



SOUTHWEST CORNER OF WEST LAKE AVENUE & PATRIOT BOULEVARD
GLENVIEW (NORTH SHORE CHICAGO), ILLINOIS



Mid-America Real Estate Corporation has been retained on behalf of the owner to sell the 100% fee simple interest in **The Glen Town Center**, the preeminent mixed-use lifestyle center serving Chicago's affluent North Shore suburb of Glenview. The Glen Town Center features an outstanding rent roll consisting of specialty retail, dining, entertainment, health & wellness, daily needs, and is shadow-anchored by Von Maur, Landmark Theater, and 183 apartment units.





INVESTMENT SUMMARY

Addresses:

1800-1840, 1860-1954, 1970-2085 Tower Dr
2601 Aviator Lane
2600 – 2691 Navy Blvd
2600 – 2680 Valor Dr
Glenview, IL 60026

Subject Offering GLA:

267,522 SF

Total Center GLA:

473,976 SF

Anchor:

Dick's Sporting Goods

Notable Tenants:

Yard House, Starbucks, Pure Barre, Potbelly Sandwich Works, Evereve, Stretch Zone, Ben & Jerry's, Jos. A. Bank, Commonwealth Running Company, Berkshire Hathaway, Sorelle Italian Market, Eggspresso, Oak at the Glen, Funtopia, BullsEye Axe Lounge X Rage Room, The Wild Putt (Pending)

Retail Shadow Anchors:

Von Maur (157,619 SF)
& Landmark Theatres (48,835 SF; 10 screens)

Residential Shadow Anchor:

The Residence at Glen Town Center (183 units)

Subject Occupancy:

92.1%

Year Built:

2003

\$4,327,912

In-Place
Net Operating Income

\$4,849,806

Stabilized
Net Operating Income

3.4%

10- Year
CAGR

TROPHY QUALITY ASSET

The **Glen Town Center**, anchored by Dick's Sporting Goods, and complemented by shadow anchors Von Maur and Landmark Theatres, is a premier town center located in the affluent North Shore community of Glenview, Illinois. Developed in 2003, the property features a highly curated mix of national and local retailers within a distinctive, first-class setting known for its exceptional design, detailed care, and enduring appeal to its customer base.

STRONG CREDIT & COMPLEMENTARY TENANT MIX

NATIONAL TENANTS ✦



LOCAL TENANTS



RESIDENTIAL



SHADOW ANCHORS



14 yrs
OF AVERAGE
TENURE FROM
IN-PLACE
TENANTS



11 new leases
OVER THE PAST 2 YEARS

38,831 SF TOTALING
SF

15% OF GLA



267,522 SF
SUBJECT PROPERTY



473,976 SF
TOTAL CENTER



9.36
ACRES



56
OWNED TENANTS



92.1%
OCCUPANCY RATE



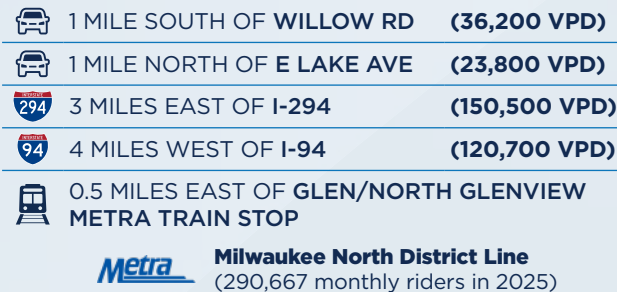
IRREPLACEABLE LOCATION

The Glen Town Center is strategically located in Glenview, Illinois, one of Chicago's most affluent and supply-constrained North Shore communities. The property benefits from the area's exceptional demographics, significant residential density and infill development, and high barriers to new retail competition, which create consistent demand.

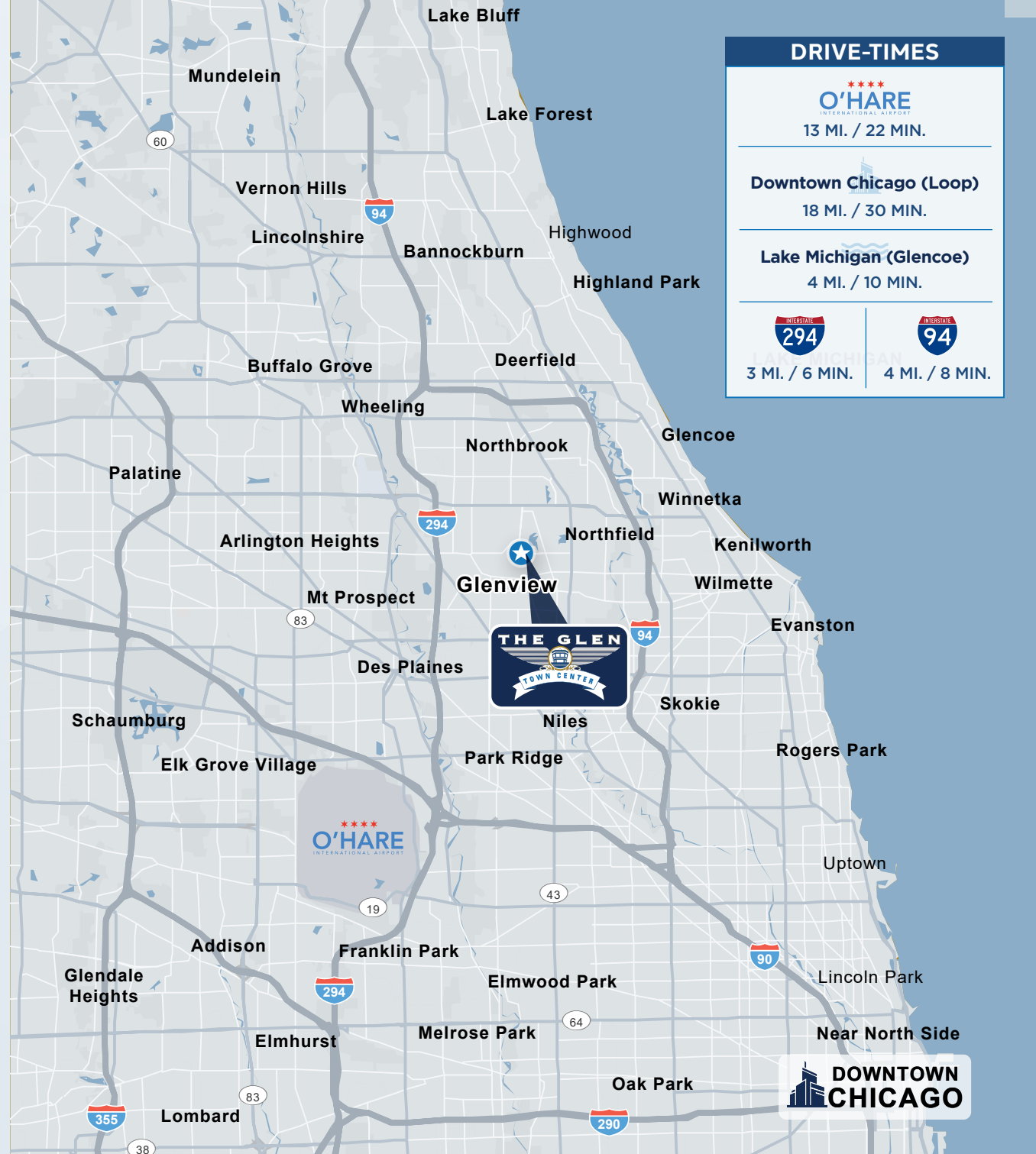
STRATEGIC NORTH SHORE LOCATION



UNPARALLELED TRANSPORTATION ACCESS



HEALTHY TRADE AREA



EXCEPTIONAL DEMOGRAPHICS

3 Mile Radius

Population

95,533

Average HH
Income

\$220,241

Daytime
Population
Increase

137,047

Median
Home Value

\$590,031

Population

66%

25+ with Bachelors
Degree or Higher

Median
Age

46.4

5 Mile Radius

Population

274,038

Average HH
Income

\$198,810

Daytime
Population
Increase

352,071

Median
Home Value

\$478,047

Population

62%

25+ with Bachelors
Degree or Higher

Median
Age

45.3



REGIONAL DRAW & VISIT PATTERNS

The Glen Town Center has established itself as the premier lifestyle destination serving Chicago's affluent North Shore and northern suburbs. Anchored by destination retailers, experiential entertainment, and a carefully curated mix of dining, shopping, services, and residential uses, the center has evolved into a true live-work-play environment that drives exceptional customer engagement.

THE GLEN TOWN CENTER FLYWHEEL

A powerful flywheel that reinforces The Glen Town Center's position as the premier lifestyle destination in Chicago's northern suburbs.

1

WHAT ATTRACTS CUSTOMERS?

DESTINATION ANCHORS



VON MAUR



Best-in-class anchors deliver daily needs and destination experiences.

2

WHY THEY STAY

CURATED LIFESTYLE EXPERIENCES



Specialty Retail



Dining



Entertainment



Daily Needs



Wellness



Fashion



Education



Residential

A curated mix of retail, dining, entertainment, residential, and services extends customer visits.

3

WHAT IT PRODUCES

HIGHLY ENGAGED CUSTOMERS



Longer Visits:
61 Minute Average Dwell Time



High Repeat Visitation:
4 Annual Visits per Visitor



Loyal Customers:
1.5M Visits from Repeat (5+) Customers

Frequent visits reflect the center's role in customers' daily routines.

4

WHY IT MATTERS

BROAD & DESIRABLE CUSTOMER BASE



2.3M Annual Visits



\$168K Avg Household Income (70% of Customer Base)



18 Miles North of Downtown Chicago

A broad regional trade area supports consistent customer traffic.

5

RETAILER VALIDATION

CONFIDENCE DRIVES COMMITMENT



Destination Retailers



Long-Term Renewals & Repositionings



Capital Investment & Enhancements

National & local retailers continue to invest in and expand at The Glen Town Center.



DOMINANT LIFESTYLE CENTER IN CHICAGO'S NORTHERN SUBURBS

The Glen Town Center is the premier lifestyle-oriented retail destination in Chicago's northern suburbs, attracting a concentration of national retailers, restaurants, entertainment uses, and experiential concepts that are unmatched elsewhere in the market.

20+ YEARS AT THE CENTER



DESTINATION ANCHORS DRIVE TRAFFIC



425K
ANNUAL VISITS



275K
ANNUAL VISITS

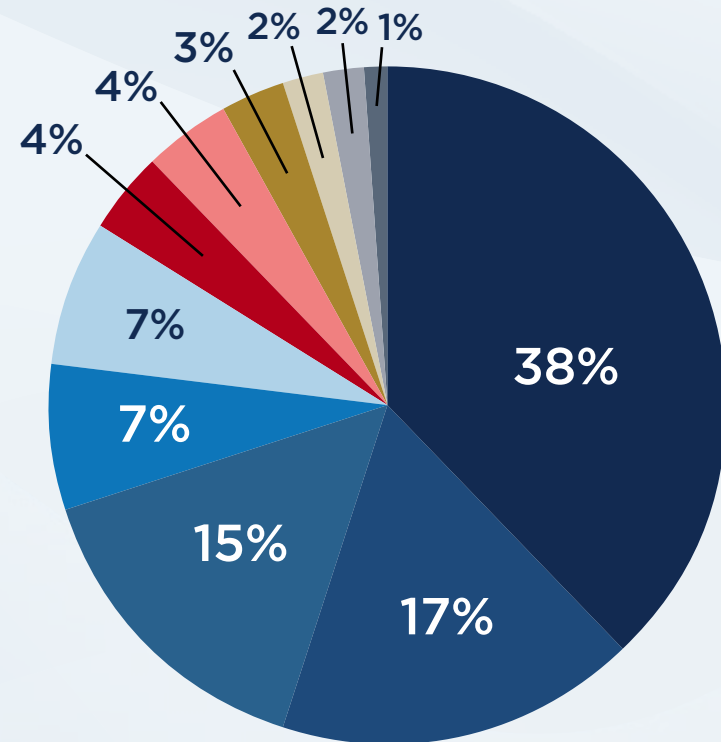


201K
ANNUAL VISITS



138K
ANNUAL VISITS

DIVERSE MERCHANDISING MIX



- Dining
- Specialty Retail
- Entertainment
- Beauty & Wellness
- Fashion & Apparel
- Medical
- Daily Needs
- Fitness
- Education
- Service
- Residential

VALUE ADD OPPORTUNITIES

The Glen Town Center offers a clear and compelling path to enhanced value through the lease up of existing vacancy and mark-to-market leasing across the remaining in-place leases.



VACANCY LEASE UP

21,024 SF

AVAILABLE

5

VACANCIES

OVER \$673,000

INCREMENTAL POTENTIAL GROSS INCOME



MARK-TO-MARKET LEASING

\$17.25 PSF

AVERAGE IN-PLACE RENTS

\$19.24 PSF

AVERAGE MARKET RENTS

OVER 10%

POTENTIAL MARK-TO-MARKET OPPORTUNITY



FINANCIAL OVERVIEW

\$4,327,912

IN-PLACE NOI (YEAR 1)

\$4,849,806

STABILIZED NOI (YEAR 3)

3.4%

CAGR

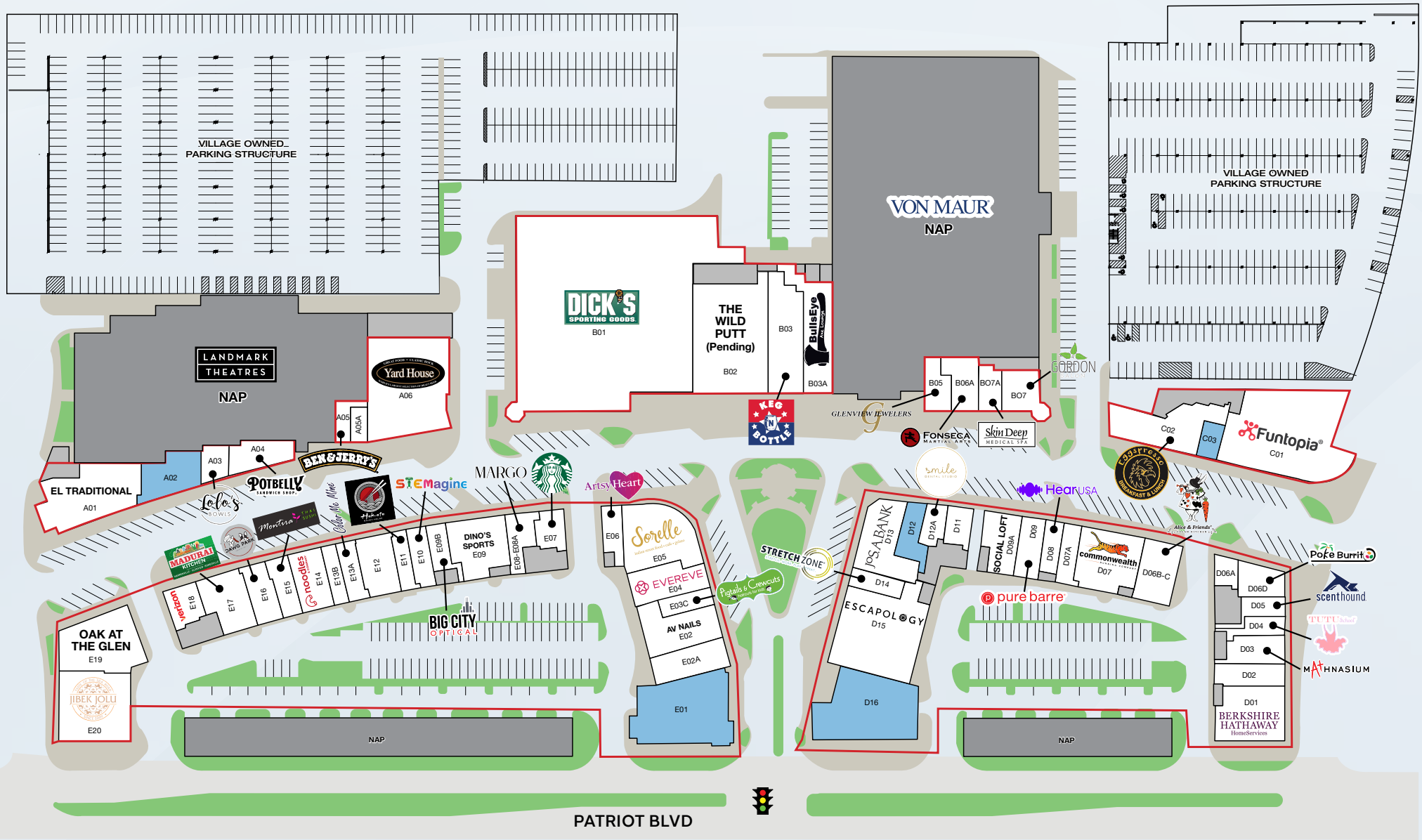




NORTHEAST FACING AERIAL

LEASING PLAN

— SUBJECT OFFERING



Tenant Name	Unit	Square Feet
El Tradicional	A01	6,002
Vacant	A02	2,986
Lolo's Bowls	A03	1,180
Potbelly Sandwich Works	A04	2,242
Ben & Jerry's	A05	935
Wax Me Salon	A05A	720
Yard House	A06	9,736
Dick's Sporting Goods	B01	80,000
The Wild Putt (Pending Lease)	B02	10,250
Keg 'n Bottle	B03	4,917
BullsEye Axe Lounge X Rage Room	B03A	4,457
Glenview Jewelers	B05	1,530
Fonseca Martial Arts	B06A	2,054
Gordon in the Glen	B07	2,128
Skin Deep Medical Spa	B07A	1,250
Funtopia	C01	17,293
Eggspresso	C02	4,480
Vacant	C03	970
Berkshire Hathaway	D01	4,410
Glen Orthodontics	D02	1,894
Mathnasium	D03	1,921

Tenant Name	Unit	Square Feet
Tutu Ballet School	D04	1,349
Scenthound	D05	1,272
My Sweet Pet	D06A	851
Alice & Friends	D06B-C	2,900
Poke Burrito	D06D	1,782
Commonwealth Running Company	D07	4,497
RJ Bullion	D07A	1,180
HearUSA	D08	1,171
Pure Barre	D09	1,627
The Social Loft	D09A	2,510
The Residence at Glen Town Center	D11	1,228
Vacant	D12	1,789
Smile Dental Studio	D12A	1,136
Jos. A. Bank	D13	4,105
Stretch Zone	D14	1,337
Escapology	D15	8,266
Vacant	D16	7,560
Vacant	E01	7,719
AV Nails Spa	E02	3,477
Dino's Sports Fan Shop Storage	E02A	2,622
Pigtails & Crewcuts	E03C	1,200

Tenant Name	Unit	Square Feet
Evereve	E04	2,827
Sorelle Italian	E05	5,544
Artsy Heart	E06	1,301
Starbucks	E07	1,387
Margo Boutique	E08-E08A	1,667
Dino's Sports Fan Shop	E09	3,895
Big City Optical	E09B	1,249
STEMagine	E10	1,477
Hakata Ramen	E11	1,200
Notice Accessories	E12	2,500
Color Me Mine	E13A	1,281
Frogurt	E13B	1,134
Noodles & Company	E14	2,483
Montira Thai	E15	1,442
Dawg Park	E16	2,016
Madurai Kitchen	E17	2,945
Verizon	E18	1,566
Oak at the Glen	E19	5,240
Jibek Jolu	E20	5,435
TOTAL		267,522





SOUTHEAST FACING AERIAL

THE GLEN DEVELOPMENT

The **Glen Town Center** is the retail heart of The Glen, a 1,121-acre mixed-use master-planned community that transformed the former Glenview Naval Air Station into one of the nation's premier live-work-play destinations. Today, The Glen combines affluent residential neighborhoods, office employment, recreation, entertainment, and retail within a highly walkable environment.

BUILT-IN RESIDENTIAL CUSTOMER BASE


5,000+
RESIDENTS

FEATURING
SINGLE-FAMILY HOMES
CONDOMINIUMS &
TOWNHOMES
LUXURY APARTMENTS

THE RETAIL CENTERPIECE OF THE GLEN


473,976 SF
RETAIL DESTINATION
(INCLUDING NAP TENANTS)


1,121 AC
MASTER-PLANNED COMMUNITY


FORMER GLENVIEW
NAVAL AIR STATION
(1923-1995)


HISTORIC
HANGAR
ONE


MASTER PLAN DESIGNED
BY SKIDMORE, OWINGS,
& MERRILL (SOM)



MIXED-USE ENVIRONMENT


1M SF
CLASS A OFFICE


150 AC
PARKS & GREEN SPACE


\$25M
RECREATION CENTER


METRA COMMUTER
RAIL STATION

 PRESCHOOL

 MIDDLE SCHOOL

 SENIOR CENTER

 3 SENIOR LIVING COMMUNITIES

For further information contact owner's exclusive representatives.



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