FOR SALE OR LEASE

REGAL LINCOLNSHIRE THEATRE

JAMESON.

OFFERING MEMORANDUM

300 PARKWAY DRIVE
LINCOLNSHIRE, IL 60069

RICHARD GARDELLA
SENIOR VICE PRESIDENT, SALES
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312.296.9669

DISCLAIMER

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

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LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heading and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and paster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable, Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted toe Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives;
9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

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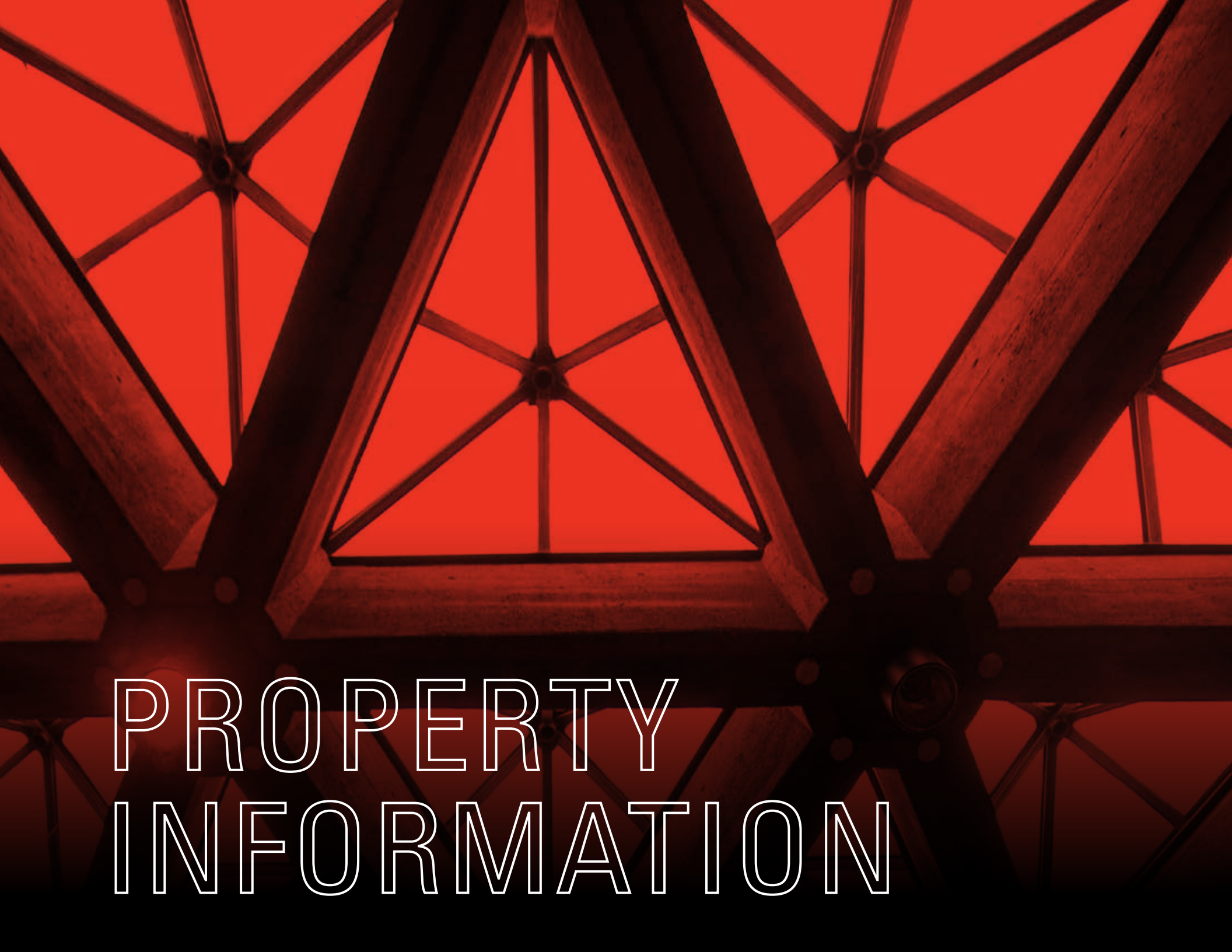

PROPERTY INFORMATION

EXECUTIVE SUMMARY

Located in the heart of Lincolnshire's thriving commercial corridor, 300 Parkway Drive presents a rare opportunity to purchase or lease a premier retail property anchored by Regal Lincolnshire Cinemas and IMAX. Encompassing approximately 75,372 square feet on an expansive 11.33-acre site, the property features 15 theater screens with approximatly 1,500 seats and offers exceptional visibility, accessibility, and a strategic location within one of Chicago's most affluent North Shore submarkets.

Originally constructed in 1998 and extensively renovated in 2017, the property is currently 100% owner-occupied and exceptionally well maintained. Supported by approximately 683 parking spaces, the site is designed to accommodate high customer volumes and a wide range of commercial, entertainment, or special-purpose uses.

Surrounded by a dynamic mix of national retailers, restaurants, hotels, and corporate offices, the property benefits from a well-established commercial environment and consistent consumer traffic. The nearby 444 Social luxury apartment community contributes a growing residential population within walking distance, while nationally recognized Adlai E. Stevenson High School, one of the area's top-performing schools, further strengthens the surrounding demographic base.

Combined with convenient access to major roadways and a dense concentration of affluent households, the location offers long-term stability and continued demand.

Whether as an owner-user acquisition, investment opportunity, or lease opportunity, 300 Parkway Drive offers exceptional flexibility in one of the North Shore's most sought-after commercial markets. Its institutional-quality improvements, premier location, abundant parking, and high-profile presence make it a rare opportunity for businesses and investors alike.

PROPERTY HIGHLIGHTS

BUILDING SIZE: ..... 75,372 SF

LOT SIZE: ..... 11.33 AC

ZONING: B-2

PIN: 15-27-206-019

2024 TAXES: $110,936.22

SALE PRICE: ..... CONTACT BROKER FOR DETAILS

LEASE PRICE: ..... CONTACT BROKER FOR DETAILS

INVESTMENT HIGHLIGHTS

1. PREMIER NORTH SHORE LOCATION:

Positioned in the heart of Lincolnshire's premier commercial district, 300 Parkway Drive benefits from exceptional visibility and accessibility in one of Chicago's most affluent suburban markets. The property is surrounded by a strong mix of national retailers, restaurants, hotels, and corporate campuses, while the nearby 444 Social luxury apartment community and nationally recognized Adlai E. Stevenson High School provide a steady consumer base and long-term market stability.

2. INSTITUTIONAL-QUALITY ENTERTAINMENT ASSET:

The property consists of a 75,372-square-foot Regal Cinemas and IMAX situated on an 11.33-acre site. Originally constructed in 1998 and extensively renovated in 2017, the theater offers modern amenities, high-quality finishes, and a well-maintained facility designed to serve the surrounding community for years to come.

3. LARGE SITE WITH EXCEPTIONAL PARKING:

Featuring approximately 682 parking spaces, the property offers an outstanding parking ratio capable of accommodating peak attendance, special events, and future operational flexibility. The expansive site provides excellent circulation, convenient customer access, and a prominent presence along Parkway Drive.

4. STABLE OWNER-OCCUPIED ASSET:

Currently 100% owner-occupied with zero vacancy, the property reflects a well-established operating business in a highly desirable trade area. Its strategic location, institutional-quality improvements, and proximity to affluent residential neighborhoods make it a rare opportunity to acquire a landmark entertainment property in one of the Chicago area's strongest suburban markets.

IMAX

JOHN WICK 2
Customer Service

JOHN WICK 2
FEBRUARY 10
Customer Service

POPCORN
NACHOS

LOCATION INFORMATION

LOCATION OVERVIEW

ZIP:	60069
SUB-MARKET:	CENTRAL NORTH
SUB-MARKET CLUSTER:	NORTH
LOCATION TYPE:	SUBURBAN
MARKET:	CHICAGO
COUNTY:	LAKE
STATE:	ILLINOIS
CBSA:	CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA:	CHICAGO, IL-IN
COUNTRY:	UNITED STATES

STEVENSON HIGH SCHOOL
45
SITE
Half Day Rd
PRAIRIE VIEW
Aptakisic Rd
AT&T
ELEVEN
WOODMAN'S MARKETS
Deerfield Pkwy
BUFFALO GROVE
Milwaukee Ave
TACO BELL
Culver's
MARATHON
CHIPOTLE MEXICAN GRILL
The Cheesecake Factory
WHITE HOUSE BLACK MARKET
CIRCLE K
AVOCADO THEORY
94
WILDFIRE
STEAKS, CHOPS & SEAFOOD
BIG BOWL
Hampton Inn & Suites
TOMAHAWK
Liquid Fusion
CHIPY CAFE
FedEx
ups
Brunch Factory
JIMMY JOHN'S
TANDOOR CURRY HOTSPOT
Sarpino's PIZZERIA
K1 SPEED
CHASE
Panera BREAD
tropical CAFE
POTBELLY
Great Clips
verizon
THORNTONS
ExtraSpace Storage
CHEVY CHASE COUNTRY CLUB
Speedway
Shell
Lake Cook Rd
COOPER'S HAWK
Cilantro TACO | GRILL
SPEARS
SARANELLO'S
CHICAGO RAMEN

N Prairie Rd
Barclay Blvd
45
Aptakisic Rd
APTAKISIC
Aptakisic Rd
SITE
Des Plaines River
OLD FARM VILLAGE
Weiland Rd
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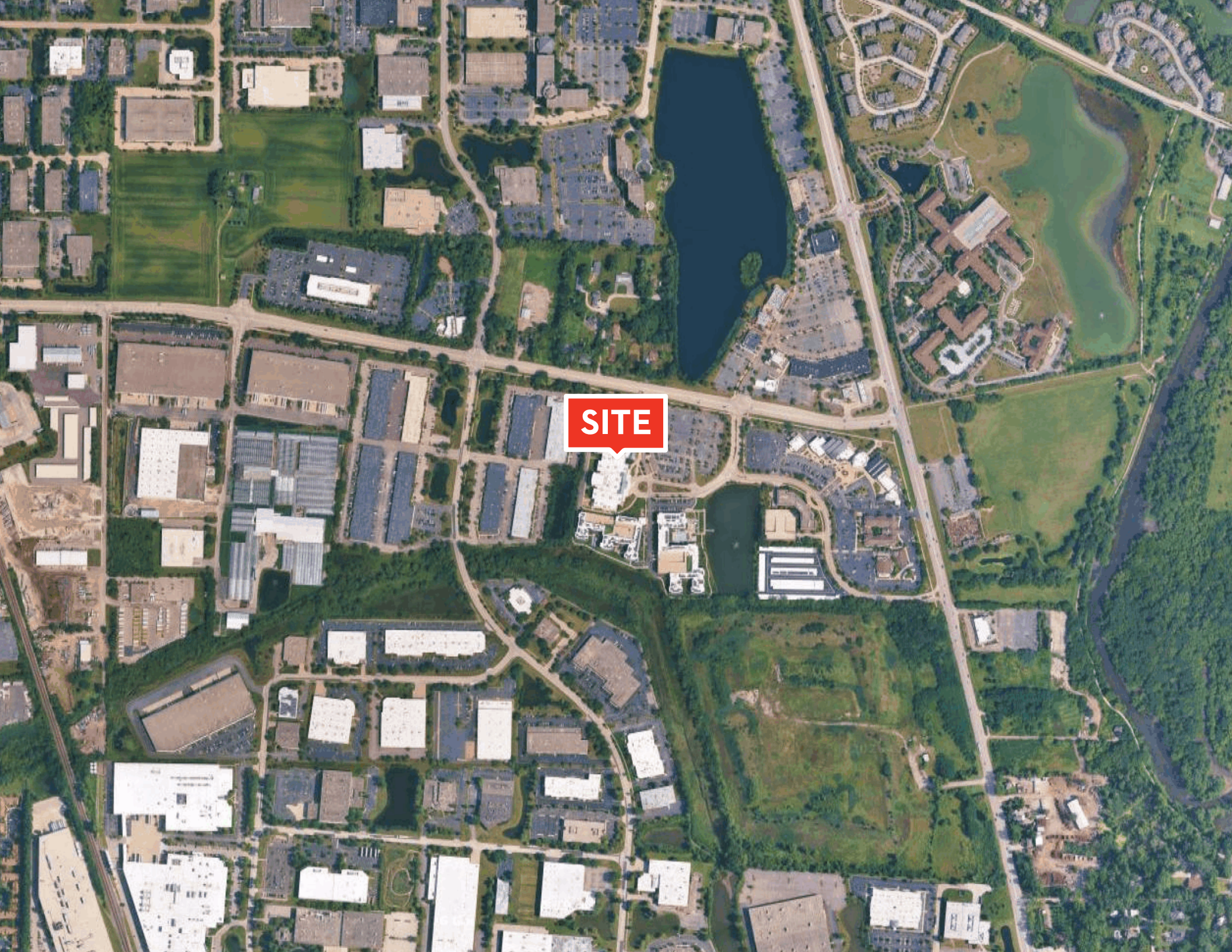
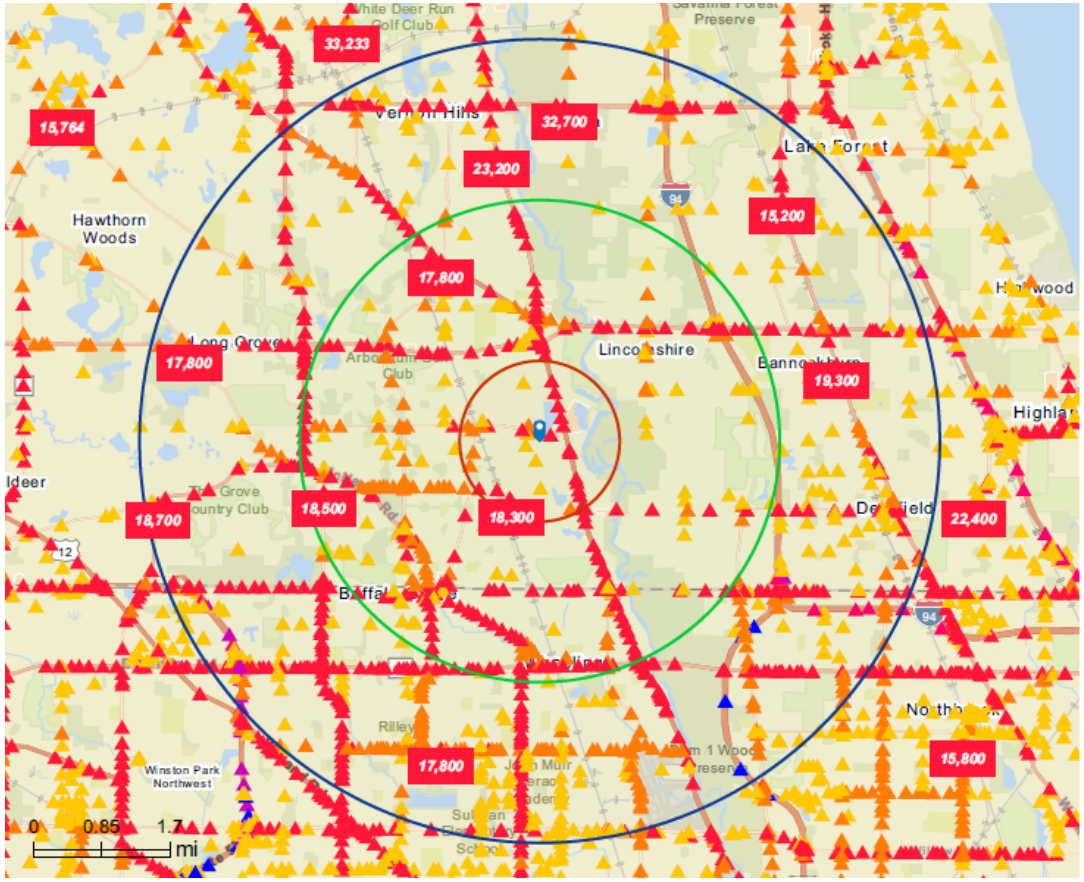
Des Plaines River
Weiland Rd


SITE

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



esri

MARKET INFORMATION

DEMOGRAPHIC INSIGHTS

300 Parkway Dr, Lincolnshire, Illinois, 60069
Ring of 1 mile

Households

In 2026, there were **1,866** households with an average size of **2.15** people per household.

Household expenditure is **$174,153** per year, with **$7,328** spent eating out, **$18,069** on transport and **$53,052** on retail.

Household Income

Disposable income averages **$141,856** per household or **$85,507** per capita.

An estimated **13.2%** households live below the poverty line while **18.5%** have $200,000 or more in disposable income.

Population

4,156 people live in the area, **1,903** men and **2,253** women.

With growth of **0.5%**, the population is expected to reach **4,250** by 2031.

Home Value

The median home value is **$588,366** with home ownership at **53.9%**.

Of the **2,131** homes **1,006** are owner occupied and **265** (**12.4%**) vacant.

Age

The median age is **49.2**.

16.9% are under 18,
50.1% 18-65 and
34.0% 65 or older.

Source : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2020-2024, 2026, 2031.

ADDITIONAL INFORMATION

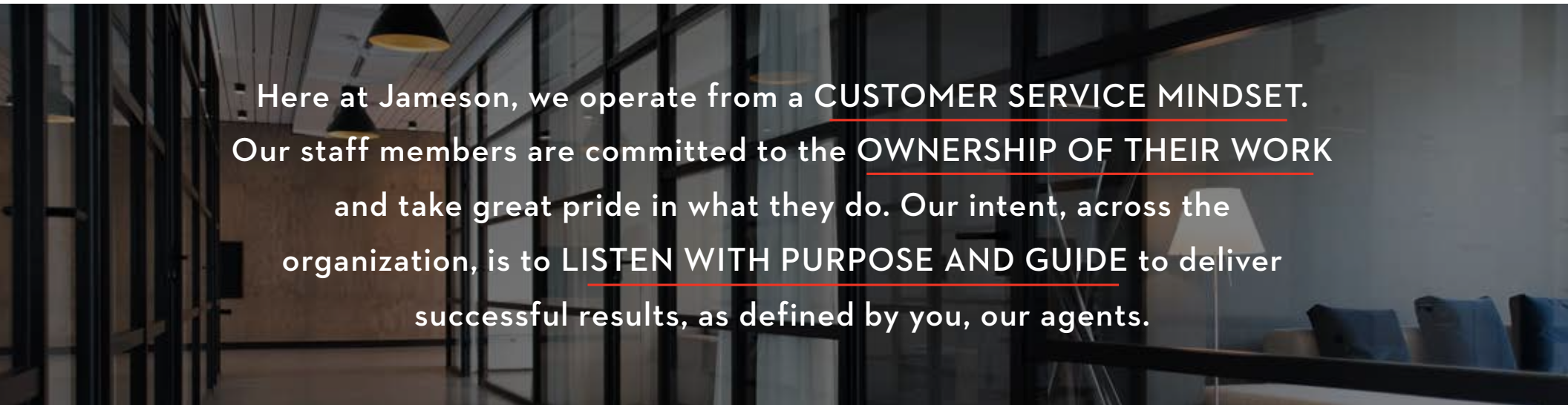
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community sing 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly $3 billion dollar company to become one of Chicago's leading realty firms.



WHY WORK WITH US

1 THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2 STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3 WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4 AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.

5 DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

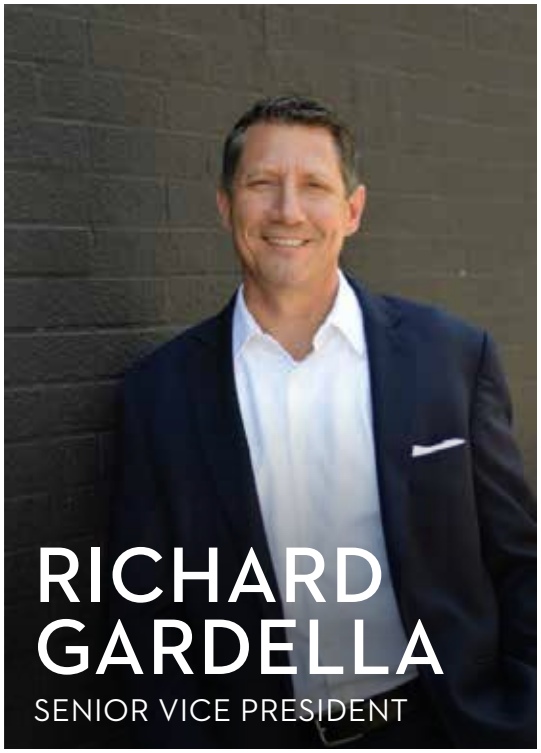
6 WE SPECIALIZE IN $2-20M DEALS

We close over $150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from $2-20M.

7 TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else – within real estate or outside of it – can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, or team is available to all of our agents to facilitate the success of their business.

ABOUT YOUR BROKER



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ABOUT RICHARD

Richard has extensive experience with commercial sales and leasing of vacant land, multi-unit dwellings, retail properties and office space. He is very successful at, and known for acquiring unlisted, pre-marketed properties for his clients ensuring them the best opportunity to build their portfolio. In addition Richard also specializes in creating relationships between investors and developers to create multi-family developments, then marketing these developments throughout Chicago land. Richard P. Gardella joined Century 21 Sussex & Reilly, to head their commercial division in February 2008. Prior to his time at Sussex & Reilly, Richard had spent 13 years in commercial real estate at The Habitat Company, which recently merged into Baird & Warner prior to his leaving.

Richard was born and reared in Chicago, holds an Illinois Real Estate Broker's license and earned a bachelor's degree in business from the University of Illinois.

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