

ORCHARD PARK PLAZA

80-138 S. Orchard Drive, Park Forest

FOR SALE
100,000 SF RETAIL



All information is subject to verification or change without notice, and no liability for errors or omissions is assumed. This is not a prospectus.

CONFIDENTIALITY DISCLAIMER & DISCLOSURE

Information contained in this Marketing Package to Prospective Purchaser will be used by Prospective Purchaser solely for evaluating a possible transaction exclusively as a principal in the transaction, and not as broker or agent for any other person. Prospective Purchaser agrees to keep the Marketing Information confidential; provided however that any such Marketing Information may be disclosed to Prospective Purchaser's counsel and financial institutions who need to know such information for the purpose of assisting with Prospective Purchaser's possible purchase of the Property.

Such lawyers and accountants shall be informed by Prospective Purchaser of the confidential nature of such information and shall be directed by Prospective Purchaser to hold such information in strict confidence and otherwise comply with the terms of this agreement. Prospective Purchaser shall be responsible for breach of this Agreement of such persons.

Prospective Purchaser agrees not to copy or duplicate the Marketing Information and to return the Marketing Information to Listing Agent promptly if Prospective Purchaser decides to discontinue discussions, or if requested by Listing Agent or Owner.

Prospective Purchaser also warrants and represents that no broker or agent represent or will represent it in any possible transaction involving the Property. Prospective Purchaser is advised that McKay Investment Realty, Inc. is acting on behalf of Owner as exclusive agent in connection with the investment in this Property. Should the Prospective Purchaser elect to have representation by a Co-broker, Prospective Purchaser hereby agrees that any fees earned by or owed to Co-broker in connection with this transaction will be paid by the Prospective Purchaser, unless otherwise agreed to in writing by McKay Investment Realty Inc., Prospective Purchaser and Co-broker. Prospective Purchaser agrees to indemnify and hold harmless McKay Investment Realty, Inc., Owner, their respective affiliates, successors and assigns, employees, officers and directors against and from any loss, liability or expense, including reasonable attorney's fees, arising out of any claim or claims by Co-broker, finder or similar agent for commissions, fees or other compensation for bringing about any investment in the Property by Prospective Purchaser. Broker makes no representations or warranty, express or implied, as to the accuracy or completeness of any Information provided by them. Principal assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights and recourse against Broker with respect to the same.

Prospective Purchaser hereby acknowledges that Prospective Purchaser has been informed, both orally and by this written disclosure, that Listing Agent Daniel McKay is acting as Agent of the Seller of the Property, and any information given by Prospective Purchaser to Listing Agent may be disclosed to the Seller.

Owner and/or Listing Agent may discuss the purchase and sale of the Property with Prospective Purchaser and Owner or Listing Agent may terminate discussions at any time for any reason. Recipient acknowledges Seller has no obligation to agree to the sale of any of the Property.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

Prospective Purchaser agrees not to contact the tenants, leasing brokers or Property management staff of the Property in connection with recipient's review of the Confidential Information. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

**Please email or call
Dan McKay at:**

d@miri.show
630-990-2000

2021 Midwest Road, Suite 106, Oak Brook, IL



McKAY INVESTMENT REALTY, INC.
REAL ESTATE BROKERAGE & MANAGEMENT

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Contact



Dan McKay

President
(630) 990-2000
d@miri.show

Executive Summary

The property is located within a suburb 25 miles south of Downtown Chicago and is easily accessible via multiple means of transportation. The Plaza is anchored by Family Dollar.



- 3 buildings approximately 100,050 SF on 13.9 Acres
- Built in 1969
- Fully sprinklered
- 900 Parking Spaces
- 2024 Taxes - \$313,155.77
 - 31-36-101-017 - \$45,665.77
 - 31-36-101-018 - \$18,845.36
 - 31-36-101-019 - \$96,670.75
 - 31-36-101-020 - \$22,316.69
 - 31-36-101-021 - \$129,657.20

Price upon Request

Investment Highlights

- Investment grade credit tenant—Family Dollar (BBB) anchors Park Forest Retail
- Orchard Park's below market rents
- High yield shopping center investment
- Affluent Demographics in the Park Forest Area
 - \$80,000 AHHI and estimated population of 74,000 within a 3 mile radius
 - \$96,000 AHHI and estimated population of 139,000 within a 5 mile radius
- Located on the core retail corridor with excellent visibility
 - The center is strategically located near Highway 57 interchange
 - Park Forest is approximately 25 miles from downtown Chicago
- Shopping center with daily needs
- A mix of daily needs ensures a high consistent foot traffic at all times of the day including both weekdays and weekends
- These daily needs retailers typically fare well no matter the economic cycle and are not as exposed to the threat of growing e-commerce



Location Overview

P A R K F O R E S T , I L

Park Forest is a village located in Cook and Will counties in the state of Illinois, United States. It is a suburb of Chicago and is situated approximately 30 miles south of downtown Chicago. Below is a detailed overview of the different aspects of Park Forest:

Demographics: According to the 2020 census, Park Forest has a population of approximately 21,000 people. The racial makeup of the village is predominantly African American, with 64.7% of the population identifying as Black or African American, followed by White (24.3%), Hispanic or Latino (5.3%), Asian (3.7%), and other races (2%).

Housing: Park Forest has a mixture of housing options, including single-family homes, townhomes, apartments, and condos. The median home value in the village is \$97,800. The majority of housing in Park Forest was built in the mid-20th century and has a suburban feel.

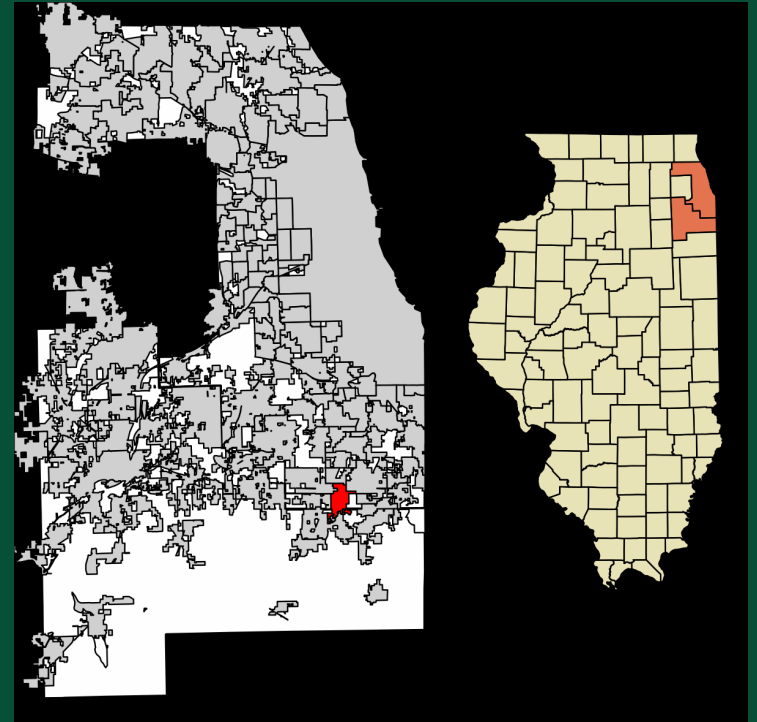
Education: Park Forest is served by two school districts, Park Forest-Chicago Heights School District 163 and Rich Township High School District 227. The village has several public schools, including six elementary schools, one middle school, and one high school. There are also several private schools in the area.

Parks and Recreation: Park Forest has an extensive park system, with over 500 acres of parks and open spaces. Some of the most popular parks in the village include Central Park, which features a pond and walking trails, and Indian Hill Park, which has a community center, sports fields, and a playground. The village also has a recreation and parks department that offers a variety of programs and events for residents of all ages.

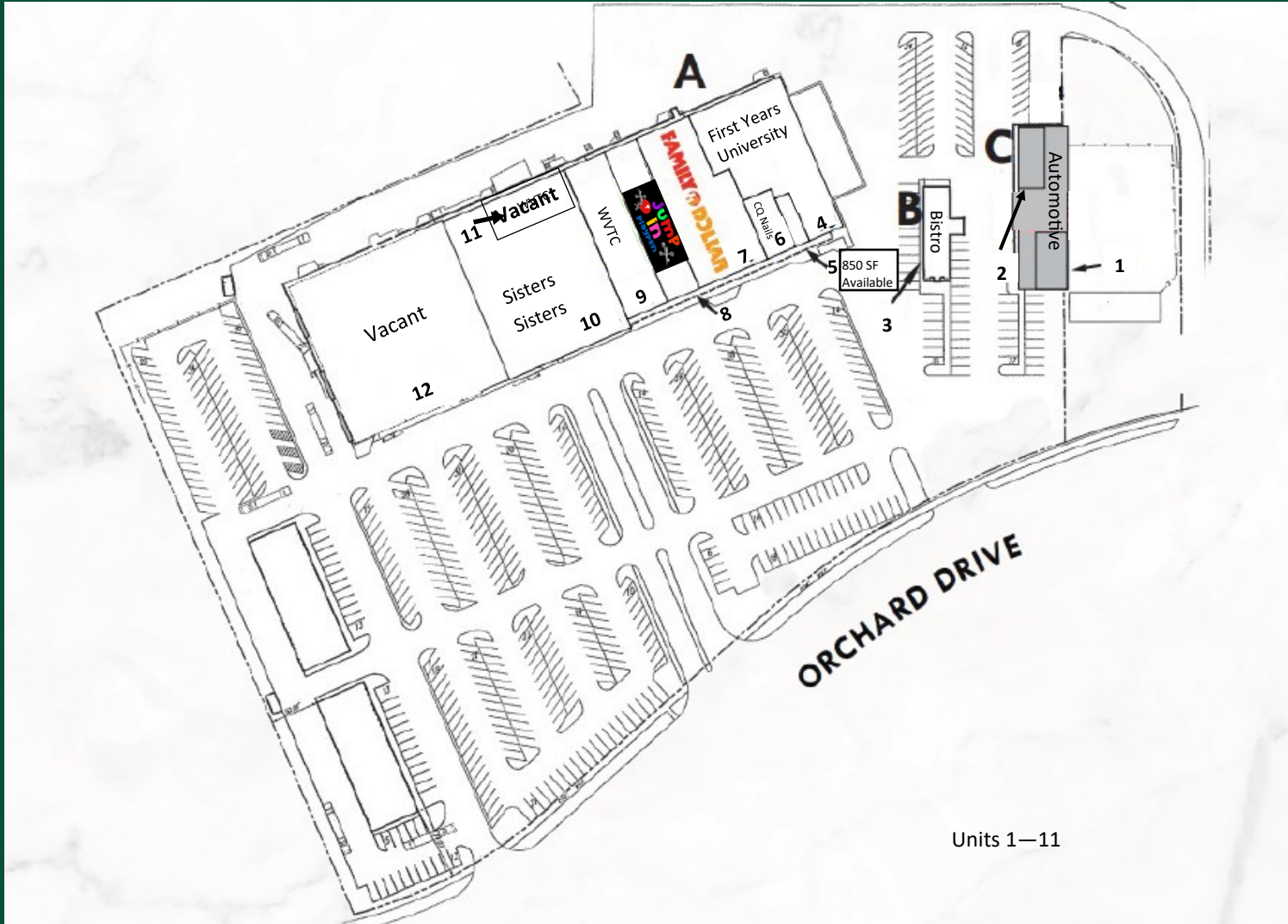
Transportation: Park Forest is located near several major highways, including I-57 and I-294, which provide easy access to downtown Chicago and other surrounding areas. The village is also served by the Metra Electric Line, which provides commuter rail service between the city and the southern suburbs.

Economy: Park Forest's economy is primarily driven by small businesses and retail establishments. There are several shopping centers in the village. The village also has several industrial parks that are home to a variety of businesses.

Overall, Park Forest is a diverse community with a strong sense of community and an abundance of parks and recreational opportunities. It is a great place to live for those who are looking for a suburban lifestyle with easy access to the amenities of a big city.



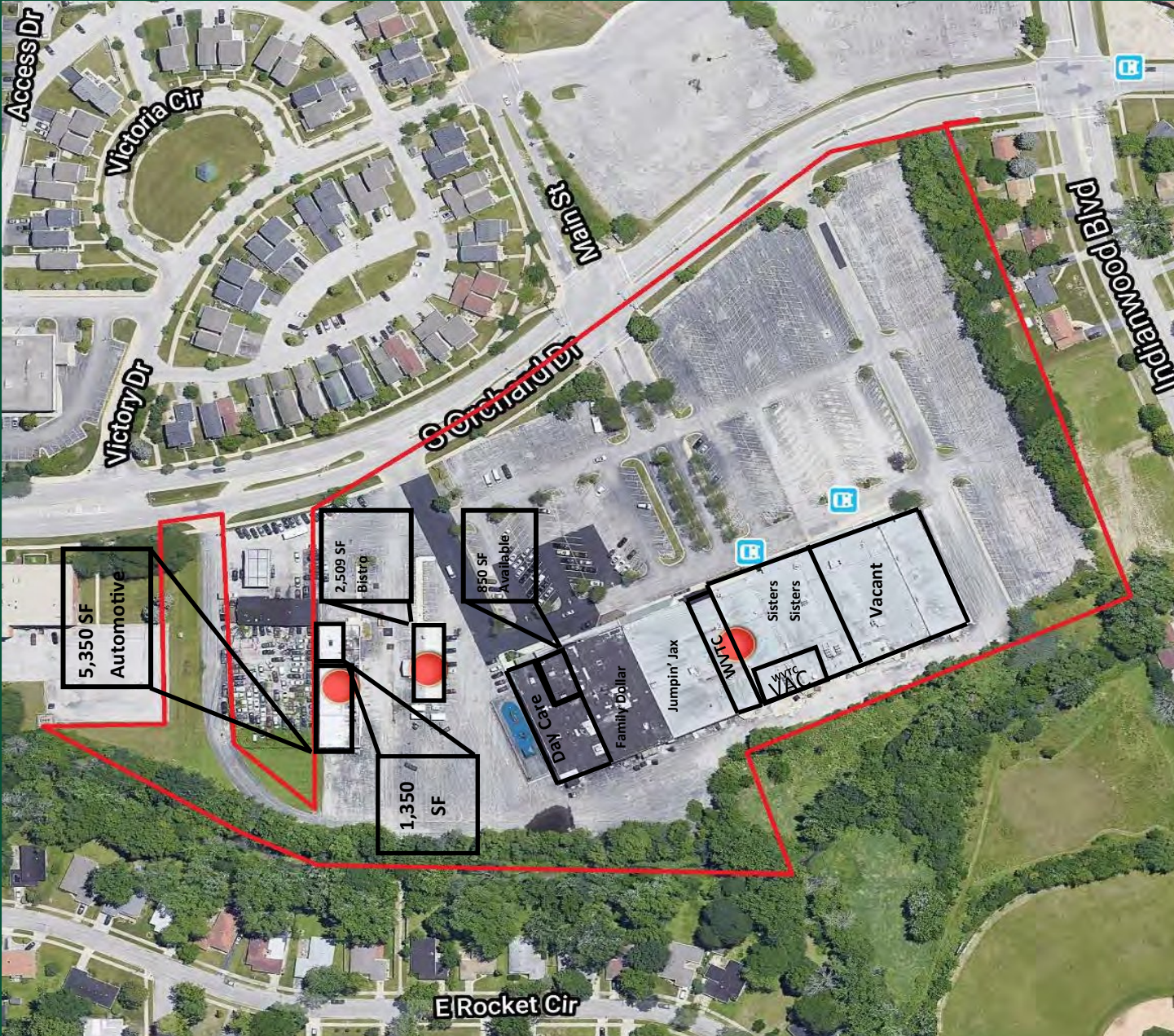
SITE PLAN



Units 1—11

ORCHARD PARK PLAZA

80-138 S. Orchard Drive, Park Forest



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Rent Roll

Rent Roll

80-138 S. Orchard Drive, Park Forest 60466 (Orchard Park Plaza)

#	Unit	Tenant	Contact Info	Sq Ft	% SF	\$/sq. ft.	Lease Type	Monthly Base Rent	Tax	Cam	Total Rent	Lease Start	Lease Exp.	Escalation Rate/Date	SD
1	80	Vacant		1350	4.84%										
2	84	Rahi Automotive	Rahi Daniel David Clausell davidclausell@gmail.com (708) 796-2616 (312) 780-9143 Father	5350	19.19%	11.21	Gross	5,000.00	n/a	n/a	5,000	1/1/2025	3/31/2030	3% Annual Increase	5,000.00
3	90	Jerk Beef	Monnea Jones 708-921-8265 monnea.jones@yahoo.com	2509	2.53%	16.74	Modified Gross	3,500.00	n/a	n/a	3,500	1/1/2026	12/31/2030	3 % Annual Increase	3,500.00
4	94-96	First Years University	Monnea Jones 708-921-8265 monnea.jones@yahoo.com	12262	12.36%	10.76	Modified Gross	11,000.00			11,000	11/1/2025	9/30/2031	5 Mo. Abatement 11/25 12/25 1/26 2/26 3/26 11/01/26-10/31/27-12500 11/1/27-10/31/30-19000	15,000.00
5	98	Vacant		850	0.86%						-				
6	106	CQ's Nail Salon	Selina 708-679-9288 selinacqnails@gmail.com	2000	2.02%	24.48	NNN	4,283.21	161.66	1449.00	5,894	9/1/2022	8/31/2027	5% Annual 9/1/24-8/31/25 9/0 1/25-8/31/26 9/0 1/26-8/31/27	2,546.00
7	108	Family Dollar	??/District Mgr Invoices/Recon-Lauren Galvan IL_rents@familydollar.com Violations- complaints@familydollar.com	9800	9.87%	7.46	NNN	6,100.42	4965.00	1694.00	12,759	7/1/2022	6/30/2032	7/1/27-6/30/32-6710.50	-
8	110	Jumpin Jax	Ms. Robinson/Owner 708-748-9052 jumpinplaypen01@gmail.com tonierobinson01@yahoo.com	4350	4.38%	11.55	Gross	4,187.00	n/a	n/a	4,187	10/1/2022	9/30/2027		-
9	114	WVTC Gospel Radio Network	Franklin Morris Jr. 708-612-1362 Repairs: Pastor Charles 773-319-0048 wvtctnetwork@gmail.com	5944	5.99%	8.00	Gross	4,000.00			4,000	1/1/2026	2/28/2031		4,000.00
10	120 A	Sister, Sister Royal Creations A	Dominique Martin Cell 773-220-0100 sistersisterroyalcreations@gmail.com Felicia Pittman-Dent feliciapittman92@gmail.com	10234	10.31%	8.64	Modified Gross	10,000.00	n/a	n/a	10,000	8/1/2025	10/1/2035	9/25 10/25 11/25 Abated 3% Annual Increase 8/1/27 8/1/28 8/1/29 8/1/30 8/1/31 8/1/32 8/1/33 8/1/34	10,000.00
	120 B	Sister, Sister Royal Creations B	Dominique Martin Cell 773-220-0100 sistersisterroyalcreations@gmail.com Felicia Pittman-Dent feliciapittman92@gmail.com	12029	12.12%	18.82	Modified Gross	10,000.00	n/a	n/a	10,000	8/1/2026	10/1/2035	3% Annual Increase 8/1/27 8/1/28 8/1/29 8/1/30 8/1/31 8/1/32 8/1/33 8/1/34	10,000.00
	120 C	Vacant		4680	4.72%	12.00									-
11	138	Vacant		27885	28.10%	12.00									-
		Outlot Container Green Zone Recycling	Maintenance: Maintenance@epmnational.com Michael Mongiardo 631-406-0009 x301 631-605-3355 mmongiardo@eminentpropertymanagement.com				Modified Gross	200.00		n/a	200	1/1/2022	12/31/2025		-
		TOTAL		99243	1			58,270.63	5,126.66	3,143.00	66,540	X	X	X	50,046.00

Proforma

ORCHARD SHOPPING CENTER
Income Expense Proforma

	<u>2025 Total</u>	<u>2026 Total</u>
Income		
Rent Income		Annual
Base Rent	245,616	798,480
CAM Recovery	37,716	37,716
RE Tax Recovery	61,520	61,520
Total Gross Income	344,852	897,716
Vacancy @ 5%		
Effective Gross Income	344,852	897,716
Expense		
General R&M	23,049	23,049
Fire Safety - Supplies/R&M	1,110	1,110
Fire Alarm Repairs	23,074	23,074
Fire Alarm Inspections	5,312	5,312
Backflow Inspection	604	604
Door/Lock/Key/Card Expense	784	784
Roofing R&M	4,395	4,395
Landscaping/Exterior	13,165	13,165
Parking Lot Cleanup	7,105	7,105
Parking Lot Lighting	4,220	4,220
Cleaning - Flooring	4,800	4,800
Snow Removal	13,350	13,350
Miscellaneous Gen & Admin	85	85
Property Management Fees	24,000	24,000
Electric	26,026	26,026
Internet - Building	3,013	3,013
Water/Sewer	6,430	6,430
Natural Gas	15,969	15,969
Insurance	83,500	83,500
Real Estate Tax Appeal	4,000	4,000
Real Estate Taxes	322,221	322,221
Signage	514	514
Security	447	447
Waterproofing	614	614
Total Operating Expenses	587,786	587,786
Net Operating Income	(565,156)	309,929

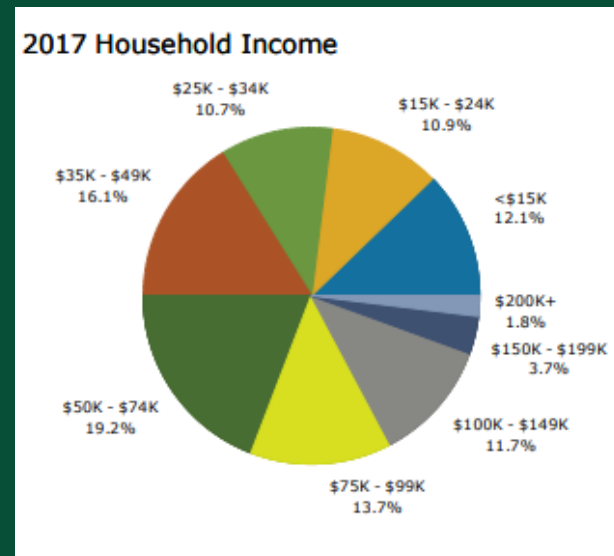
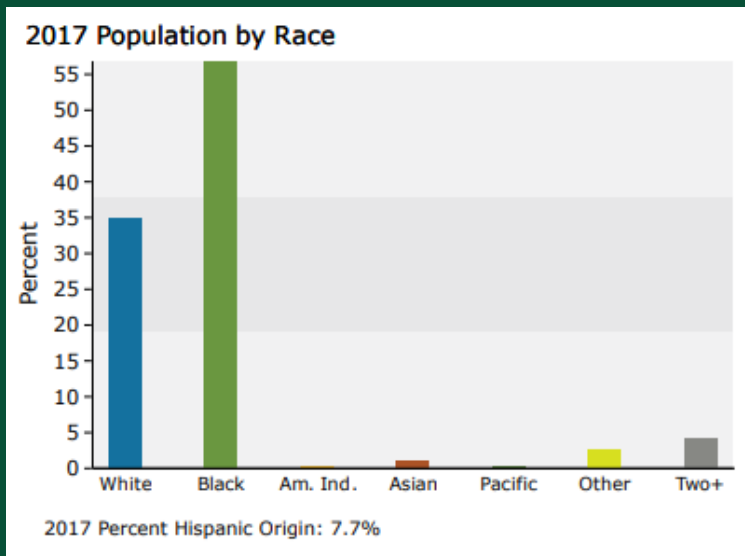
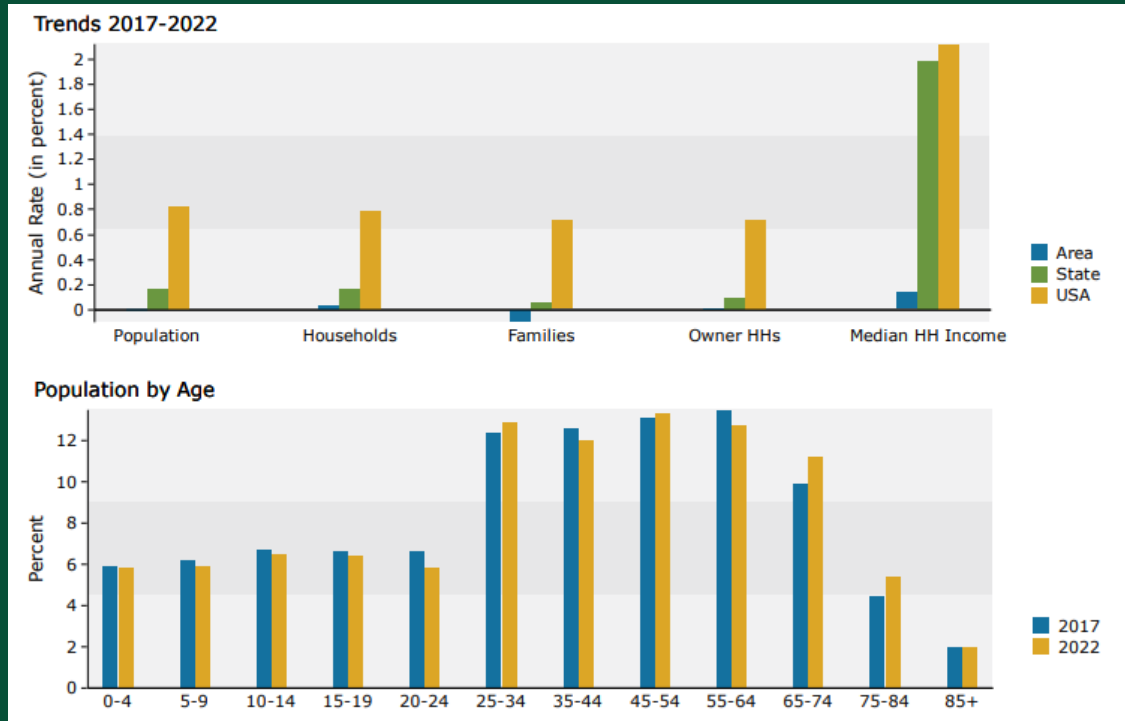
Demographics



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Populations	13,767	73,581	138,618
2027 Population-Projection	13,306	71,808	135,830
GENERATIONS			
Generation Alpha	6.89%	7.4%	6.8%
Generation Z	21.7%	23.9%	23.2%
Millennials	22.1%	23.9%	22.8%
Generation X	19.5%	19.3%	19.7%
Baby Boomers	23.1%	20.0%	21.5%
Greatest Generations	6.8%	5.5%	5.9%
HOUSEHOLD INCOME			
Average Household Income	\$73,386	\$80,359	\$95,864
Median Household Income	\$56,462	\$60,890	\$75,448
HOUSING VALUE			
2022 Median Value of Owners Occupied Housing Units	\$60,740	\$152,789	\$200,165
2022 Average Value of Owner Occupied Housing Units	\$122,549	\$218,841	\$245,587
DAYTIME POPULATION			
2022 Daytime Population	11,219	65,449	125,252

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Demographics



Photos

