

VERIZON

SWC EAST ROCKTON ROAD & QUAIL TRAIL, ROCKTON (CHICAGO MSA), IL 61073



Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap



verizon

Blain's FARM & FLEET
McDonald's
O'Reilly AUTO PARTS
AutoZone

Walmart
TACO BELL
Arby's
Casey's
DOLLAR TREE
ALDI
goodwill

Schnucks
DOLLAR GENERAL
CVS pharmacy
Starbucks
Pizza Ranch

Pietro's Pizza
McDonald's
ACE Hardware
CHASE
BURGER KING
DQ

251

173

90

MENARDS
Chick-fil-A
THE HOME DEPOT
chili's
meijer
target
FREDDY'S STEAKBURGERS
CHIPOTLE MEXICAN GRILL
Lowe's
KOHLS
ROSS DRESS FOR LESS
Arby's
tropical SMOOTHIE CAFE

Walmart Supercenter
Starbucks
HobbyTown
McDonald's
SONIC
ALDI

COSTCO WHOLESALE

Walmart
Portillo's
AMC
Chick-fil-A
KOHLS
sam's club
TEXAS RANCHHOUSE
SUBWAY
RED LOBSTER
crumbl cookies
target
Olive Garden

DOWNTOWN ROCKFORD



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap

Executive Summary

SWC East Rockton Road & Quail Trail, Rockton (Chicago MSA), IL 61073

FINANCIAL SUMMARY

Price	\$2,742,400
Cap Rate	6.60%
Building Size	3,300 SF
Net Cash Flow	6.60% \$181,000
Year Built	2025
Lot Size	0.597 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Cellular Sales of Illinois, LLC
Guarantor	Cellular Sales of Knoxville, Inc.
Est. Lease Commencement Date	January 2026
Est. Lease Expiration Date	January 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$181,000.00	6.60%
Years 6 – 10	\$199,100.00	7.26%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 11 – 15)	\$219,010.00	7.99%
Option 2 (Years 16 – 20)	\$240,911.00	8.79%

Base Rent	\$181,000
Net Operating Income	\$181,000
Total Return	6.60% \$181,000

The Verizon logo is displayed in a large, bold, black font. The word "verizon" is in lowercase, and the "v" is stylized with a red checkmark above it.

58,800 CPD
INTERSTATE 90

Wendys **CAMPING WORLD**

Love's

NorthPointe
Wellness

ALDI

DOLLAR TREE

Walmart

goodwill

Arby's

Club
CARWASH
COMING SOON

Casey's

Blair's
FARM & FLEET

TACO BELL

McDonald's

verizon

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT





O'Reilly
AUTO PARTS

AutoZone

Blair's
FARM & FLEET

FUTURE DEVELOPMENT

TACO BELL

verizon

Casey's

McDonald's

Club
CARWASH
COMING SOON



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease - 2025 Construction - This Location will Feature a Call Center**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Tenant/Guarantor is One of the Largest Verizon Wireless Retailers in the U.S. with More Than 800 Locations Across 41 States**
- » Situated at Rockton's Primary Retail Intersection - Outparcel to Blain's Farm & Fleet and in Immediate Proximity to Walmart, McDonald's, Taco Bell, and More
- » **Highly Visible Location Along Rockton Road with Easy Access from North 2nd Street**
- » Less Than Two Miles Off Interstate 90, a Significant Connector Providing Direct Access North into Wisconsin and Southeast to Chicago
- » **Average Household Income Exceeds \$125,000 in the Immediate Area**
- » 68,725 Residents within a Five-Mile Radius - Dense Trade Area in the Rockford MSA



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	3,546	26,604	68,483
2024 Estimate	3,574	26,779	68,725

Households

2029 Projections	1,215	10,288	26,307
2024 Estimate	1,219	10,298	26,219

Income

2024 Est. Average Household Income	\$125,033	\$112,446	\$98,288
2024 Est. Median Household Income	\$112,877	\$96,943	\$82,499

Tenant Overview



verizon^v



VERIZONWIRELESS.COM

Website



2,330+
Locations



**BASKING RIDGE
NEW JERSEY**
Headquarters



2000
Founded



NASDAQ: VZ
Stock Symbol

Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the world's most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the globe. Approximately 99% of the U.S. population is covered by Verizon's 4G LTE, and more than 230 million people are covered by 5G Nationwide.

CELLULAR SALES — Recognized as one of the largest Verizon Wireless retailers in the United States, Cellular Sales was founded in Knoxville, TN in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company employs over 7,000 people and is currently operates nearly 800 locations across 41 states. The Knoxville area is home to 17 of Cellular Sales' Verizon Wireless retail locations, from Harriman in the west to Jefferson City and Newport in the east.

Location Overview



Rockton is a village in Winnebago County, Illinois, located in the Rock River Valley and part of the Rockford metropolitan area. The village is home to an estimated 7,800 residents.

ROCKFORD METROPOLITAN AREA

Rockford is the largest city in Northern Illinois and serves as the county seat of Winnebago County. Known as the “Forest City” because of its abundance of trees and natural landscapes, Rockford is situated about 90 miles northwest of Chicago and is part of the Rockford Metropolitan Statistical Area (MSA). It’s the third-largest city in Illinois outside of the Chicago metro area, with a rich history tied to manufacturing, industry, and a mix of urban and rural landscapes. The city is situated in northwest Illinois, close to both the Wisconsin border and major

interstate highways (I-90 and I-39), making it a key location for commerce and transportation. The city of Rockford is home to approximately 145,000 residents and the Rockford metro is home to approximately 338,350 residents.

The Greater Rockford region is the Midwest’s hub for business innovation and strategic growth. Uniquely positioned in the Midwest, the metro is home to a dynamic, skilled workforce, cutting-edge industry clusters, and a centralized location that positions the region as a critical hub for commerce and connectivity. Key industries in the Rockford metro include Aerospace Manufacturing, Advanced Manufacturing, Healthcare and Life Sciences, and Logistics and Distribution. Major employers include Bergstrom, Inc., Collins Aerospace, Magna-Lock USA, Mercyhealth, and Rockford Public Schools.

[exclusively listed by]

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Zack House

Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. 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.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Steven Weinstock

Managing Broker
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
Lic #: 471.011175

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com