

# Arby's Restaurant

15765 S. Harlem Avenue | Orland Park | IL 60462



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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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PROPERTY PHOTOS // EXTERIOR

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PROPERTY PHOTOS // INTERIOR

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SITE MAP

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REGIONAL MAP

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LOCAL MAP

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RETAIL MAP

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## OFFERING SUMMARY



Listing Price  
**\$1,398,000**



Cap Rate  
**5.90%**



Price/SF  
**\$602.33**

### FINANCIAL

Listing Price	\$1,398,000
Down Payment	100%
NOI	\$82,500
Cap Rate	5.90%
Price/SF	\$602.33
Rent/SF	\$2.96

### OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee Guarantee
Lease Expiration	03/31/2035
Gross SF	2,321 SF
Rentable SF	2,321 SF
Lot Size	0.67 Acres (29,185 SF)
Occupancy	100%
Year Built/Renovated	1993/2020



# ARBY'S RESTAURANT

15765 S Harlem Ave, Orland Park, IL 60462

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## INVESTMENT OVERVIEW

The subject property is a freestanding Arby's restaurant situated at the entrance of Orland Park Shopping Center, which is anchored by a ±122,900-square-foot Meijer grocery store that is currently being remodeled. Other pad sites within this center are occupied by national tenants such as Chili's, Panda Express, White Castle, and AutoZone.

A Home Depot is located directly across the street, with a Hobby Lobby and Menards positioned within the same intersection of South Harlem Avenue and 159th Street.

Orland Park is a village located in Cook County, Illinois, described as a thriving suburb just 25 miles southwest of downtown Chicago. With a city population exceeding 60,000, Orland Park reflects signs of affluence and sophistication. The population within a three-mile radius of the subject property is reported 85,177 and Average Household Income of \$117,122 within the same radius.

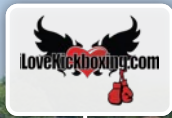
Harlem Avenue experiences a daily traffic count of 43,000 vehicles directly in front of the subject property, which has ingress and egress from 158th Street and can also be accessed from 157th Street and 159th Street. This Arby's has a monumental sign and is equipped with a drive-through lane and 31 on-site parking spaces.

The tenant is an experienced Arby's franchisee who currently operates five Arby's locations throughout downtown Chicago and the southwestern Chicago suburbs. Over 9 years remain on the absolute triple-net lease, which includes 10 percent fixed rent increases every five years. The tenant also has five 5-year options under the same terms and conditions.

This is a unique opportunity to acquire a low-priced, single-tenant quick-service restaurant located in a large community. The tenant's annual rent of \$82,500/NNN is considered 'replaceable' rent.

## INVESTMENT HIGHLIGHTS

- Over 9 years remaining on absolute NNN lease.
- 10% fixed rent increases every 5 years.
- Pad site to a Meijer grocery anchored shopping center.
- Situated in a high-traffic area.
- Operated by a multi-unit franchisee.



SUBJECT  
PROPERTY

S. 71st Court



meijer



W. 157th Street

SUBJECT PROPERTY



158th Street



**meijer**

±122,900 S.F.  
Being Remodeled

SUBJECT  
PROPERTY

S. 71st Court



PROPERTY PHOTOS // EXTERIOR // **Arby's Restaurant**



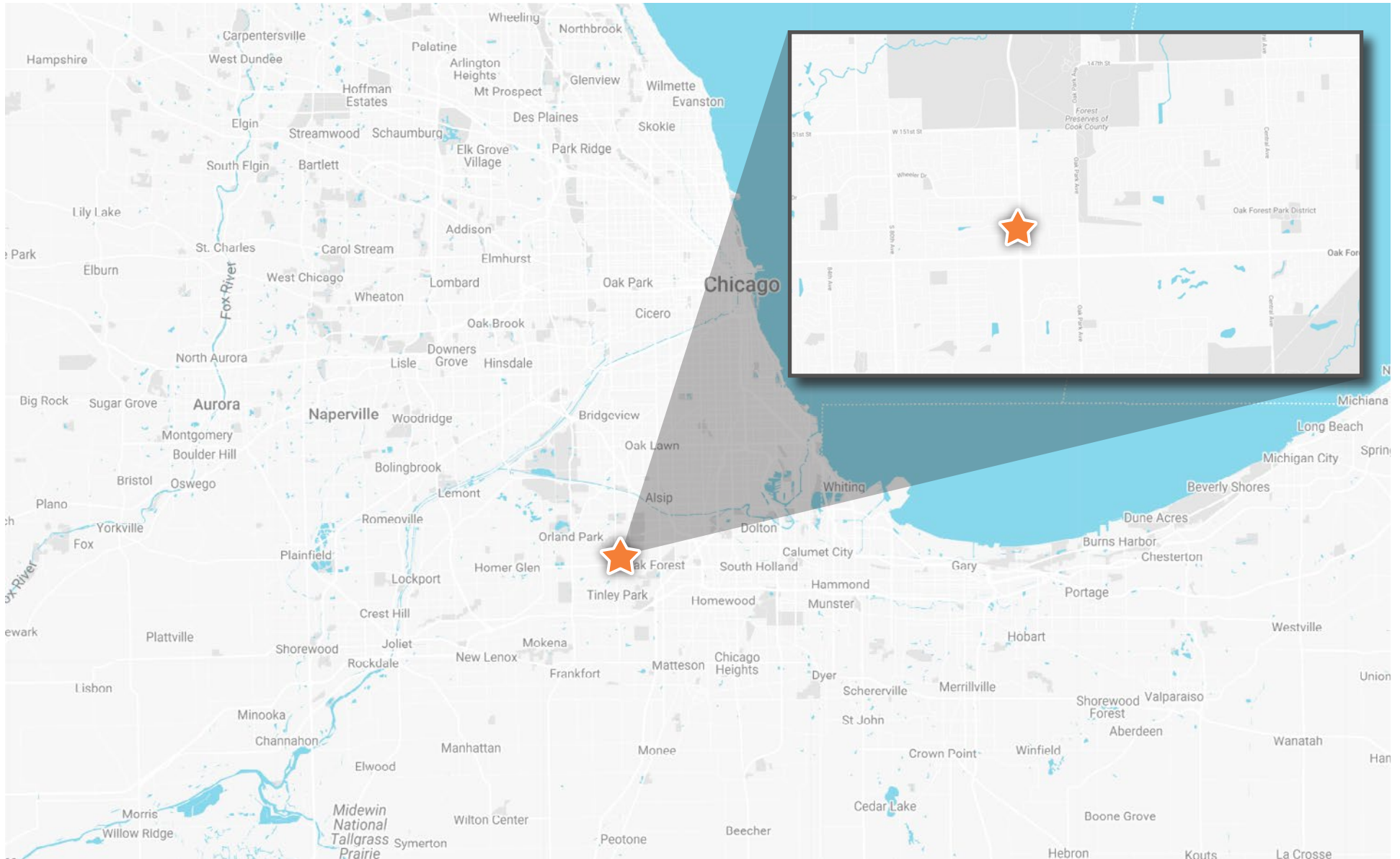
Arby's Restaurant // PROPERTY PHOTOS // INTERIOR



# SITE MAP // Arby's Restaurant



# Arby's Restaurant // REGIONAL MAP





**Gordon**  
FOOD SERVICE  
**CHASE**  
COOPER'S HAWK  
WINES & RESTAURANTS

**Arby's**

**Famous Dave's**  
FOOD TRUCK

**White Castle**

**chili's**  
AMERICAN GRILL & BAR

**meijer**

**PNC**

**PANDA EXPRESS**  
CHINESE KITCHEN

2018 Development

**THE HOME DEPOT**

**AutoZone**

159th Street

36,000 VPD

**HOBBY LOBBY**

**MENARDS**

McDonald's **Portillo's**  
HOT DOGS - BEEF - BURGERS - SALADS  
   
MEXICAN GRILL

34,000 VPD

**Burlington**

**NOODLES & COMPANY** **GNC**  
**BLAZE PIZZA** **crumbl cookies**  
**Bath & Body Works** **planet fitness**



ORLAND GROVE

MIDLOTHIAN

45

ILLINOIS 43

macy's  
 COACH  
 VICTORIA'S SECRET  
 PAPA JOHN'S  
 IRS  
 The Cheesecake Factory  
 Panera BREAD  
 Starbucks  
 HALF PRICE BOOKS  
 SEPHORA  
 Burger King  
 GNC

Silver Lake Country Club

RED LOBSTER  
 FRESH FISH - LIVE LOBSTERS  
 TRADER JOE'S

Michaels  
 WHOLE FOODS MARKET  
 Jimmy Jone's  
 Office DEPOT

KOHL'S  
 HOBBY LOBBY  
 Olive Garden  
 ITALIAN KITCHEN

THE HOME DEPOT  
 Gordon's FOOD SERVICE  
 CHASE  
 COOPER'S HAWK  
 WINE & RESTAURANTS

Arby's

meijer chili's  
AMERICAN GRILL & BAR

6

6

Walmart

McDonald's  
 Portillo's  
 HOT DOGS - BEEF - BURGERS - SALADS  
 ALDI  
 Chuck E. Cheese  
 sam's club  
 CHIPOTLE  
 MEXICAN GRILL

NOODLES & COMPANY  
 crumbl cookies  
 Bath & Body Works  
 planet fitness  
 Burlington  
 BLAZE PIZZA  
 HOBBY LOBBY  
 MENARDS  
 PNC  
 Starbucks

ORLAND HILLS

UNITED STATES POSTAL SERVICE

Starbucks  
McDonald's

SUBWAY

TINLEY PARK

Tinley Park High School

45

ILLINOIS 43

COUNTRY CLUB HILLS

SECTION 2

# Financial Analysis

FINANCIAL DETAILS

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## Arby's Restaurant // FINANCIAL DETAILS

### The Offering

<b>Price</b>	<b>\$1,398,000</b>
<b>Capitalization Rate</b>	5.90%
<b>Price/SF</b>	\$602.33
<b>Land Price/SF</b>	\$47.90

### Property Description

<b>Year Built/Remodeled</b>	1993/2020
<b>Gross Leasable Area</b>	2,321 SF
<b>Type of Ownership</b>	Fee Simple
<b>Lot Size</b>	0.67 acres

### Lease Summary

<b>Tenant</b>	AM Orland Meats, LLC
<b>Rent Increases</b>	10% every 5 years
<b>Guarantor</b>	Franchisee
<b>Lease Type</b>	Absolute NNN
<b>Lease Commencement</b>	04/01/2020
<b>Lease Expiration</b>	03/31/2035
<b>Renewal Options</b>	5-five year
<b>Lease Term</b>	15 years
<b>Term Remaining on Lease (Yrs)</b>	9.2 years
<b>Landlord Responsibility</b>	None
<b>Tenant Responsibility</b>	Roof & Structure

### Rent Schedule

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
<b>04/01/2025-03/31/2030</b>	\$82,500	\$6,875.00	\$35.54
<b>04/01/2030-03/31/2035</b>	\$90,750	\$7,562.50	\$43.19



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SECTION 3

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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# CHICAGO

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

## METRO HIGHLIGHTS



### SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



### WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



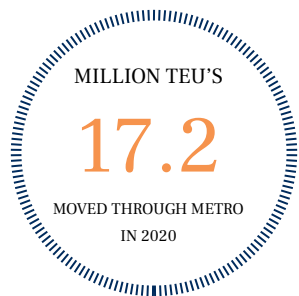
### LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.



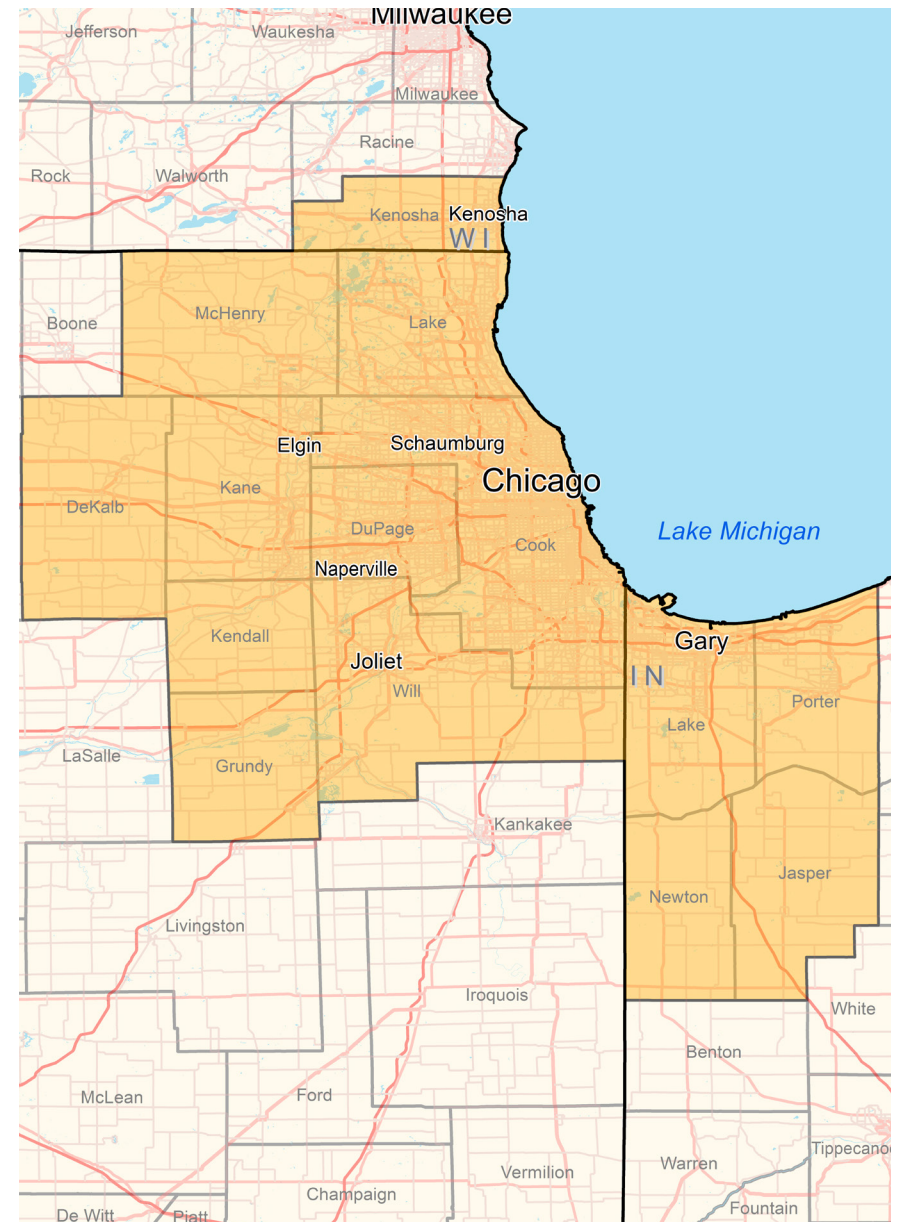
## TRANSPORTATION

- The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 100 miles across the metro.
- The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.
- Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region.
- Amtrak routes originate from Union Station, while the "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs.
- International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



MORE THAN  
**40%**

OF ILLINOIS RESIDENTS LIVE IN THE SUBURBS OF CHICAGO, MANY OF WHOM COMMUTE INTO THE CITY FOR WORK

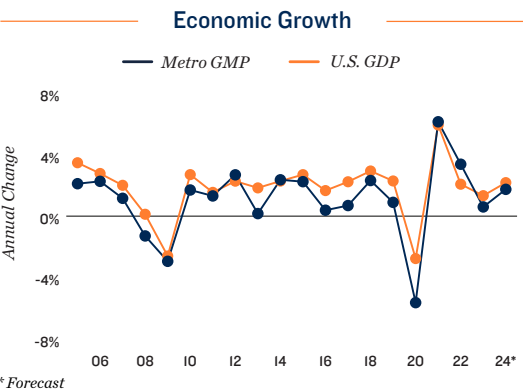


## ECONOMY

- The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.
- Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.

### MAJOR AREA EMPLOYERS

- Nielsen
- Advocate Aurora Health
- Walmart
- Northwestern Memorial Healthcare
- United Continental Holdings, Inc.
- American Airlines
- Abbott Laboratories
- AMITA Health
- University of Chicago



### SHARE OF 2023 TOTAL EMPLOYMENT

<b>9%</b> Manufacturing	<b>18%</b> PROFESSIONAL AND BUSINESS SERVICES	<b>11%</b> GOVERNMENT	<b>9%</b> LEISURE AND HOSPITALITY	<b>7%</b> FINANCIAL ACTIVITIES
<b>20%</b> TRADE, TRANSPORTATION, AND UTILITIES	<b>4%</b> CONSTRUCTION	<b>16%</b> EDUCATION AND HEALTH SERVICES	<b>2%</b> INFORMATION	<b>4%</b> OTHER SERVICES

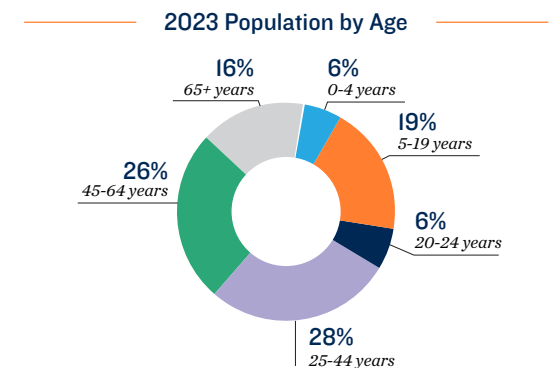
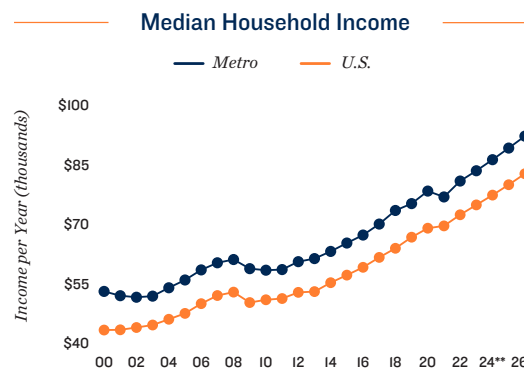
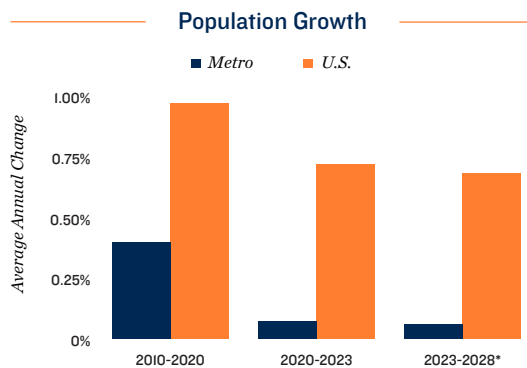
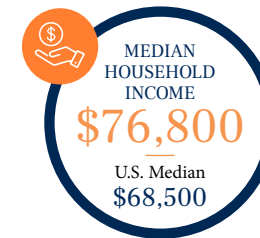
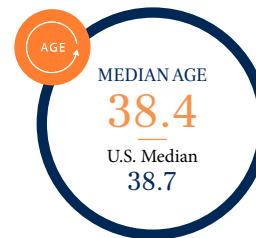
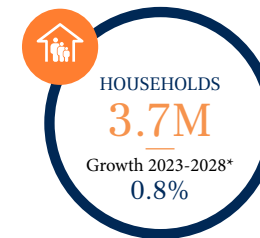
Note: Figures are rounded to nearest whole percentage point

# MARKET OVERVIEW // Arby's Restaurant

## DEMOGRAPHICS

- Chicago is the second-most populous metro in the U.S., with 9.5 million residents. During the next five years, however, the population is expected to lower marginally.
- World-class education institutions, including Northwestern University and the University of Chicago, help provide a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 15 percent have also earned a graduate or professional degree, which is well above the national level.
- Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is slightly below that of the U.S. median, as well as a household income above the national level.
- More people are renting as thousands of new apartments are completed. Local homeownership is slightly below the national rate of 65 percent.

### QUICK FACTS



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## QUALITY OF LIFE

The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.

\$356,200

MEDIAN HOME PRICE

70

MUSEUMS

29

MILES OF SHORELINE

### SPORTS

- Baseball | [MLB](#) | CHICAGO CUBS
- Baseball | [MLB](#) | CHICAGO WHITE SOX
- Football | [NFL](#) | CHICAGO BEARS
- Basketball | [NBA](#) | CHICAGO BULLS
- Hockey | [NHL](#) | CHICAGO BLACKHAWKS
- Soccer | [MLS](#) | CHICAGO FIRE FC

### EDUCATION

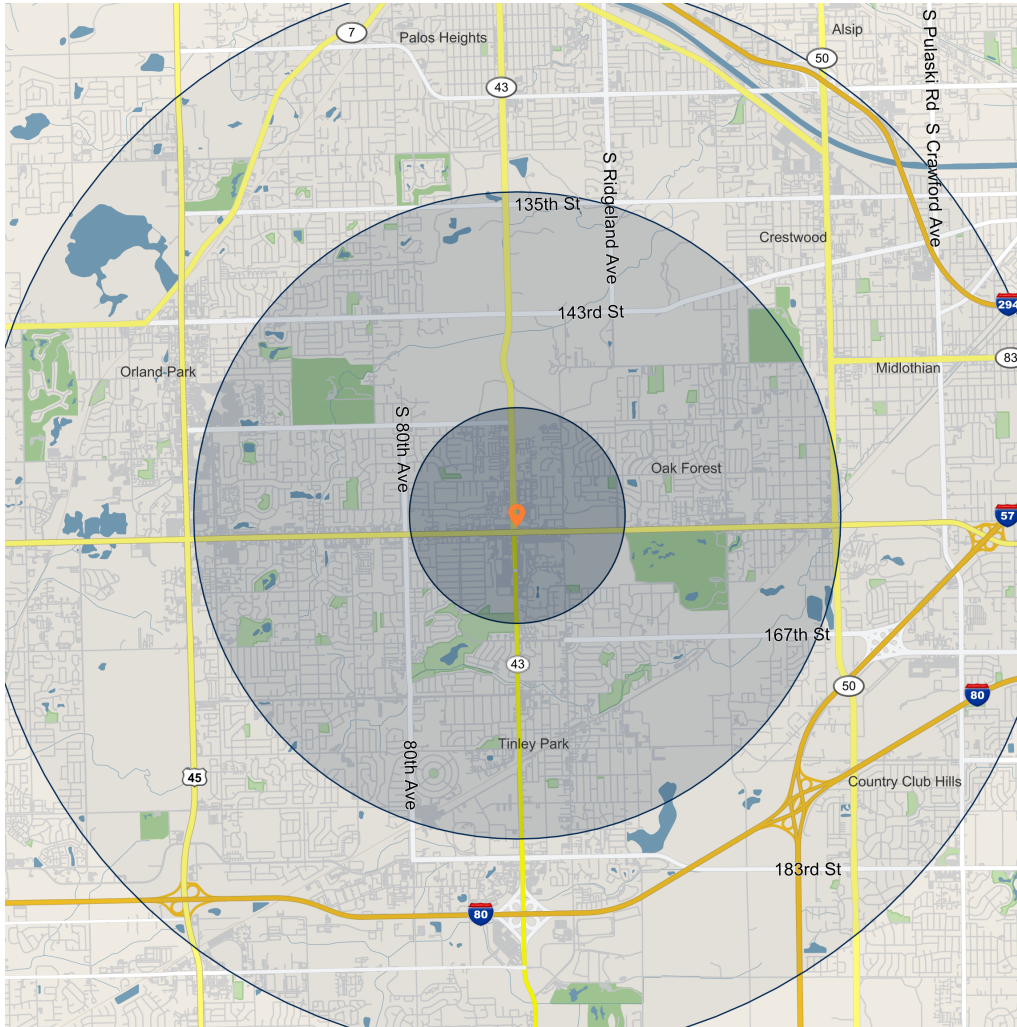
- DEPAUL UNIVERSITY
- THE UNIVERSITY OF CHICAGO
- NORTHWESTERN UNIVERSITY
- LOYOLA UNIVERSITY CHICAGO
- UNIVERSITY OF ILLINOIS CHICAGO

### ARTS & ENTERTAINMENT

- ADLER PLANETARIUM
- SHEDD AQUARIUM
- THE FIELD MUSEUM CHICAGO
- MUSEUM OF SCIENCE AND INDUSTRY, CHICAGO

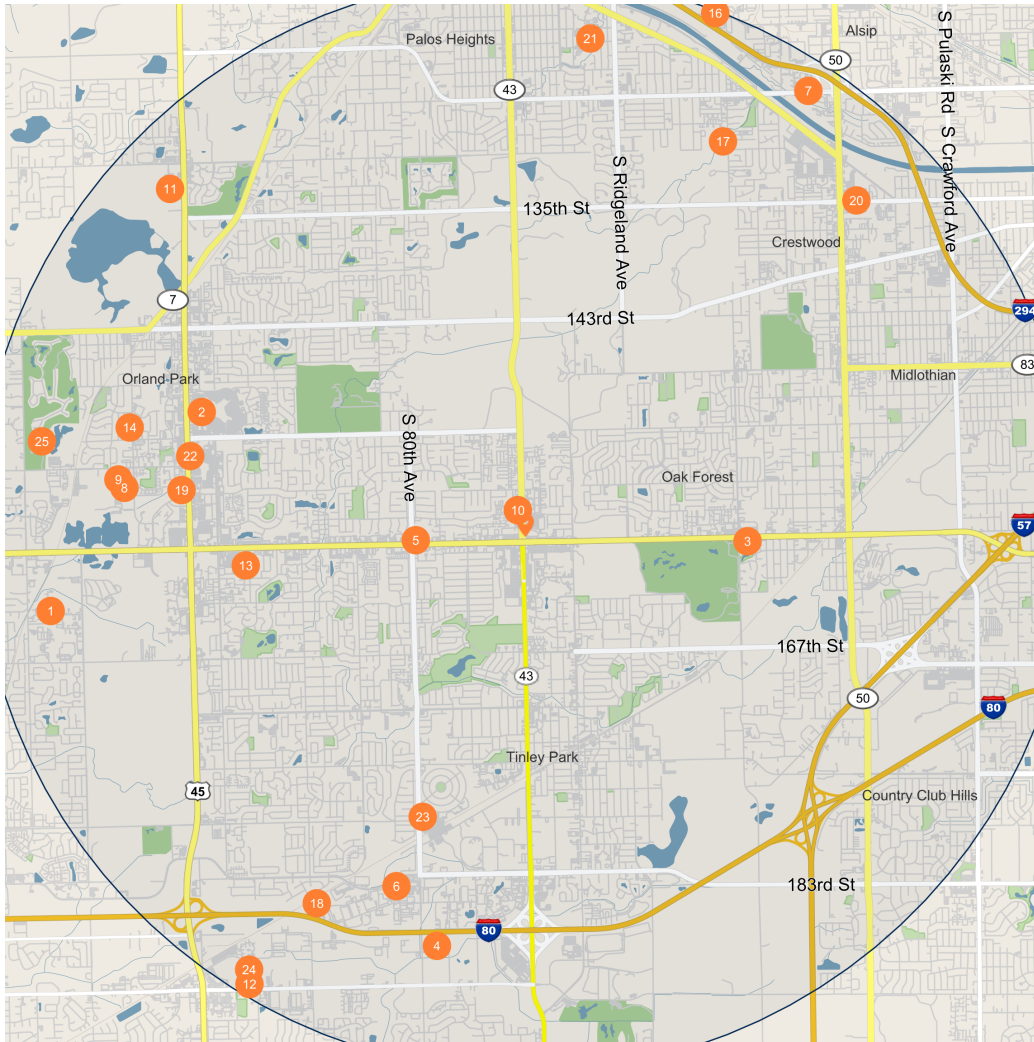
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# DEMOGRAPHICS // Arby's Restaurant



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2029 Projection	12,157	84,708	187,188
2024 Estimate	12,208	85,177	188,118
2020 Census	13,012	90,988	199,155
2010 Census	12,516	92,347	200,914
<b>HOUSEHOLD INCOME</b>			
Average	\$108,439	\$117,122	\$117,688
Median	\$88,141	\$98,749	\$98,224
Per Capita	\$47,717	\$47,550	\$47,404
<b>HOUSEHOLDS</b>			
2029 Projection	5,543	35,391	76,824
2024 Estimate	5,546	35,483	76,913
2020 Census	5,552	35,623	77,050
2010 Census	5,286	35,225	75,475
<b>HOUSING</b>			
Median Home Value	\$258,666	\$274,501	\$278,349
<b>EMPLOYMENT</b>			
2024 Daytime Population	10,348	70,764	177,046
2024 Unemployment	2.13%	2.14%	2.25%
Average Time Traveled (Minutes)	34	37	36
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	26.21%	25.80%	26.21%
Some College (13-15)	24.90%	22.29%	22.36%
Associate Degree Only	9.54%	9.90%	9.56%
Bachelor's Degree Only	22.90%	23.04%	22.38%
Graduate Degree	10.91%	12.69%	13.37%

## Arby's Restaurant // DEMOGRAPHICS



	Major Employers	Employees
1	Rqa Inc-Product Dynamics Division	4,204
2	C&W Government Services Inc-Unicco Services	1,152
3	Bond Drug Company Illinois LLC-Walgreens	1,115
4	Panduit Corp-Panduit	1,100
5	Bond Drug Company Illinois LLC-Walgreens	1,057
6	Conifer Health Solutions LLC-Conifer Health Solutions	1,003
7	American Hritg Protective Svcs	500
8	Palos Community Hospital-Palos Fitness Center	494
9	Palos Community Hospital-Palos Cmnty Hosp Immdiate Care	456
10	Coopers Hawk Orland Park LLC-Coopers Hawk Winery & Rest	402
11	Consoldted High Schl Dst No 23-Carl Sandburg High School	387
12	Advocate Health Care Network-Midamrica Hand To Shlder Clinic	336
13	Walmart Inc-Walmart	335
14	Marquette Bank-Evergreen Plaza Facility BR	323
15	United States Amer Repub Corp-US Government Entity	300
16	Griffith Foods Inc	300
17	ELIM CHRISTIAN SERVICES	298
18	St Colettas Illinois Inc	295
19	Darvin Furn Appl Orland Pk Inc-Darvin Furniture	241
20	Walmart Inc-Walmart	233
21	Trinity Christian College Assn	230
22	Gmri Inc-Olive Garden	228
23	Cibc Holdco Inc-Tinley Park Branch	228
24	Presence Legacy Association-Provena Heritage Village	226
25	Andrew Systems Inc	225

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