income. Together, the two anchors drive the weighted average lease term to 10.5 years, with the remaining income diversified across a roster of service, health/wellness, and food tenants.

Strong Demographic Profile

WITHIN A 3-MILE RADIUS



120,110
POPULATION



97,782
DAYTIME POPULATION



44,152
HOUSEHOLDS



\$113,771
AVERAGE HH INCOME



\$290,951
MEDIAN HOME VALUE



39.6
MEDIAN AGE



RECENT LEASING ACTIVITY & ANCHOR STABILITY

Prairie Towne Center has experienced significant leasing activity through a combination of new tenant additions and long-term commitments, resulting in a complementary mix of service, dining, fitness, and health/wellness tenancy that underpins the center's 10.52 year weighted average lease term.



146,891 SF
NEW LEASING SINCE 2025



55.7%
OF GLA IMPACTED BY
RECENT LEASING ACTIVITY



5 new
LONG-TERM LEASES
SIGNED SINCE LATE 2025



LEASING MOMENTUM

Five New Leases Signed/Pending Since Late 2025

- ✓ **132,350 SF** 15-Year Lease with the YMCA in 2026
- ✓ **2026** 10-Year Leases with Hotworx & PM Pediatrics
- ✓ **Late 2025** 10-Year Leases with ARWA Coffee & KidStrong

RECENT ADDITIONS



LONG-TERM ANCHOR COMMITMENT

Anchored by Two Long-Term Tenants

- ✓ **15-Year Term** - YMCA Committed Through 2041
- ✓ **30+ Years On-Site** - Kohl's Anchor Presence Since the Center's Inception, term to 2032
- ✓ **76%** of Gross Income Secured by Two Anchors
- ✓ **98.9%** of ABR on Leases with 5+ Years Remaining

ANCHOR TENANTS



DURABLE, LONG-DATED INCOME

Prairie Towne Center offers a highly durable income stream supported by long lease duration and a laddered expiration schedule. Long-dated anchor commitments and limited near-term rollover give the center strong cash flow visibility well into the next decade.



10.5 years
WEIGHTED AVERAGE
LEASE TERM



64.3%
OF ABR SECURED
IN 2035 AND BEYOND



51.1%
OF ABR RUNS
THROUGH 2041



MINIMAL NEAR-TERM ROLLOVER

A Staggered Expiration Schedule Protects Cash Flow

- ✓ **51.1%** of Annual Base Rent Runs Through 2041 on Long-Dated Anchor Commitments
- ✓ **64.3%** of Annual Base Rent Is Secured in 2035 and Beyond
- ✓ **98.9%** of Annual Base Rent Extends Beyond 2030

NEARLY A DECADE SEPARATES ANCHOR EXPIRATIONS

2032

2033

2034

2035

2036

2037

2038

2039

2040

2041

KOHL'S
2032



LONG-TERM LEASE DURATION

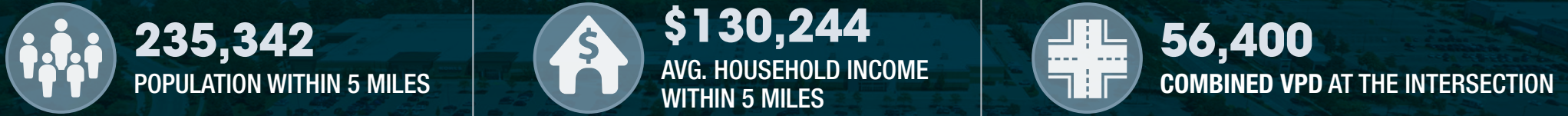
Long-Dated Commitments Provide Durable, Visible Cash Flow

- ✓ **10.52 Years** Weighted Average Lease Term
- ✓ **11.34 Years** Weighted Average Lease Term (Tenants Over 5,000 SF)
- ✓ **8.41 Years** Weighted Average Lease Term (Tenants Under 5,000 SF)
- ✓ **57.2%** of Annual Base Rent Secured Through 2036 and Beyond



STRATEGIC LOCATION & STRONG DEMOGRAPHICS

Prairie Towne Center sits at a heavily trafficked intersection in the heart of Schaumburg, one of Chicago's largest and most established northwest suburbs. The center draws from a deep, affluent, and stable consumer base, supported by a dense daytime workforce and one of the region's premier retail corridors.



A STRATEGIC, HIGH-ACCESS LOCATION

Positioned in the Heart of Chicago's Northwest Suburbs

PREMIER RETAIL CORRIDOR FEATURING:




PRAIRIE TOWNE
CENTER

26 Mi



10 Mi



A DEEP, AFFLUENT & STABLE TRADE AREA

An Established, High-Spending Consumer Base

DEMOGRAPHIC STATISTICS WITHIN A 5 MILE RADIUS



Nearly **235,000 residents** across Schaumburg & the surrounding suburbs



Household Incomes averaging over **\$130,000**



A robust daytime draw of more than **206,000** supported by **80,000+ local jobs**

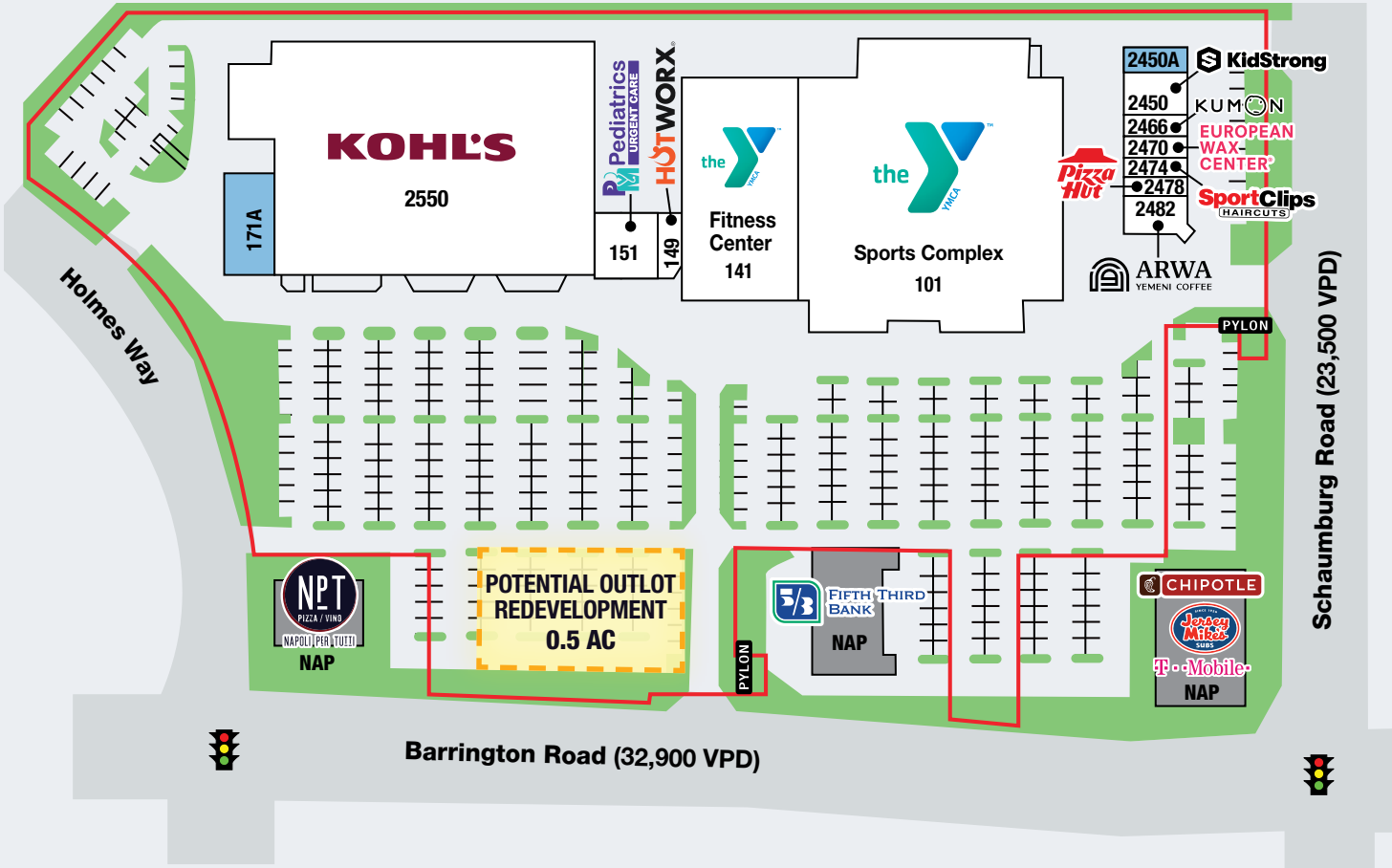


Established households, high homeownership & a median home value near **\$327,000**

LEASING PLAN

Tenant Name	Unit	Square Feet
KidStrong	2450	4,530
Vacant	2450A	1,482
Kumon	2466	1,350
European Wax Center	2470	1,207
Sport Clips	2474	1,088
Pizza Hut	2478	1,208
ARWA Coffee	2482	3,167
PM Pediatrics	151	4,344
Hotworx	149	2,500
Kohl's	2550	106,745
Vacant	171A	3,780
YMCA (Sports Complex)	101	95,350
YMCA (Fitness Center)	141	37,000
Total		263,751

 SUBJECT OFFERING

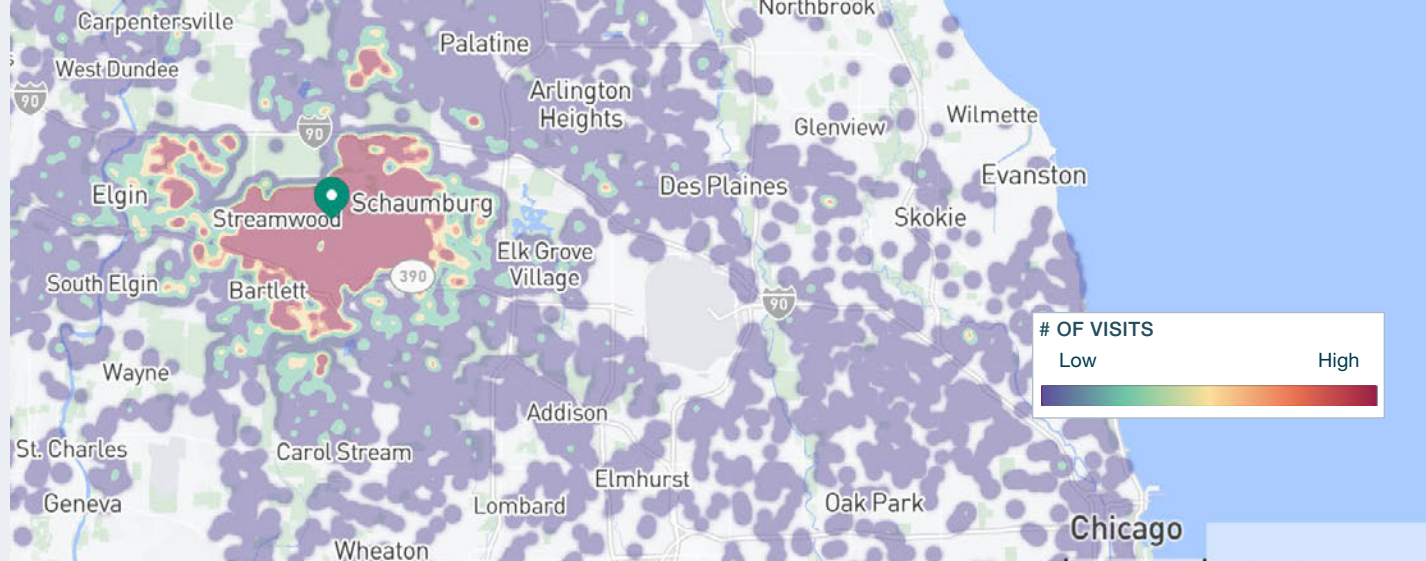


Visits*	Metrics
Est. # of Customers	263.5K
Est. # of Visits	1.1M
Average Visits per Customer	4.2

*The extrapolated number of unique customers who visited the location (2025)

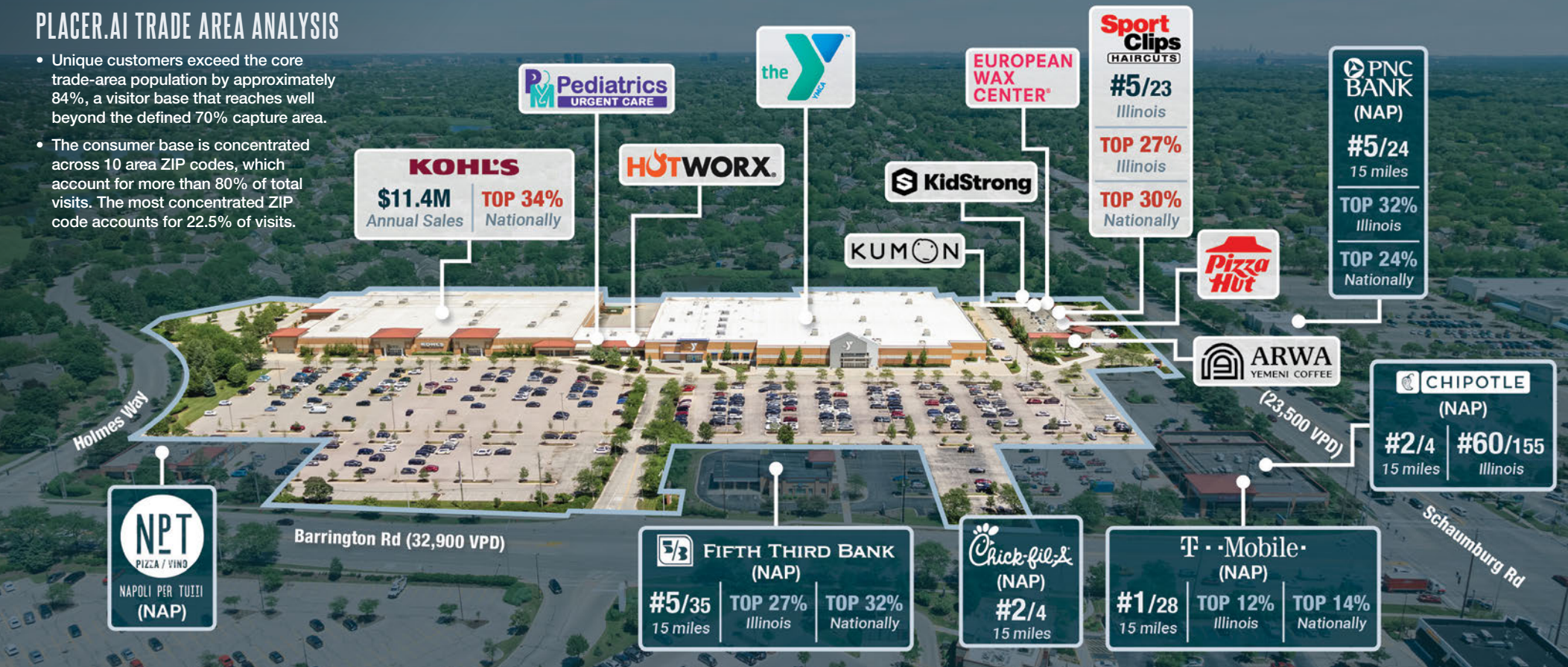
Audience Profile*	70% of Visitors
Population	143,111
Trade Area Size	32.2 Sq. Mi
Number of Households	50,684

**True Trade Area' measures statistics for the top 70% of visitors to the shopping center.



PLACER.AI TRADE AREA ANALYSIS

- Unique customers exceed the core trade-area population by approximately 84%, a visitor base that reaches well beyond the defined 70% capture area.
- The consumer base is concentrated across 10 area ZIP codes, which account for more than 80% of total visits. The most concentrated ZIP code accounts for 22.5% of visits.





LOCATION & MARKET

- Prairie Towne Center sits at the busy northeast corner of Schaumburg Road and Barrington Road (combined 56,400 VPD) in Schaumburg, Cook County, Illinois, about 26 miles northwest of downtown Chicago and 10 miles from O'Hare International Airport.
- Sitting in the middle of one of the region's premier retail corridors, the offering benefits from a daytime population of roughly 206,774 within five miles. Schaumburg's businesses employ more than 80,000 people, and the immediate intersection is anchored by Target, Kohl's (subject), Jewel-Osco, Home Depot, Ross Dress for Less, and PetSmart.
- Prairie Towne Center occupies a highly visible position at the main and main intersection of Barrington and Schaumburg Roads, which serves the dense, affluent communities of Chicago's northwest suburbs, including Schaumburg, Hoffman Estates, Streamwood, Hanover Park, Roselle, Palatine, and Rolling Meadows.
- Schaumburg is an established, prosperous suburb and the most populous incorporated village in the country. Recognized as the second-largest economic development center in Illinois, the Village is home to roughly 5,000 businesses and more than 80,000 employees. Schaumburg's pro-business posture extends to active reinvestment in the immediate trade area, most recently through its backing of a Cook County Class 7B tax incentive that helped fund the Golden Corridor Family YMCA's relocation into Prairie Towne Center.

DEMOGRAPHICS			
Distance from Subject:	1 mile	3 miles	5 miles
2025 Population	16,907	120,110	235,342
2025 Households	6,697	44,152	87,785
2025 Median Home Value	\$293,813	\$290,951	\$326,959
2025 Daytime Demographics	13,118	97,782	206,774
2025 Average Household Income	\$117,877	\$113,771	\$130,244
2025 Median Household Income	\$103,405	\$95,361	\$105,544
2025 Per Capita Income	\$46,576	\$41,807	\$48,630
2025 Median Age	41.8	39.6	40.7





PROPERTY DESCRIPTION

- Originally developed in 1992 and redeveloped in 2003, Prairie Towne Center occupies the northeast corner of Barrington Road and Schaumburg Road. Three separate outlots along Barrington Road are individually owned and are not part of the subject offering.
- The subject offering comprises 263,751 square feet on 21.58 acres. The asset is anchored by two box spaces, complemented by adjacent inline shop space and a 14,032-square-foot multi-tenant outlot.
- Ingress and egress to the site is available through five curb cuts along Schaumburg Road / Barrington Road, providing convenient access to the subject.



TENANCY

- Prairie Towne Center is leased to a diverse lineup of national and regional tenants that provide a strong assortment of service, dining, convenience, fitness, and health/wellness offerings to customers, anchored by Kohl's and the YMCA.
- The shopping center is highly stable, with the YMCA (132,350 SF on 15-year terms through 2041) and Kohl's (106,745 SF through January 2032) together accounting for the majority of gross income on long-term leases. 98.9% of ABR operates on leases with more than five years of term remaining. Further, 55.7% of tenants based on GLA have either signed new leases or executed renewals within the last year.
- Recent leasing momentum, including a new 15-year lease with the YMCA, two 10-year lease with KidStrong and ARWA Coffee in 2025, and two 10-year leases with Hotworx and PM Pediatrics in 2026.





For further information contact owner's exclusive representatives.

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PRAIRIE TOWNE CENTER



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