



**Retail Investment
Offering Memorandum:**
**Nantucket Square
1015-1127 Roselle Road
Schaumburg, IL 60193**



Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 102
Cleveland, OH 44124
www.coopergrp.com



Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10

Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12

In cooperation with licensed IL broker



Table of Contents

INVESTMENT SUMMARY

Investment Highlights 4
Location Overview..... 5
Offering Summary..... 6

FINANCIAL ANALYSIS

Rent Roll 8 & 9
Financial Analysis 10

PROPERTY ANALYSIS

Aerial Map 12
Location Maps 13
Demographics 14

TENANT ANALYSIS

Tenant Profiles 16-30
Disclosure & Confidentiality 31



**Nantucket
Square**

Nantucket Square
1015-1127 Roselle Road
Schaumburg, IL 60193



Investment Summary



Nantucket Square

INVESTMENT HIGHLIGHTS

- **NNN, 98% Occupied, Jewel-Osco Shadow Anchored Center with Desirable Service-Oriented, Internet Resistant and Medical Services Users**
- **Shadow Anchor Grocer, Jewel-Osco Recently (2023) had a "Re-Grand Opening" following Extensive Remodeling to Modernize the Interior and Enhance Service Departments**
- **Less Than 10 Miles to Woodfield Mall Featuring 300+ Stores (Including Apple, Macy's, Nordstrom), One of the Largest Shopping Destinations in the U.S. (Top 15) and the Largest Mall in the State of Illinois, Widely Considered a Country-Wide Destination and Top Tourist Attraction in IL**
- **Several Tenants (48% of GLA) Have Been Operating in the Center for Over 15+ Years, Consistently Exercising Renewals, Proving Commitment and Success at the Location**
- **Anchors, The Dental Store (11.58% of GLA) and Play it Again Sports (9.69% of the GLA), Have Been at their Locations Since 1996 & 1993 Respectively**
- **Offers a Great Mix of National, Regional and Local Recession/Internet Resistant Users, with No Tenant Occupying More than 13% of the Rental Income, which Provides Great Risk Mitigation to a Buyer**
- **Strong Demographics in Suburban Market: Over 260,000 Residents and Average Household Incomes Over \$134,000 Within a 5 Mile Radius**
- **Positioned Near Route 390 and Interstate 290 Providing Strong Visibility and Easy Access Within an Extremely High-Traffic Retail Corridor (50,465 VPD)**



ADDITIONAL INVESTMENT HIGHLIGHTS

- **Best Places to Live: Ranked #6 in Illinois for 2025-2026 by U.S. News & World Report, Highlighting High Desirability and Quality of Life**
- **Premier Business Destination: Recognized as the Largest Center of Economic Development in Illinois Outside Chicago, Boasting 12 Million S/F of Office Space and 13.5 Million S/F of Industrial Space**
- **Direct Access to a Dense Population Base: Located Within the Chicago MSA (9.5+ Million People) and 28 Miles NW of the City's Central Loop, One of the Largest and Most Economically Powerful Regions in the United States**
- **Strong Employment Base Led by Woodfield Mall (4,000+ Employees), Zurich North America (2,500+ Employees), Motorola Solutions (1,600+ Employees), OptumRx (1,300+ Employees), and Paylocity (1,000+ Employees)**
- **Strong Educational Base: Direct Vicinity of Highly Rated District 54 Elementary Schools and Township High School District 211, Including Schaumburg High School and Hoffman Estates High School, Both Serving Thousands of Students, as well as Nearby Harper College (20,000+ Students) and Within a 30-40 Minute Drive of Major Universities Including DePaul University and Roosevelt University**



LOCATION OVERVIEW



Location Overview



Schaumburg is where premier suburban accessibility meets one of the strongest retail and business corridors in the greater Chicago metropolitan area. Located approximately 30 miles northwest of Chicago, Schaumburg sits at the convergence of major transportation arteries including Interstate 90 (Jane Addams Memorial Tollway), Interstate 290, and Illinois Route 53, providing direct access to downtown Chicago and the broader Midwest region. The village benefits from its position within one of the largest MSAs in the United States, offering businesses connectivity to a population base of over 9.5 million people. Additionally, proximity to O'Hare International Airport, one of the busiest airports in the world located just 15 miles away, enhances both domestic and international accessibility, making Schaumburg a strategic hub for commerce and travel.



Schaumburg's diversified workforce is supported by a strong educational infrastructure and access to top-tier institutions. The area is served by highly regarded school districts including Schaumburg Community Consolidated School District 54, the largest elementary school district in Illinois supporting over 15,500 students, and Township High School District 211, the largest high school district in Illinois supporting over 12,500 students. Both districts are known for strong academic performance and community involvement. Higher education is anchored by nearby institutions such as Harper College, one of the largest community colleges in Illinois serving approximately 26,500 students, as well as DePaul University (approximately 21,210 students, 5,000+ employees) and Roosevelt University (4,000+ students, 2,195 employees) in the greater Chicago area. This robust educational network contributes to a highly skilled and consistent labor pool, supporting long-term economic stability.

The Village of Schaumburg serves as a major commercial and retail hub within the Chicago suburbs, boasting a population of approximately 260,000+ residents within a 5-mile radius and a daytime population that swells significantly due to its strong employment base. The area is home to a wide range of national and international corporations, including Zurich North America (2,100+ employees), Motorola Solutions (1,600+ employees), IBM (900+ employees), and Paylocity (800+ employees). In addition, Schaumburg is anchored by Woodfield Mall (less than 10 miles), one of the largest shopping centers in the United States featuring 300+ stores and supporting over 4,200 employees. Being the largest mall in the state of Illinois, it's also widely considered a country-wide destination/top tourist attraction in IL and draws millions of visitors annually, reinforcing the area's position as a dominant retail destination.



The broader Schaumburg and northwest suburban Chicago market maintains a resilient employment base supported by major regional systems including Northwestern Medicine, Advocate Health, and Ascension Illinois, all of which operate numerous hospitals and care facilities throughout the Chicago MSA. Nearby medical centers include Ascension Alexian Brothers Medical Center (approximately 1,195 employees, 329 beds) and Ascension Saint Alexius Medical Center (approximately 2,000 employees, 318 beds), both full-service hospitals providing comprehensive care to the surrounding communities. The area also benefits from proximity to Advocate Lutheran General Hospital, one of the largest healthcare providers in the region. These established systems and facilities support a strong healthcare employment base while ensuring continued demand for essential services throughout the Schaumburg trade area.

Among its many strengths, Schaumburg benefits from a highly diversified economy spanning technology, finance, insurance, retail, and logistics. Its proximity to O'Hare International Airport and major interstate systems supports robust corporate activity and distribution networks, while its established retail corridors and high consumer traffic continue to drive strong tenant demand. The village consistently ranks among the top suburban markets in the Chicago MSA due to its combination of accessibility, strong demographics, and business-friendly environment.

In addition to its commercial advantages, Schaumburg offers a high quality of life supported by parks, recreation, and community amenities, as well as proximity to the cultural and entertainment offerings of Chicago. The combination of strong infrastructure, a highly educated workforce, and a dense concentration of employers makes Schaumburg a compelling location for retail investment, particularly for multi-tenant assets positioned to benefit from sustained consumer traffic and long-term economic stability.



SUMMARY

Price:	\$9,770,000
Gross Leasable Area:	53,782 S.F.
Price/SF:	\$181.66
NOI:	\$752,249
CAP Rate:	7.70%
Year Built:	1980
Lot Size:	Approx. 6.21 Acres
Roof:	2010 & 2011 (Warranty Through 2026 & 2030)
Parking Lot:	Approx. 252 Spaces



Current Operating Data

Rental Income:	\$770,968
Tenant Reimbursements:	\$566,672
Potential Gross Income:	\$1,337,640
Vacancy (Actual):	(\$19,200)
Vacancy for Reimbursements Lost:	(\$11,646)
Effective Gross Income:	\$1,304,794
Expenses:	(\$554,545)
NOI:	\$752,249
Annual Debt Service:	\$527,185
Structural Reserve (\$0.10/S.F.):	\$5,378.20
Cash Flow After Reserves:	<u>\$219,686</u>

Anticipated New Financing

Loan Amount:	\$7,327,500
Down Payment:	\$2,442,500
Loan Type:	New Loan
Interest Rate:	6.00%
Amortization:	30 Years
Term:	10 Years
Loan-to-Value (LTV):	75.00%



Financial Analysis










Rent Roll

Tenant	Square Feet	% of Total	PRS	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
	5,213	9.69%	12.40%	1993	9/1/2025	9/30/2030	\$ 15.50	\$ 80,802	NNN	None	None
	5,168	9.61%	12.29%	2025	7/1/2026	6/30/2034	\$ 10.33	\$ 53,400	NNN	7/1/2027 - \$11.00/SF 7/1/2028 - \$12.00/SF 7/1/2029 - \$13.00/SF 7/1/2030 - \$14.00/SF 7/1/2031 - \$15.00/SF 7/1/2032 - \$15.45/SF 7/1/2033 - \$15.91/SF	Option 1: Year 1 - \$16.39/SF Year 2 - \$16.88/SF Year 3 - \$17.39/SF Option 2: Year 1 - \$17.91/SF Year 2 - \$18.45/SF Year 3 - \$19.00/SF
Great Clips	1,428	2.66%	3.40%	1993	10/1/2023	9/30/2028	\$ 20.44	\$ 29,188	NNN	10/1/2027 - \$21.05/SF	None
	3,300	6.14%	7.85%	2026	1/1/2026	8/31/2036	\$ 15.00	\$ 49,500	NNN	9/1/2029 - \$15.38/SF 9/1/2030 - \$15.76/SF 9/1/2031 - \$16.15/SF 9/1/2032 - \$16.56/SF 9/1/2033 - \$16.97/SF 9/1/2034 - \$17.40/SF 9/1/2035 - \$17.83/SF	Option 1: Year 1 - \$18.28/SF Year 2 - \$18.73/SF Year 3 - \$19.20/SF Year 4 - \$19.68/SF Year 5 - \$20.17/SF
	3,625	6.74%	8.62%	2024	2/16/2024	6/30/2029	\$ 14.56	\$ 52,795	NNN	7/1/2027 - \$14.85/SF 7/1/2028 - \$15.30/SF	Market Rent Not to Exceed a 3% Increase
	11,743	21.83%	0.00%	2020	5/13/2020	11/30/2030	\$ 8.50	\$ 99,816	NNN	12/1/2027 - \$9.00/SF	Option 1: \$9.50/SF Option 2: \$10.50/SF
	6,228	11.58%	14.81%	1996	1/1/2026	12/31/2030	\$ 15.50	\$ 96,534	NNN	None	CPI Increase
	3,600	6.69%	8.56%	2012	8/1/2025	7/31/2030	\$ 12.57	\$ 45,240	NNN	8/1/2027 - \$12.88/SF 8/1/2028 - \$13.27/SF 8/1/2029 - \$13.66/SF	3% Annual Increases

Continued on Next Page



Rent Roll

Tenant	Square Feet	% of Total	PRS	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
 POSTAL ANNEX+ Your Home Office®	1,200	2.23%	2.85%	2025	5/29/2025	11/30/2030	\$ 16.00	\$ 19,200	NNN	11/29/2028 - \$16.48/SF 11/29/2029 - \$16.97/SF	3% Annual Increases
	1,200	2.23%	2.85%	1997	4/1/2025	3/31/2030	\$ 21.18	\$ 25,416	NNN	None	Option 1: \$23.30/SF
 MATH LEADERS #1 MATH PREP.	1,050	1.95%	2.50%	2024	12/2/2024	2/29/2028	\$ 16.64	\$ 17,477	NNN	6/3/2027 - \$16.97/SF	3% Annual Increases
	900	1.67%	2.14%	2008	1/1/2024	12/31/2028	\$ 28.63	\$ 25,767	NNN	None	Option 2: \$30.35/SF
 CURRENCY EXCHANGE GET STUFF DONE	1,246	2.32%	2.96%	1990	1/1/2026	12/31/2028	\$ 20.38	\$ 25,392	NNN	1/1/2027 - \$20.53/SF 1/1/2028 - \$21.14/SF	None
 ATHLETICO PHYSICAL THERAPY	3,150	5.86%	7.49%	2006	1/1/2024	12/31/2028	\$ 25.41	\$ 80,042	NNN	None	Option 1: \$27.96/SF
 JCLicht <small>Benjamin Moore HunterDouglas</small>	3,531	6.57%	8.40%	2012	4/1/2021	3/31/2031	\$ 14.50	\$ 51,200	NNN	None	Option 1: \$15.95/SF Option 2: \$17.55/SF
Vacant	1,200	2.23%	2.85%	N/A	N/A	N/A	\$ 16.00	\$ 19,200	NNN		
Total Property	53,782	100.00%	100.00%				\$ 14.35	\$ 771,830			

Vacancy	1,200	2.23%	2.85%				\$ 16.00	\$ 19,200			
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Financial Analysis



		Pro Forma 2026-2027			
		2024	2025 2026	2026-2027	\$/SF
INCOME:					
Rental Income		\$ 577,964	\$ 630,090	\$ 770,968	\$ 14.34
Tenant Reimbursements:					
Real Estate Tax		345,971	353,903	368,099	6.84
Insurance			-	25,000	0.46
CAM		212,364	156,676	131,887	2.45
Prior Year Reconciliations		(48,452)	(14,097)	-	-
Management Fee			-	15,886	0.30
Admin. Fees			-	25,800	0.48
Miscellaneous Income (Prepaid Rents)		8,666	38,059	-	-
Gross Potential Rental Income		\$1,096,513	\$1,164,631	\$ 1,337,640	\$ 24.87
Vacancy (Actual)	2.49%			(19,200)	(0.36)
Vacancy For Reimbursements Lost (Actual)	2.23%			(11,646)	(0.22)
Effective Gross Income		\$1,096,513	\$1,164,631	\$ 1,306,794	\$ 24.30
OPERATING EXPENSES:					
Management Fee	4%	\$ 29,937	\$ 24,788	\$ 30,071	\$ 0.56
Real Estate Taxes		393,105	365,133	368,099	6.84
Insurance		36,764	24,662	25,000	0.46
Landscaping		11,455	18,034	15,000	0.28
Snow Removal		38,485	23,940	27,500	0.51
Utilities					
Electric		6,187	1,603	2,000	0.04
Water/Sewer		225	247	300	0.01
Repairs & Maintenance		24,666	6,405	10,000	0.19
Security		438	567	575	0.01
Parking Lot Repairs & Maintenance		15,126	1,995	15,000	0.28
Sweeping		17,520	12,795	13,000	0.24
Trash Removal		30,937	33,766	33,750	0.63
Fire Systems		3,803	5,506	6,250	0.12
HVAC Repairs & Maintenance		4,027	-	500	0.01
Roof Repairs & Maintenance		6,166	3,360	5,000	0.09
Non-Reimbursable Utilities		11,307	10,464	500	0.01
Non-Reimbursable Repairs & Maintenance		12,948	5,462	2,000	0.04
Total Expenses		\$ 643,097	\$ 538,727	\$ 554,545	\$ 10.31
Net Operating Income		\$ 453,416	\$ 625,904	\$ 752,249	\$ 13.99
Loan Analysis					
Net Operating Income				\$ 752,249	\$ 13.99
Cash Flow Available Before Debt Service				\$ 752,249	\$ 13.99
Capitalization Rate				7.70%	7.70%
Valuation				\$ 9,770,000	\$ 181.66
Loan to Value				75.00%	75.00%
Loan Amount				\$ 7,327,500	\$ 136.24
Rate				6.00%	6.00%
Term				10	10
Amortization				30	30
Annual Debt Service				\$ 527,185	\$ 9.80
Debt Service Coverage Ratio				1.43	1.43



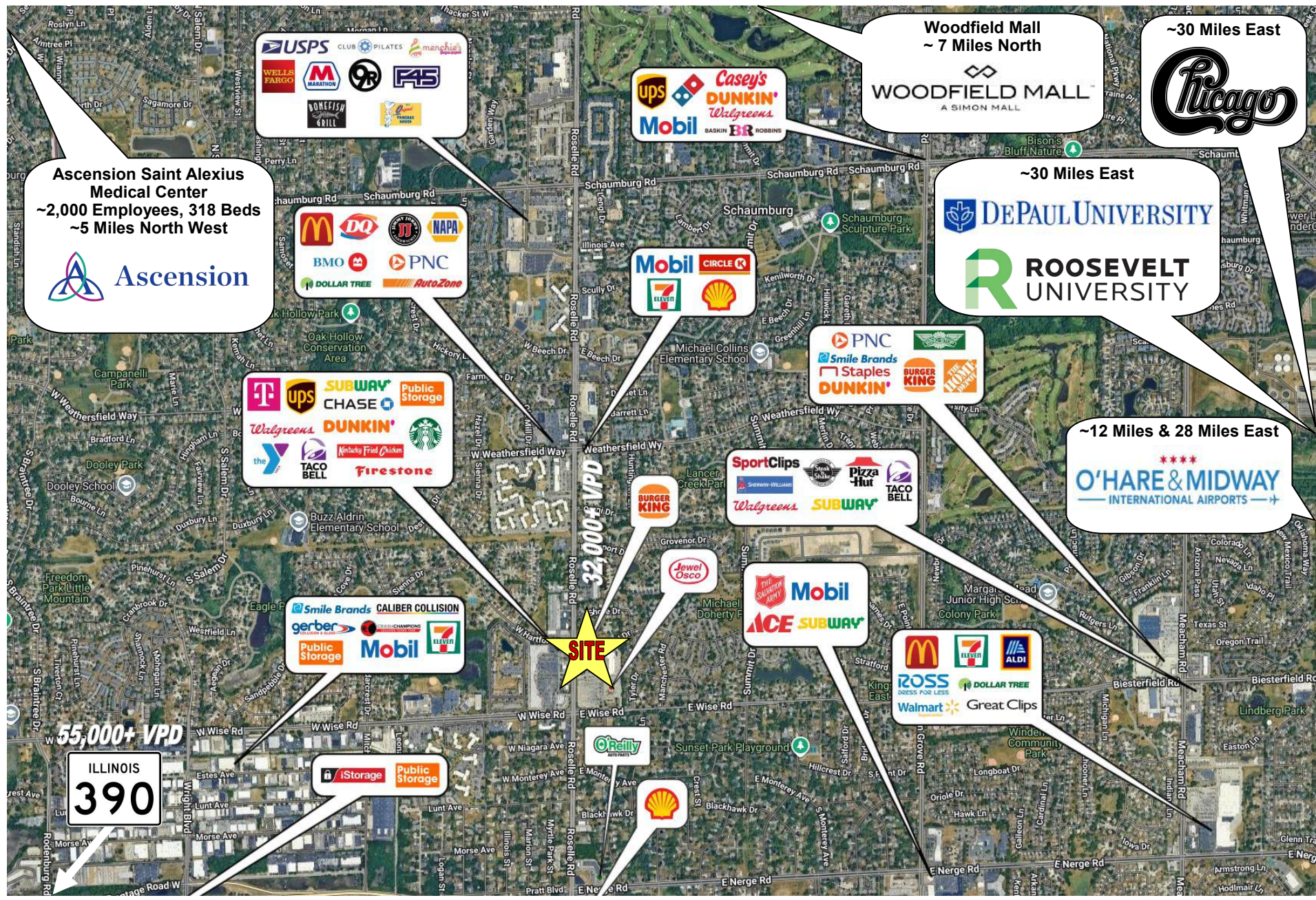
Nantucket Square



Property Analysis

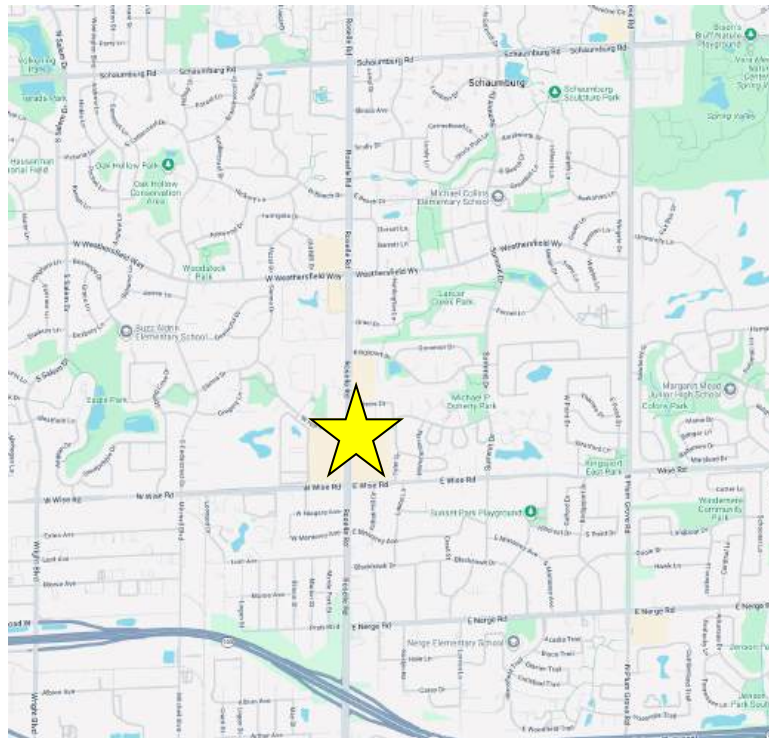
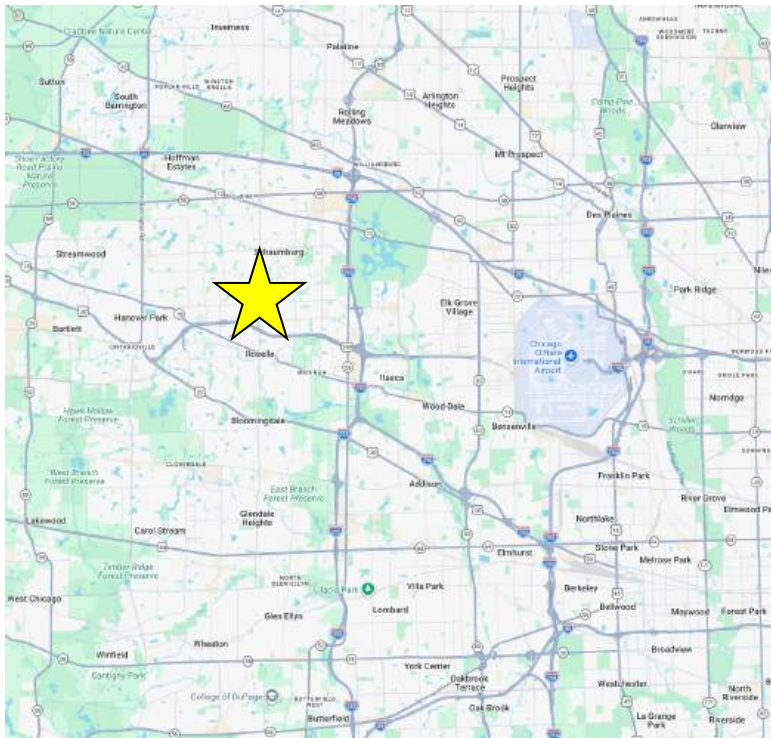
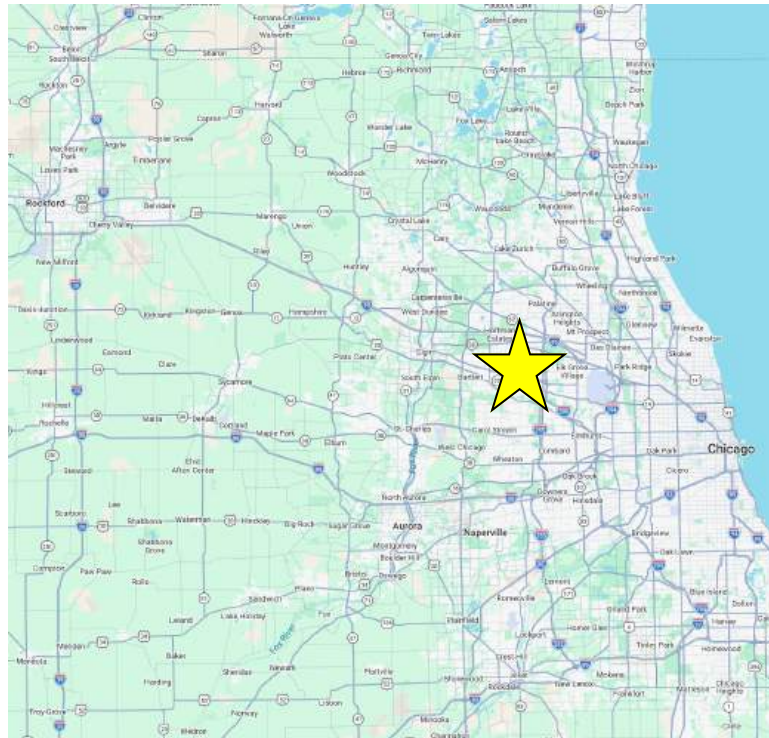
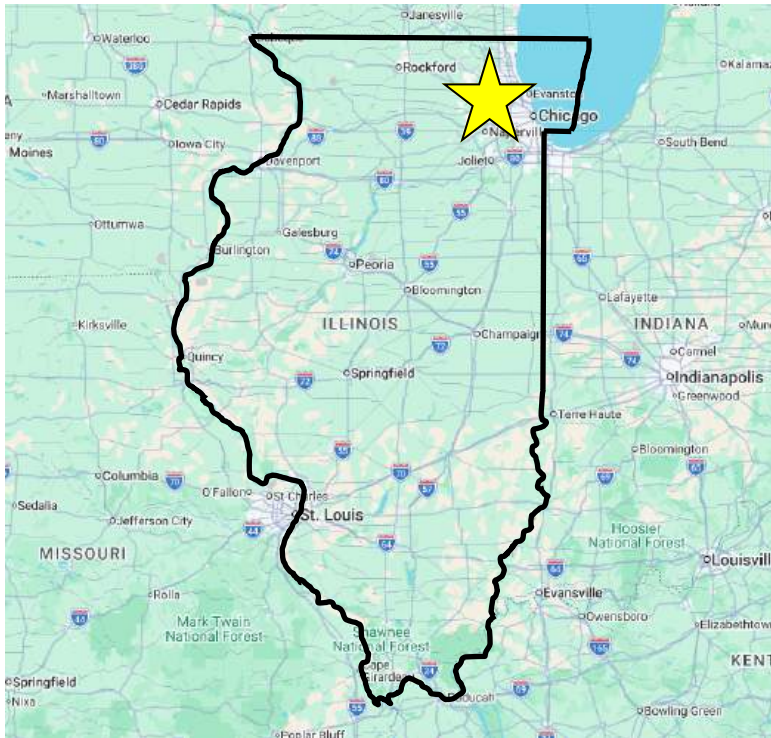


Aerial Map
Surrounding Area





Location Maps





1015 S Roselle Rd Schaumburg, IL 60193	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	13,548	110,852	260,863	900,137
2020 Census Population	14,383	114,977	268,018	921,752
2010 Census Population	13,756	112,208	263,832	909,899
2025 Median Age	41.8	41.1	40.0	40.2
Households				
2025 Estimated Households	5,120	42,698	99,615	336,040
2020 Census Households	5,355	43,957	100,769	339,642
2010 Census Households	5,260	43,536	98,656	330,769
Income				
2025 Estimated Average Household Income	\$133,151	\$138,186	\$134,180	\$144,591
2025 Estimated Median Household Income	\$96,242	\$106,593	\$102,974	\$111,741
2025 Estimated Per Capita Income	\$50,402	\$53,310	\$51,309	\$54,051
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	3.3%	4.5%	5.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.3%	4.1%	4.3%
2025 Estimated High School Graduate	21.3%	21.9%	23.3%	22.0%
2025 Estimated Some College	21.5%	18.1%	17.7%	16.6%
2025 Estimated Associates Degree Only	6.5%	7.2%	7.9%	7.2%
2025 Estimated Bachelors Degree Only	27.8%	28.8%	26.9%	27.8%
2025 Estimated Graduate Degree	19.2%	17.3%	15.6%	16.9%
Business				
2025 Estimated Total Businesses	505	4,306	11,856	39,127
2025 Estimated Total Employees	4,570	58,855	183,717	560,024
2025 Estimated Employee Population per Business	9.0	13.7	15.5	14.3
2025 Estimated Residential Population per Business	26.8	25.7	22.0	23.0



Tenant Analysis



Playitagainsports.com

Play It Again Sports is a leading specialty sporting goods retailer focused on providing high-quality new and gently used athletic equipment at accessible price points. Founded in 1983, the brand operates as part of Winmark Corporation and has grown into a well-established franchise network with more than 270 locations across the United States and Canada.

The store offers a wide selection of equipment for a variety of sports and fitness activities, including baseball, football, hockey, golf, and general fitness, along with accessories and training gear. A key differentiator is its buy-sell-trade model, allowing customers to sell or trade in used equipment, creating a sustainable and value-driven retail experience.

Individually owned and operated, Play It Again Sports locations cater to local athletes, families, and fitness enthusiasts, combining affordability, convenience, and community engagement. The brand's emphasis on reuse, accessibility, and everyday value continues to drive consistent traffic and repeat customers across its national footprint.

Source: playitagainsports.com

Tenant Lease Abstract

U.S. Headquarter:	Minneapolis, MN
# of Total Locations:	300+
Guaranty:	Franchise
GLA:	5,213
Tenant Since:	1993
Current Term Start:	09/01/2025
Lease Expiration:	09/30/2030
Rental Bumps:	None
Options:	None
Exclusive Use:	Sporting Equipment
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$80,802.00	\$6,733.50	\$15.50

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



facebook.com/kolachitandoori

Kolachi Tandoori Grill is a locally owned restaurant specializing in authentic Pakistani and South Asian cuisine, located in Schaumburg, Illinois. Known for its bold flavors and traditional cooking methods, the restaurant offers a diverse menu featuring tandoori-grilled meats, biryani, karahi dishes, kebabs, and freshly baked naan, all prepared using high-quality, halal ingredients.

With experienced chefs and a focus on freshness, Kolachi Tandoori Grill provides a welcoming dine-in experience alongside takeout, delivery, and catering services. The concept blends traditional recipes with a modern, casual dining atmosphere, appealing to both everyday diners and those seeking authentic regional cuisine.

Source: www.facebook.com/kolachitandoori/

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$53,400.00	\$4,450.00	\$10.33
Bump 7/1/2027:	\$56,848.00	\$4,737.33	\$11.00
Bump 7/1/2028:	\$62,016.00	\$5,168.00	\$12.00
Bump 7/1/2029:	\$67,184.00	\$5,598.67	\$13.00
Bump 7/1/2030:	\$72,352.00	\$6,029.33	\$14.00
Bump 7/1/2031:	\$77,520.00	\$6,460.00	\$15.00
Bump 7/1/2032:	\$79,845.60	\$6,653.80	\$15.45
Bump 7/1/2033:	\$82,222.88	\$6,851.91	\$15.91
<u>Option 1:</u>			
Year 1:	\$84,703.52	\$7,058.63	\$16.39
Year 2:	\$87,235.84	\$7,269.65	\$16.88
Year 3 :	\$89,871.52	\$7,489.29	\$17.39
<u>Option 2:</u>			
Year 1:	\$92,558.88	\$7,713.24	\$17.91
Year 2:	\$95,649.60	\$7,945.80	\$18.45
Year 3:	\$98,192.00	\$8,182.67	\$19.00

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
Type:	NNN
GLA:	5,168
Tenant Since:	2025
Current Term Start:	07/01/2026
Lease Expiration:	06/30/2034
Rental Bumps:	Annually
Options:	(2) 3-Yr.
Exclusive Use:	Indian/Pakistani Restaurant
Other Termination Clause:	None

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share

Pro Forma Calendar Year: October 1, 2026-September 30, 2027
*Blended current rental rate for increase effective 1/1/2026.



Great Clips

Greatclips.com

Great Clips is a leading haircare brand specializing in convenient, value-oriented haircut services for men, women, and children. Founded in 1982, the company has grown into the largest salon brand in the world, operating more than 4,400 locations across the United States and Canada through a 100% franchised model.

Great Clips salons provide no-appointment, walk-in haircare services designed for speed, affordability, and consistency. The brand is known for its customer-focused innovations, including Online Check-In and Clip Notes®, which allow stylists to track customer preferences and deliver a personalized experience across any location.

Individually owned and operated by local franchisees, Great Clips locations serve a broad customer base and generate steady, repeat traffic driven by everyday grooming needs. With its emphasis on convenience, accessibility, and dependable service, Great Clips remains a dominant and resilient tenant in neighborhood retail centers nationwide.

Source: greatclips.com

Tenant Lease Abstract

U.S. Headquarter:	Minneapolis, MN
# of Total Locations:	4,400
Type:	NNN
GLA:	1,428
Tenant Since:	1993
Current Term Start:	10/01/2023
Lease Expiration:	09/30/2028
Rental Bumps:	2027
Options:	None
Exclusive Use:	Hair Salon
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$29,188.00	\$2,432.33	\$20.44
Bump 10/1/2027:	\$30,059.40	\$2,504.95	\$21.05

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



Gloss Nail Bar is an emerging boutique nail salon concept focused on delivering a modern, upscale personal care experience. The salon is expected to offer a range of nail services, including manicures, pedicures, and specialty treatments in a clean, design-forward environment.

The concept emphasizes high-quality service, customer experience, and repeat clientele, aligning with current trends toward elevated, wellness-oriented beauty services.

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
Type:	NNN
GLA:	3,300
Tenant Since:	2026
Current Term Start:	01/01/2026
Lease Expiration:	08/31/2036
Rental Bumps:	2029
Options:	(1) 5-Yr
Exclusive Use:	None
Other Termination Clause:	None

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$49,500.00	\$4,125.00	\$15.00
Bump 9/1/2029:	\$50,754.00	\$4,229.50	\$15.38
Bump 9/1/2030:	\$52,008.00	\$4,334.00	\$15.76
Bump 9/1/2031:	\$53,295.00	\$4,441.25	\$16.15
Bump 9/1/2032:	\$54,648.00	\$4,554.00	\$16.56
Bump 9/1/2033:	\$56,001.00	\$4,666.75	\$16.97
Bump 9/1/2034:	\$57,420.00	\$4,785.00	\$17.40
Bump 9/1/2035:	\$58,839.00	\$4,903.25	\$17.83

Option 1:

Year 1:	\$60,324.00	\$5,027.00	\$18.28
Year 2:	\$61,809.00	\$5,150.75	\$18.73
Year 3:	\$63,360.00	\$5,280.00	\$19.20
Year 4:	\$64,944.00	\$5,412.00	\$19.68
Year 5:	\$66,561.00	\$5,546.75	\$20.17



Bricks & Minifigs is a specialty retail concept focused on buying, selling, and trading new and pre-owned LEGO® products, offering a unique and interactive shopping experience for collectors, hobbyists, and families alike. Founded in 2010, the brand has grown into a rapidly expanding franchise with locations across the United States and internationally, catering to the enduring popularity of LEGO building and creativity.

Stores feature a wide selection of assembled sets, bulk bricks, rare and retired items, and custom minifigures, creating a treasure-hunt atmosphere that encourages repeat visits and customer engagement. In addition to retail sales, many locations host birthday parties, events, and educational activities that further integrate the brand into the local community.

Source: bricksandminifigs.com



Bricksandminifigs.com

Tenant Lease Abstract

U.S. Headquarter:	Orem, UT
# of Total Locations:	300+
Type:	NNN
GLA:	3,625
Tenant Since:	2024
Current Term Start:	02/16/2024
Lease Expiration:	06/30/2029
Rental Bumps:	Annually
Options:	(2) 5-Yr.
Exclusive Use:	New/Used Lego
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$52,795.00	\$4,399.58	\$14.56
Bump 07/01/2027:	\$53,831.25	\$4,485.94	\$14.85
Bump 07/01/2028:	\$55,462.50	\$4,621.88	\$15.30

Option 2: Market Rent Not to Exceed a 3% Increase

Pro Forma Calendar Year: October 1, 2026-September 30, 2027

*Blended current rental rate for increase effective 7/1/2027.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	5% on Controllable CAM, Excluding RET/INS
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



www.ecole360cdc.com

Ecole 360 Childcare is a privately operated early childhood education provider offering comprehensive daycare and preschool programs across multiple locations in the northwest suburbs of Chicago, including Arlington Heights, Palatine, and Schaumburg, Illinois. The center delivers care for children ranging from infancy through pre-kindergarten, with programs designed to support each stage of early development.

Ecole 360 emphasizes a holistic, “360-degree” approach to learning, combining structured curriculum with play-based activities that promote emotional, intellectual, physical, and social growth. With a distinctive European influence, the program incorporates elements such as language exposure, creative exploration, and individualized learning plans tailored to each child’s unique abilities.

Source: ecole360cdc.com

Tenant Lease Abstract

U.S. Headquarter:	Illinois
# of Total Locations:	3
Type:	NNN
GLA:	11,743
Tenant Since:	2020
Current Term Start:	05/13/2020
Lease Expiration:	11/30/2030
Rental Bumps:	2027
Options:	(2) 5-Yr.
Exclusive Use:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$99,816.00	\$8,318.00	\$8.50
Bump 12/1/2027:	\$105,687.00	\$8,807.25	\$9.00
Option 1:	\$111,558.50	\$9,296.54	\$9.50
Option 2:	\$123,301.50	\$10,275.13	\$10.50

Pro Forma Calendar Year: October 1, 2026-September 30, 2027
Blended current rental rate for increase effective 12/1/2027.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	None



Dentalstore.com

The Dental Store is a locally operated dental practice offering comprehensive oral healthcare services in a modern, patient-focused environment. The practice provides a full range of general and cosmetic dentistry services, including routine cleanings, preventative care, restorative procedures, and aesthetic treatments designed to support long-term dental health.

Focused on accessibility and patient comfort, The Dental Store utilizes contemporary technology and personalized care plans to deliver efficient, high-quality treatment for individuals and families. The practice serves a steady base of local patients, benefiting from recurring visits and long-term client relationships typical of neighborhood dental providers.

Source: dentalstore.com

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
Type:	NNN
GLA:	6,228
Tenant Since:	1996
Current Term Start:	01/01/2026
Lease Expiration:	12/31/2030
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	Dental
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$96,534.00	\$8,044.50	\$15.50
Option 1:	CPI Increase		

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	5% Non-cumulative Cap on RET
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



Brazilexpressgrill.com

Brazil Express Churrasco Grill is a family-owned Brazilian steakhouse located in Schaumburg, Illinois, specializing in authentic churrasco-style cuisine. The restaurant offers a traditional rodízio dining experience featuring a variety of fire-grilled meats, including premium cuts of beef, chicken, and pork, complemented by a fresh salad bar and classic Brazilian side dishes.

Known for delivering high-quality cuisine at an accessible price point, Brazil Express combines bold flavors with a welcoming, family-oriented atmosphere. The restaurant serves both lunch and dinner, offering dine-in, takeout, and catering options that appeal to a broad customer base, from everyday diners to group gatherings and special occasions.

Source: brazilexpressgrill.com

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
Type:	NNN
GLA:	3,600
Tenant Since:	2012
Current Term Start:	08/01/2025
Lease Expiration:	07/31/2030
Rental Bumps:	Annually
Options:	(2) 5-Yr.
Exclusive Use:	None
Other Termination Clause:	Past

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$45,240.00	\$3,770.00	\$12.57
Bump 08/01/2027:	\$46,368.00	\$3,864.00	\$12.88
Bump 08/01/2028:	\$47,772.00	\$3,981.00	\$13.27
Bump 08/01/2029:	\$49,176.00	\$4,098.00	\$13.66

- Option 1: 3% Annual Increases
- Option 2: 3% Annual Increases

Pro Forma Calendar Year: October 1, 2026-September 30, 2027
Blended current rental rate for increase effective 8/1/2027.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None, Removed in 2015
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Management Fee:	None



Postalannex.com

PostalAnnex+ is a nationally recognized retail shipping and business services provider offering a wide range of essential services for individuals and small businesses. Founded in 1985, the brand operates through a franchise model with locations across the United States, providing convenient access to major carriers including UPS, FedEx, and the United States Postal Service.

PostalAnnex+ locations offer comprehensive services such as domestic and international shipping, private mailbox rentals, packaging supplies, document printing, copying, faxing, and notary services. Designed as a one-stop shop for business and personal needs, stores cater to a steady flow of walk-in customers seeking reliable, everyday services.

Source: postalannex.com

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
Type:	NNN
GLA:	1,200
Tenant Since:	2025
Current Term Start:	05/29/2025
Lease Expiration:	11/30/2030
Rental Bumps:	2028
Options:	(2) 5-Yr.
Exclusive Use:	Mailbox Rental & Shipping Services
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$19,200.00	\$1,600.00	\$16.00
Bump 11/29/2028:	\$19,776.00	\$1,648.00	\$16.48
Bump 11/29/2029:	\$20,364.00	\$1,697.00	\$16.97

Option 1: 3% Annual Increases

Option 2: 3% Annual Increases

Pro Forma Calendar Year: October 1, 2026-September 30, 2027

*Blended current rental rate for increase effective 11/29/2028.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



Orangechickenschaumburg.com

Orange & Chicken is a locally owned Chinese restaurant located in Schaumburg, Illinois, offering a wide variety of traditional and Americanized Chinese cuisine in a convenient, neighborhood setting. Known for its flavorful dishes and generous portions, the restaurant features a diverse menu including customer favorites such as orange chicken, sesame chicken, lo mein, fried rice, and classic soups.

Operating as a primarily carryout and delivery-focused concept, Orange & Chicken provides quick, efficient service tailored to everyday dining needs. The restaurant has built a loyal local following by combining quality ingredients, affordable pricing, and consistent preparation, making it a go-to option for residents seeking convenient, value-driven meals.

Source: orangechickenschaumburg.com

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
GLA:	1,200
Tenant Since:	1997
Current Term Start:	04/01/2025
Lease Expiration:	03/31/2030
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$25,416.00	\$2,118.00	\$21.18
Option 1:	\$27,960.00	\$2,330.00	\$23.30

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



Math-leaders.com

Math Leaders is a specialized educational center in Schaumburg, Illinois, focused on providing structured math instruction and tutoring for K–12 students. The center offers both in-person and online programs designed to strengthen foundational math skills while advancing students through higher-level concepts, including algebra, geometry, and standardized test preparation.

Built on a curriculum that emphasizes deep conceptual understanding and problem-solving ability, Math Leaders aims to move students beyond rote memorization and toward critical thinking and long-term academic success. The program incorporates group learning, individualized assessments, and tailored instruction to meet students at their skill level and help them progress with confidence.

Source: math-leaders.com

Tenant Lease Abstract

U.S. Headquarter:	Schaumburg, IL
# of Total Locations:	1
Type:	NNN
GLA:	1,050
Tenant Since:	2024
Current Term Start:	12/02/2024
Lease Expiration:	02/29/2028
Rental Bumps:	2027
Options:	(1) 3-Yr.
Exclusive Use:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$17,477.00	\$1,456.42	\$16.64
Bump 06/03/2027:	\$17,818.50	\$1,484.88	\$16.97

Option 1: 3% Annual Increases

Pro Forma Calendar Year: October 1, 2026-September 30, 2027
*Blended current rental rate for increase effective 6/3/2027.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



Subway.com

Subway is one of the largest quick-service restaurant brands in the world, specializing in made-to-order sandwiches, wraps, and salads. Founded in 1965, the company has grown into a globally recognized franchise with more than 37,000 locations across over 100 countries, making it one of the most expansive restaurant networks worldwide.

Subway restaurants offer a customizable dining experience, allowing customers to build sandwiches with a variety of fresh ingredients, breads, and toppings. The brand emphasizes convenience, value, and healthier fast-food alternatives, catering to a broad customer base seeking quick, made-to-order meals.

Source: subway.com

Tenant Lease Abstract

U.S. Headquarter:	Milford, CT
# of Total Locations:	37,000+
Guaranty:	Franchise
GLA:	900
Tenant Since:	2008
Current Term Start:	01/01/2024
Lease Expiration:	12/31/2028
Rental Bumps:	None
Options:	(1) 5-Yr. Remains
Exclusive Use:	Sub Sandwiches
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$25,767.00	\$2,147.25	\$28.63
Option 2:	\$27,315.00	\$2,276.25	\$30.35

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	10% on CAM/INS
Management Fee:	Pro Rata Share



Currencyexchange.com

Currency Exchange is a locally operated financial services provider offering a wide range of everyday transactional services to area residents. Common throughout Illinois, currency exchange locations serve as convenient neighborhood hubs for essential financial and administrative needs, including currency exchange, bill payment services, money orders, check cashing, and related retail financial solutions.

In addition to core financial services, many locations also provide vehicle-related services such as title transfers, license plate renewals, and registration assistance, making them a practical one-stop destination for routine government and payment transactions. The business model is centered around accessibility, efficiency, and repeat customer use, serving individuals and families who rely on in-person financial services.

Source: currencyexchange.com

Tenant Lease Abstract

U.S Headquarter:	Orlando, FL
# of Total Locations:	350+
Type:	NNN
GLA:	1,246
Tenant Since:	1990
Current Term Start:	01/01/2026
Lease Expiration:	12/31/2028
Rental Bumps:	Annually
Options:	None
Exclusive Use	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$25,392.00	\$2,116.00	\$20.38
Bump 01/01/2027:	\$25,580.38	\$2,131.70	\$20.53
Bump 01/01/2028:	\$26,340.44	\$2,195.04	\$21.14

Pro Forma Calendar Year: October 1, 2026-September 30, 2027
*Blended current rental rate for increase effective 1/1/2027.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	None



ATHLETICO

PHYSICAL THERAPY

Athletico.com

Athletico Physical Therapy is a leading provider of outpatient physical therapy, rehabilitation, and sports medicine services with locations throughout the United States. Founded in 1991, the company has grown into a nationally recognized healthcare platform with over 900 clinics across multiple states, delivering accessible, high-quality care to patients recovering from injury, surgery, or chronic conditions.

Athletico offers a comprehensive range of services including orthopedic rehabilitation, sports injury treatment, work-related injury care, balance and vestibular therapy, and preventive wellness programs. Each clinic is staffed by licensed physical therapists who develop individualized treatment plans focused on improving mobility, strength, and overall function.

Source: athletico.com

Tenant Lease Abstract

U.S. Headquarter:	Oak Brook, IL
# of Total Locations:	600
Moody's Credit Rating:	B2
Type:	NNN
GLA:	3,150
Tenant Since:	2006
Current Term Start:	01/01/2024
Lease Expiration:	12/31/2028
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive Use:	Physical/Occupational Therapy
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$80,042.00	\$6,670.13	\$25.41
Option 1:	\$88,074.00	\$7,339.50	\$27.96

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	None
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM/INS
Management Fee:	Pro Rata Share



jclicht.com/pages/schaumburg

JC Licht is a well-established, locally owned paint and home décor retailer serving the Chicagoland area, with a strong presence across more than 60 locations. The company specializes in premium paint products, including Benjamin Moore coatings, as well as a wide range of home improvement and design solutions such as wallpaper, window treatments, and decorative finishes.

The Schaumburg location provides both retail and professional-grade products, catering to homeowners, contractors, and designers alike. Services include custom color matching, expert design consultation, and project support, allowing customers to complete renovation and interior design projects with confidence.

Source: jclicht.com/pages/schaumburg

Tenant Lease Abstract

U.S. Headquarter:	Addison, IL
# of Total Locations:	50+
GLA:	3,531
Tenant Since:	2012
Current Term Start:	04/01/2021
Lease Expiration:	03/31/2031
Rental Bumps:	None
Options:	(2) 5-Yr.
Exclusive Use:	Paint Products
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$51,200.00	\$4,266.67	\$14.50
Option 1:	\$56,319.45	\$4,693.29	\$15.95
Option 2:	\$61,969.05	\$5,164.09	\$17.55

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Caps:	107.5% on Controllable Expenses, Excludes Utilities, Security, Insurance, RET, & Snow Removal
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	10% on CAM/INS
Management Fee:	Pro Rata Share



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

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Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 102
Cleveland, OH 44124
www.coopergrp.com

Retail Investment Offering Memorandum



Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10



Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12



In cooperation with licensed IL broker