

OFFERING MEMORANDUM

Oak Brook Promenade ±2 Acres of Land for Hotel/Retail

3001 - 3051 BUTTERFIELD ROAD

Oak Brook, IL 60523

PRESENTED BY:

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Retail and Hotel Advisor

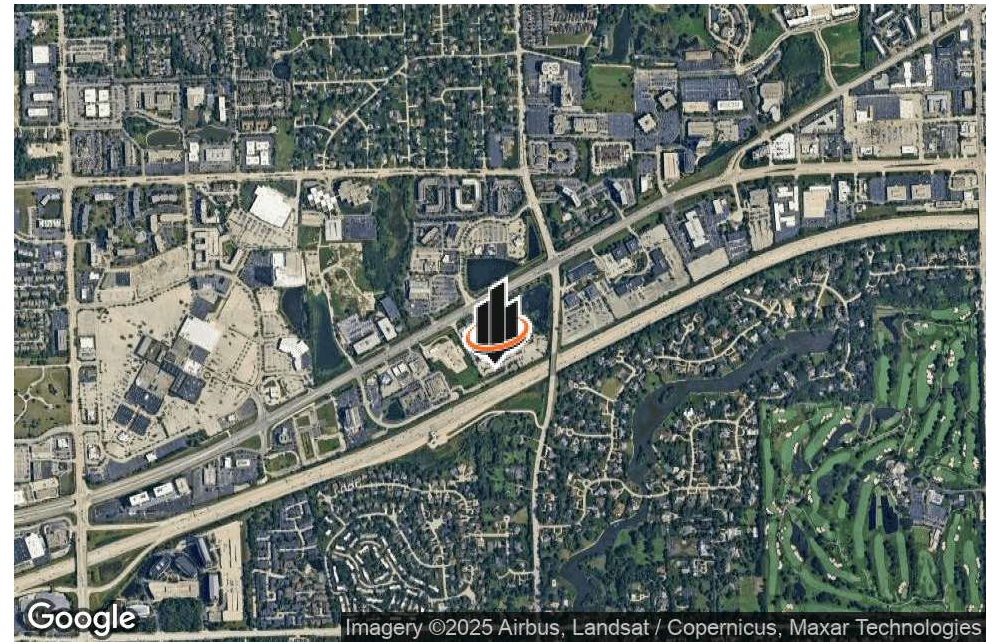
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SECTION 1
Property
Information

OAKBROOK
PROMENADE



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LOT SIZE:	±2 Acres
PRICE / SF:	\$31.83

PROPERTY OVERVIEW

The popular Oak Brook Promenade is a fantastic location for a Hotel that would be surrounded by very meaningful and convenient retail, restaurants and businesses. The visibility from the freeway is perfect and the access is convenient. This location is 19 miles west of Downtown Chicago and the Median Family Income is \$175,500.

PROPERTY HIGHLIGHTS

- Ideal Location
- Surrounded by Restaurants, retail and entertainment
- Ace Hardware, Blistex, Federal Signal, and CenterPoint Properties have Headquarters in Oak Brook
- Located Less than 2 Miles from Butterfield Country Club and Butler National Golf Club
- Close to Oak Brook Shopping Center and Yorktown Mall



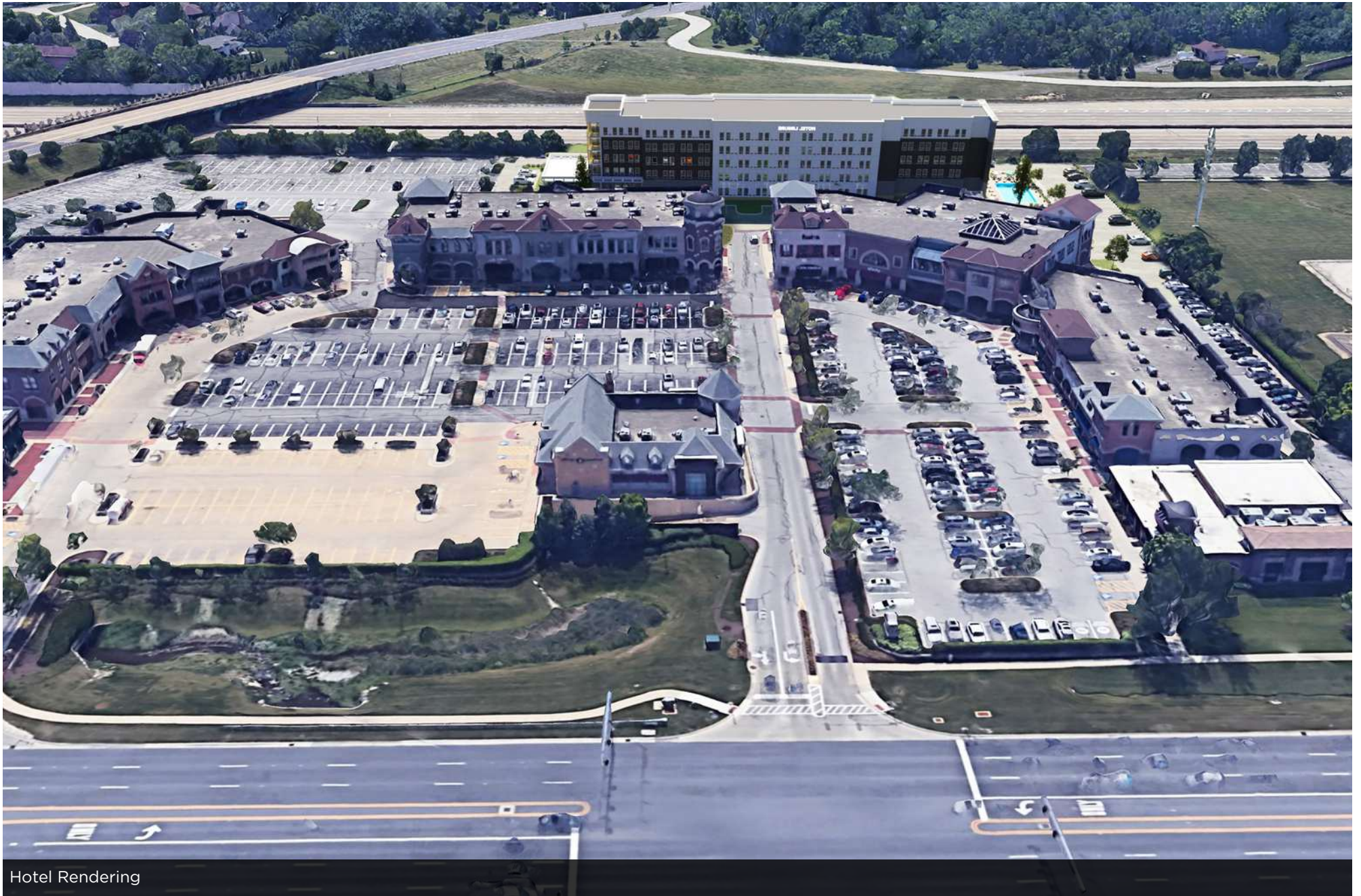
Hotel Rendering

OAK BROOK PROMENADE | ±2 ACRES OF LAND | 3001 - 3051 Butterfield Road Oak Brook, IL 60523





Hotel Rendering



Hotel Rendering

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Oak Brook Promenade - 1st Floor



Oak Brook Promenade - 2nd Floor



OAK BROOK



SECTION 2
Location
Information

FACTS & FIGURES

Source: US Census 2020, Intersect Illinois

POPULATION

8,163

39,586

DAYTIME POPULATION

3,039

NUMBER OF HOUSEHOLDS

MEDIAN HOUSEHOLD INCOME:

\$141,055

\$90,033

PER CAPITA INCOME

\$801,100

MEDIAN HOME VALUE

VILLAGE OF OAK BROOK

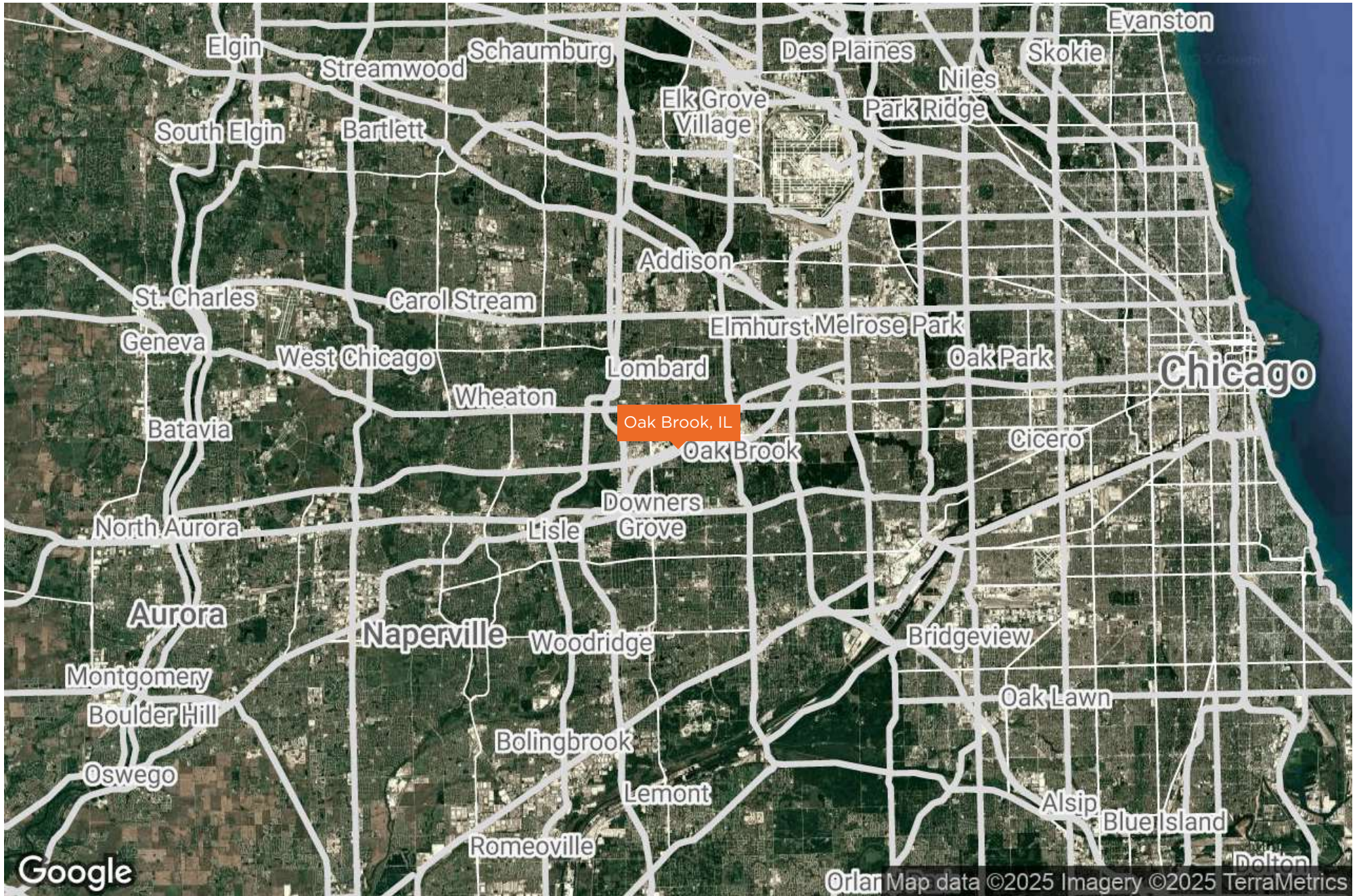
The Village of Oak Brook is located about 15 miles west of the Chicago Loop and is served by a network of major federal, state, and county roads including the Tri-State Tollway system, the East-West Tollway and the Eisenhower Expressway. The Village's adjacent neighbors include the communities of Villa Park, Elmhurst, Lombard, Oakbrook Terrace, Westchester, Westmont, Clarendon Hills, Downers Grove, and Hinsdale.

Since being founded in 1958, the Village of Oak Brook has been at the forefront of commercial expansion. Today companies have taken advantage of the premier location of Oak Brook, including the dynamic corridor spanning east and west along 22nd Street/Butterfield Road. McDonald's Corporation, Federal Signal Corporation, and Elkay Manufacturing, along with nearly 2,000 small and mid-sized companies including Ace Hardware, Blistex, and Inland Real Estate Group of Companies, all call Oak Brook "home."

Oak Brook has been home to McDonald's Corporation since 1971. The first building was at the corner of 22nd Street and McDonald's Drive and they quickly realized that Oak Brook was the perfect location to continue the rapid expansion of the company. In 1983 the company added Hamburger University, which was followed by the Lodge and finally, the World Headquarters. Today, McDonald's has 2,300 employees and consultants on the South Campus and the Plaza building.

During the last several years, businesses, residents, and visitors have seen a rebirth of the commercial corridor. The Village of Oak Brook has worked closely with architectural and design companies to carry out major commercial area revitalization for the 22nd Street/Butterfield corridor as part of a 20-year vision of the Village. These revitalization efforts will mean continued economic growth for the community in years to come.

Oak Brook is the leading corporate hub in the region and the most business friendly. Oak Brook also maintains one of the lowest overall tax rates in the entire Chicagoland area. Also, Oak Brook's geographical proximity to all major expressways and airports facilitates employee recruitment from multiple suburban markets.



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POPULATION

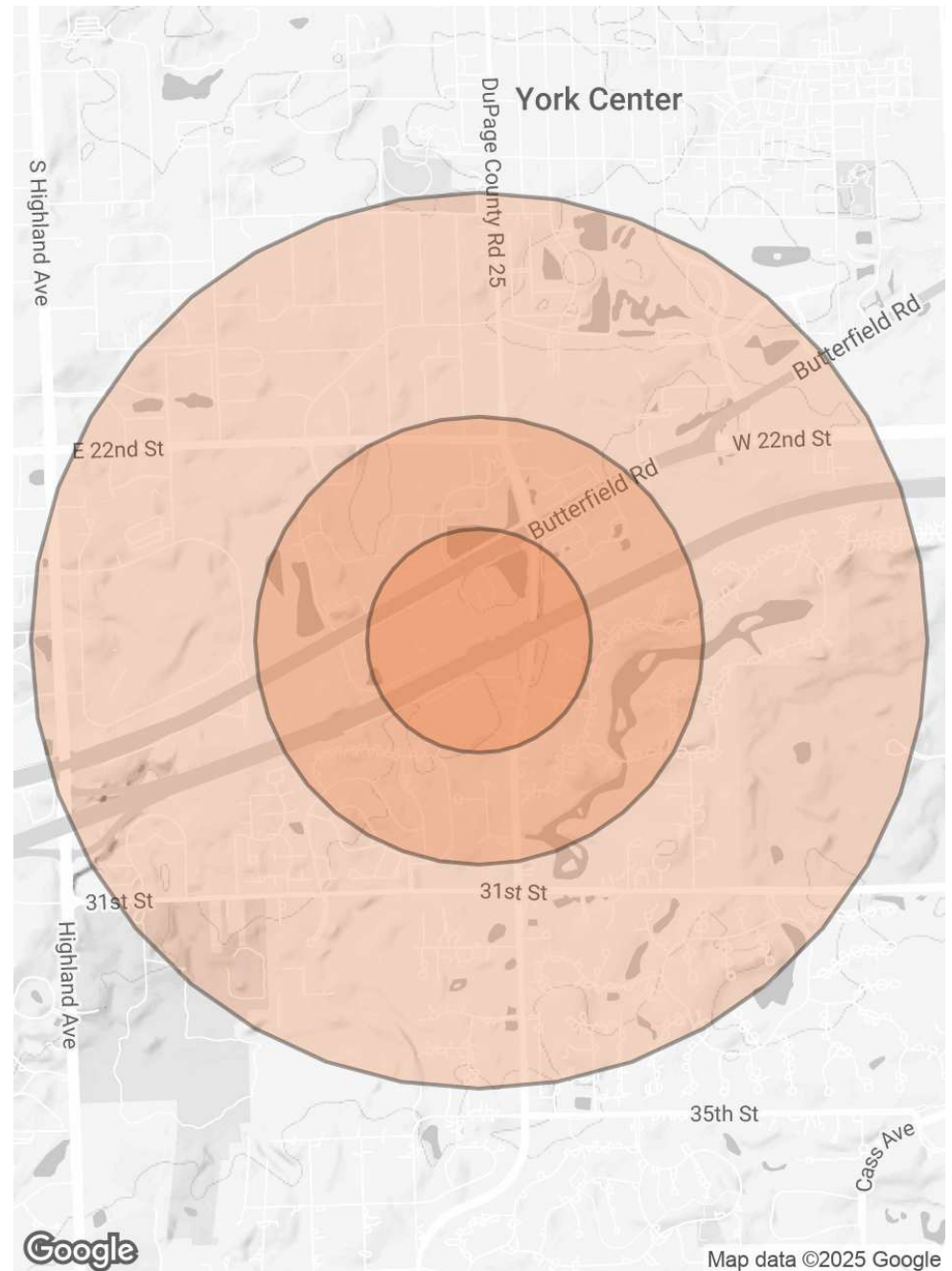
0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	384	1,503	5,948
AVERAGE AGE	46.4	48.4	47.9
AVERAGE AGE (MALE)	46.4	48.2	47.6
AVERAGE AGE (FEMALE)	47.9	50.1	49.4

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	238	902	3,256
# OF PERSONS PER HH	1.6	1.7	1.8
AVERAGE HH INCOME	\$89,417	\$93,226	\$99,100
AVERAGE HOUSE VALUE	\$310,276	\$324,155	\$341,754

* Demographic data derived from 2020 ACS - US Census





DANIEL VANCHIERI

Senior Advisor

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PROFESSIONAL BACKGROUND

Daniel Vanchieri has been active in the financial and real estate industry for more than 20 years. As Senior Advisor for SVN and a licensed real estate broker, his focus is primarily on the sale of industrial properties in the Chicagoland and surrounding areas; specializing in properties ranging from the 5,000 to 100,000 square feet.

Daniel is enthusiastic in helping owner/users maximize their true objectives. He is always putting the client's interests above his own, insuring strong, long term relationships with the people with whom he works. Daniel understands that his business hinges on his reputation and doing what is best for his clients. His background is diverse with many years of experience in construction, property management, and operations.

As a successful trader for 18 years at the Chicago Board of Trade, Daniel developed his acute skills as a negotiator and deal maker. Through the many successful opportunities he created for both buyers and sellers, he proved his attention to detail to be unparalleled. As a result, he has a unique understanding on a variety of issues that owners/users face.

Daniel is a graduate of DePaul University with a degree in finance and on a personal note, Daniel keeps very active with his wife and four children. He was a founding member and treasurer of Cass 63 Foundation for Educational Excellence. In addition, he was on the parish counsel at Our Lady of Mount Carmel Church, serving as Director of Finance and Chairman of the Building Committee

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TAYLOR GIBBONS

Retail and Hotel Advisor

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PROFESSIONAL BACKGROUND

Taylor Gibbons specializes in Hotel and Retail Development. He is an SVN certified Land Specialist and a member of the SVN Hotels Team.

Taylor has worked with most major Hotel flags. He recently completed a Marriott deal at the Spokane International Airport and the Staybridge Suites in Coeur d' Alene, ID. He also currently works with National Retail Tenants looking for sites in the Northwest.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara, CA, Franklin, TN, Spokane, WA, and now currently resides in Phoenix, AZ with his family but still primarily focuses on clients in the Northwest. He loves coaching baseball and soccer and doing all the other activities that come with family life.

EDUCATION

The University of California Santa Barbara

Santa Barbara City College

Gonzaga Preparatory School, Spokane, WA Institute of Integrative Nutrition in New York City

MEMBERSHIPS

Member of SVN Hotels Group

ICSC International Council of Shopping Centers Member

AADP American Association of Drugless Practitioners

SVN | Retter & Company

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