

Burger King

Crystal Lake, IL 60014



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Activity ID #ZAH0010099

Marcus & Millichap

250 W VIRGINIA ST

BROKER OF RECORD

WEINSTOCK, STEVEN D.

Illinois

(630) 570-2200

License: 471.011175


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EXECUTIVE SUMMARY

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Investment Highlights

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OFFERING SUMMARY

250 W VIRGINIA ST



Listing Price
\$2,030,000



Cap Rate
5.55%



Price/SF
\$516.41

FINANCIAL

| | |
|--------------------|--------------------|
| Listing Price | \$2,030,000 |
| Down Payment | 100% / \$2,030,000 |
| NOI | \$112,673 |
| Cap Rate | 5.55% |
| Price/SF | \$516.41 |
| Rent/SF (Monthly) | \$2.38 |
| Rent/SF (Annually) | \$28.66 |

OPERATIONAL

| | |
|-----------------------|------------------------|
| Lease Type | Absolute Net |
| Guarantor | Corporate Guarantee |
| Lease Expiration | 01/31/2036 |
| Gross SF | 3,931 SF |
| Rentable SF | 3,931 SF |
| Lot Size | 0.95 Acres (41,382 SF) |
| Occupancy | 100% |
| Year Built/ Renovated | 1978/2018 |
| APN | #19-05-334-033 |



BURGER KING

250 W Virginia St, Crystal Lake, IL 60014

INVESTMENT OVERVIEW

The subject property is a freestanding Burger King restaurant situated on West Virginia Street, a major thoroughfare that runs through the city of Crystal Lake, Illinois and surrounding communities. The property benefits from excellent visibility with reported daily traffic count of 29,900 cars.

The subject property has been a Burger King restaurant since 1978 and in 2018 it was remodeled to reflect Burger King's 2020 design demonstrating their commitment to this location. There are approximately 10 years remaining on the absolute NNN lease with Burger King Company, LLC that calls for 7.5% fixed rent increases every 5 years.

Consisting of +/-3,931 sq. ft. of improvements, this Burger King is situated on +/- .95 acres of land which provides ample on-site parking. This property is adjacent to Crystal Lake Plaza which is a Petco/Savers anchored shopping center consisting of 125,000 sq. ft. of retail space. Crystal Lake Central High School (reported 1,498 student enrollment) is located just 1.1 miles away. Many national retailers have a presence on West Virginia Street with Taco Bell, Popeye's situated approximately 400 yards to the west and IHOP, Pizza Hut, KFC, Arby's are located within 500 yards to the east.

Crystal Lake is located approximately 45 miles northwest of Chicago and has a reported city population of around 40,000 situated in McHenry County. Crystal Lake combines small-town charm with modern amenities and excellent connectivity via two Metro rail stations on the Union Pacific Northwest line, as well as access to Route 31 and Route 176. One of Crystal Lake's greatest attractions is its parks systems. There are over 1,600 acres of parks and open space, as well as 239-acre Crystal Lake for fishing, boating, swimming and skating in the winter.

The city's economy is robust and diversified. Nearly 22,000 area residents are employed across key industries such as manufacturing, retail trade, and healthcare and social assistance. Their downtown district is filled with local shops, restaurants, Depot Park and the Raue Center for the Arts, a 700 seat theater presenting live performances, concerts and community events.

Population within a 3-mile radius to the subject property is reported at 53,105, with an Average Household Income of \$132,359 within this same radius.

INVESTMENT HIGHLIGHTS

- Approximately 10 years remaining on corporate backed lease
- Absolute NNN lease with 7.5% fixed rent increases every 5 years
- Established location for Burger King since 1978
- High traffic location with a reported 29,900 vehicles per day



SECTION 2

02



PROPERTY INFORMATION

Tenant Profile
Retail Map
Aerial Map
Regional Map

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BURGER KING // TENANT PROFILE



Burger King® has been serving up mouthwatering burgers since 1954. Each day, over 11 million guests visit a Burger King® restaurant somewhere in the world. With locations in more than 100 countries and US territories, the original Home of the Whopper® has a global reach that other QSR burger franchise opportunities can't match.

It is the second-largest fast-food hamburger restaurant franchise in the world, achieving this status by serving high-quality, great-tasting, and affordable food in a family-friendly atmosphere.

Burger King Corporation is a subsidiary of Restaurant Brands International that controls the Burger King, Tim Hortons, Popeye's and Firehouse Subs brands.

TYPE
(NYSE:QSR)

PARENT
Restaurant Brands International (RBI)

INDUSTRY
Restaurant

HEADQUARTERS
*5707 Blue Lagoon Drive,
Miami, Florida*

WEBSITE
bk.com

YEAR FOUNDED
1954

LOCATIONS
19,000+

SALES REVENUE
\$1.67 Billion (YTD Q3 2025)





CRYSTAL LAKE CENTRAL HIGH SCHOOL



IMANUEL LUTHERN SCHOOL



savers



petco

HOBBY LOBBY



DOLLAR TREE



Bath & Body Works

citibank

WEST VIRGINIA STREET

IHOP SUBWAY

HARBOR FREIGHT

Orangetheory

Domino's

Arbys Panera

NORTHWEST HIGHWAY

Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Google Maps, Near Maps 2026

CVS pharmacy

WALGREENS



BANK OF AMERICA

GMC

PET SUPPLIES PLUS

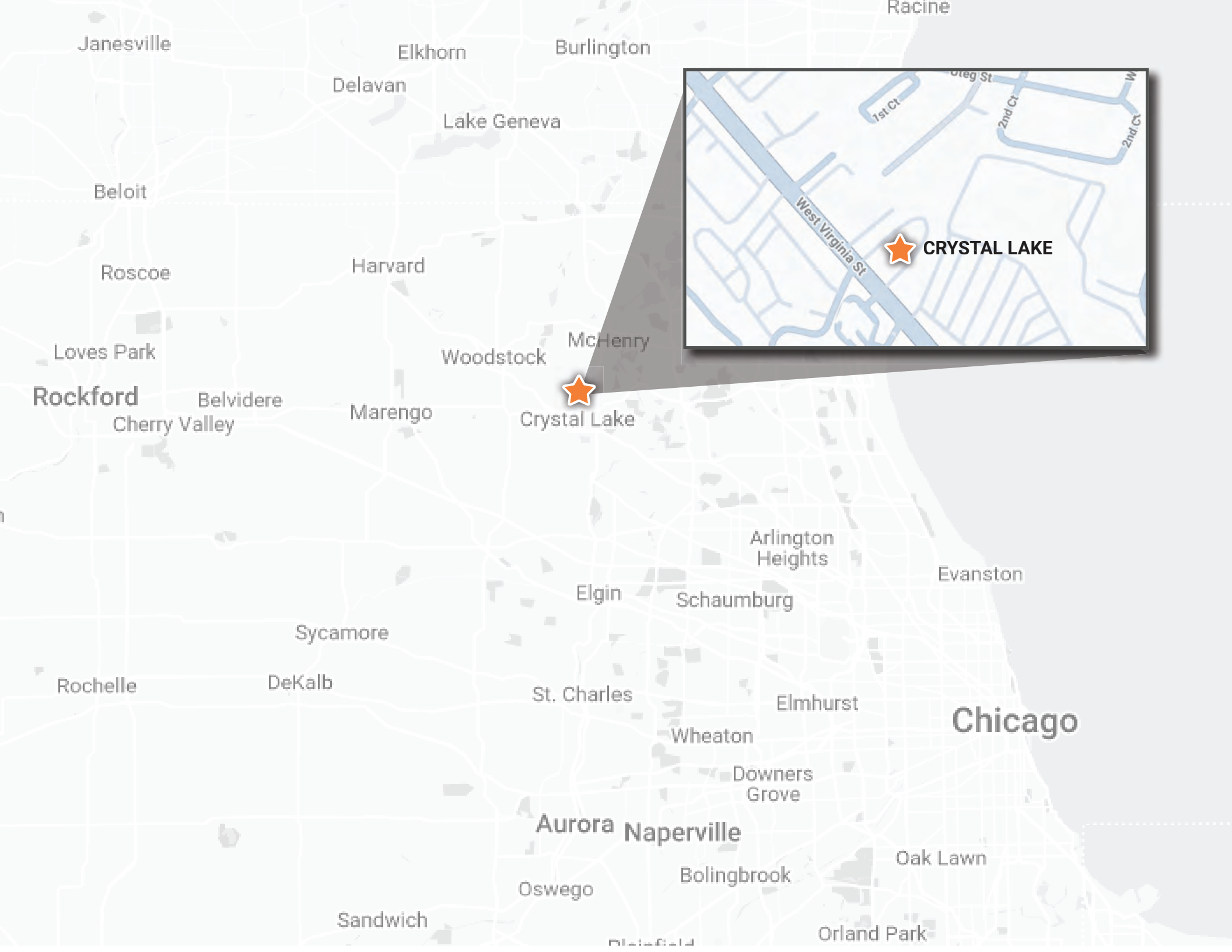
Little Caesars Pizza



SUBJECT
PROPERTY

WEST VIRGINIA STREET

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Janesville

Elkhorn

Burlington

Delavan

Lake Geneva

Beloit

Roscoe

Harvard

Loves Park

Woodstock

McHenry

Rockford

Belvidere

Cherry Valley

Marengo

Crystal Lake

Arlington Heights

Evanston

Elgin

Schaumburg

Sycamore

Rochelle

DeKalb

St. Charles

Elmhurst

Chicago

Wheaton

Downers Grove

Aurora Naperville

Oak Lawn

Oswego

Bolingbrook

Sandwich

Orland Park



SECTION 3

03



FINANCIAL ANALYSIS

Property Summary
Interior Photos

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Property Summary

Burger King | 250 West Virginia Street, Crystal Lake, IL 60014

PREPARED BY
Steve Sauter

P: (650)391-1803 | L: CA 01084092

The Offering

| | |
|----------------------------|--------------------|
| Price | \$2,030,000 |
| Capitalization Rate | 5.55% |
| Price/SF | \$516.41 |
| Land Price/SF | \$49.05 |

Property Description

| | |
|----------------------------|------------|
| Year Built/Remodel | 1978/2018 |
| Gross Leasable Area | 3,931 |
| Type of Ownership | Fee Simple |
| Lot Size | .95 acres |

Lease Summary

| | |
|--------------------------------------|-------------------------|
| Tenant | Burger King Company LLC |
| Rent Increases | 7.5% every 5 years |
| Guarantor | Corporate |
| Lease Type | Absolute NNN |
| Lease Commencement | February 1, 2016 |
| Lease Expiration | January 31, 2036 |
| Renewal Options | 4 - five year |
| Lease Terms | 20 years |
| Term Remaining on Lease (Yrs) | 10 years |
| Landlord Responsibility | None |
| Tenant Responsibility | Roof & Structure |

Rent Schedule

| YEAR | ANNUAL RENT | MONTHLY RENT | RENT/SF |
|------------------------------|-------------|--------------|---------|
| Current | \$112,673 | \$9,389.42 | \$28.66 |
| 2/1/2031 to 1/31/2036 | \$121,124 | \$10,093.67 | \$30.81 |



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BURGER KING

INTERIOR PHOTOS



BURGER KING

INTERIOR PHOTOS



BURGER KING

INTERIOR PHOTOS





SECTION 4

04

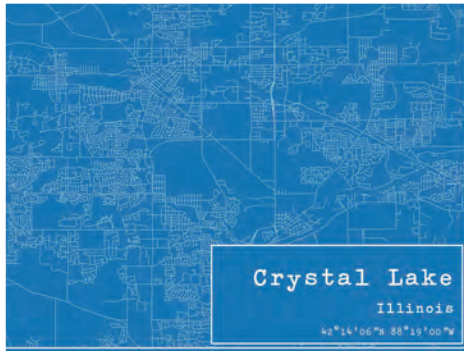


MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap





CRYSTAL LAKE, ILLINOIS // MARKET OVERVIEW

Crystal Lake is a community of 40,000 people located 50 miles northwest of Chicago. The city has easy access to several major highways/interstates, the Union Pacific rail line, and O'Hare International Airport.

Crystal Lake is a regional leader in the areas of planning, growth management and municipal services. Crystal Lake offers residents a variety of excellent, high-quality programs and services at one of the lowest municipal tax rates in the area. Crystal Lake is a growing hub for healthcare and medical services, including representation from all major medical groups such as Advocate Northwestern and now home to the Mercy health hospital and multi-specialty medical campus.

The city has a variety of housing options, including apartments, condos, single-family homes and active adult (55+) communities. Housing continues to grow with The Springs (a luxury apartment complex), Church Street Apartments, Woodlore Estates (a new Lennar subdivision), The Enclave (99-unit rental apartments and townhomes in Downtown Crystal Lake), and Redwood (304 ranch-style rental townhomes).

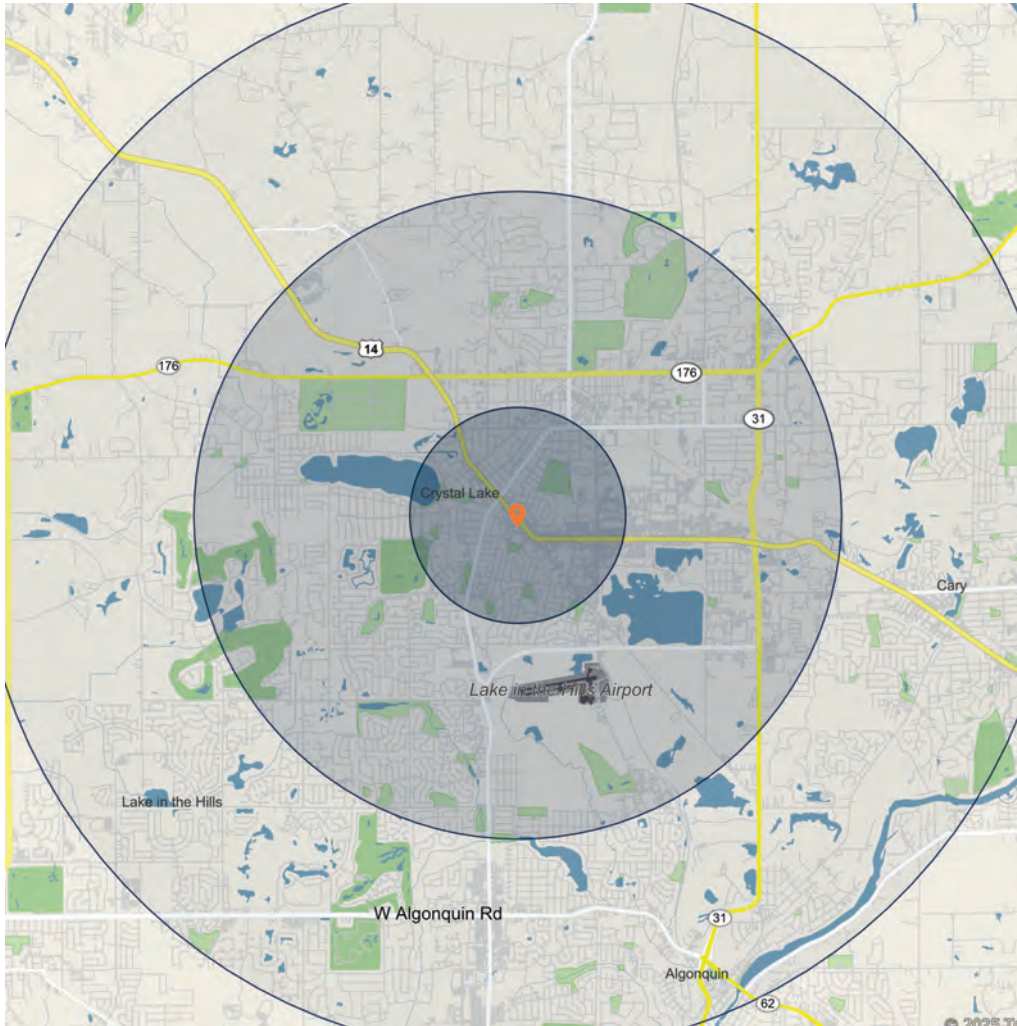
Those looking for an active lifestyle are attracted to Crystal Lake due to its access to nature and excellent quality of life. There are over 1,600 acres of parks and open space, including the Three Oaks Recreation Area and the 230-acre Crystal Lake which is popular for fishing, boating, swimming and skating in the winter.

Crystal Lake has two of the best public school systems in the region; Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools of Saint Thomas and Immanuel Lutheran, and Faith Lutheran High School of McHenry County. McHenry County College is on Crystal Lake's northern border.

Crystal Lake's vibrant, historic downtown is home to over 170 businesses that include restaurants, specialty stores, and services which are within easy walking distance of each other. Readers of the Northwest Herald have voted Crystal Lake as the "Best Downtown Shopping District in McHenry County" and is host to many popular family-oriented events.

BURGER KING

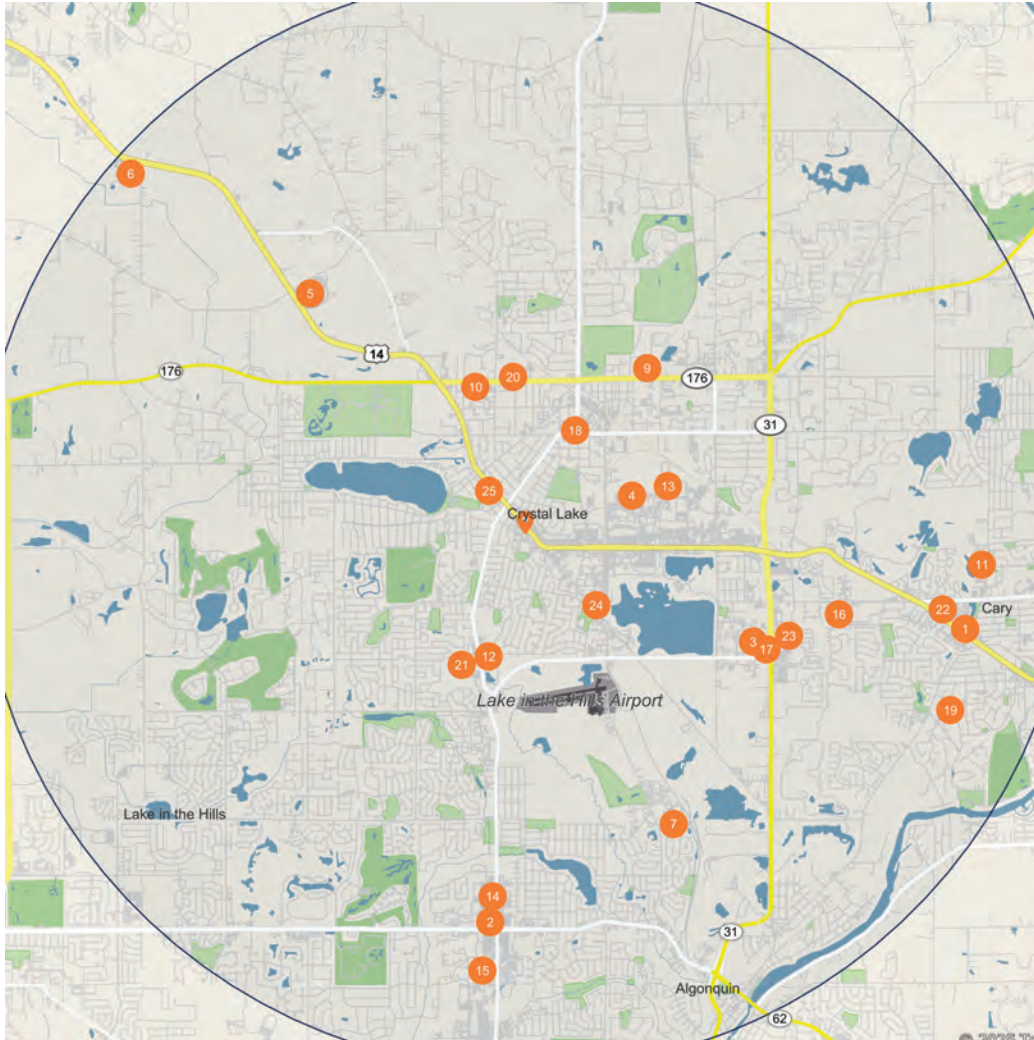
DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2030 Projection | 10,543 | 53,772 | 124,345 |
| 2025 Estimate | 10,386 | 53,105 | 122,497 |
| 2020 Census | 10,506 | 53,158 | 121,148 |
| 2010 Census | 10,581 | 53,567 | 121,532 |
| HOUSEHOLD INCOME | | | |
| Average | \$105,107 | \$132,359 | \$142,662 |
| Median | \$85,373 | \$111,880 | \$121,299 |
| Per Capita | \$43,420 | \$49,385 | \$51,421 |
| HOUSEHOLDS | | | |
| 2030 Projection | 4,398 | 20,576 | 45,834 |
| 2025 Estimate | 4,307 | 20,215 | 44,900 |
| 2020 Census | 4,132 | 19,524 | 43,114 |
| 2010 Census | 4,057 | 18,970 | 41,620 |
| HOUSING | | | |
| Median Home Value | \$263,286 | \$321,839 | \$334,231 |
| EMPLOYMENT | | | |
| 2025 Daytime Population | 12,416 | 51,846 | 101,743 |
| 2025 Unemployment | 3.36% | 2.96% | 3.28% |
| Average Time Traveled (Minutes) | 32 | 33 | 34 |
| EDUCATIONAL ATTAINMENT | | | |
| High School Graduate (12) | 0.81% | 1.26% | 1.07% |
| Some College (13-15) | 33.23% | 29.16% | 28.47% |
| Associate Degree Only | 17.74% | 15.14% | 14.93% |
| Bachelor's Degree Only | 9.12% | 9.44% | 9.55% |
| Graduate Degree | 31.73% | 39.27% | 40.93% |

BURGER KING

DEMOGRAPHICS



Major Employers

Employees

| | | |
|----|--|-------|
| 1 | Bond Drug Company Illinois LLC-Walgreens | 1,184 |
| 2 | Bond Drug Company Illinois LLC-Walgreens | 1,053 |
| 3 | Cardinal Health Inc- | 574 |
| 4 | Xvl Inc-Cvl Logistics | 530 |
| 5 | McHenry County College-Community College District 528 | 500 |
| 6 | Memorial Med Center-Woodstock- | 500 |
| 7 | Vs Carriers Inc- | 500 |
| 8 | Sage Products LLC- | 478 |
| 9 | Triumph Twist Drill Co Inc-Northern Division | 446 |
| 10 | Wisconsin Ill Senior Hsing Inc-FAIR OAKS HEALTH CARE CENTER | 419 |
| 11 | Aptargroup Inc-Aptar Cary | 400 |
| 12 | Portrait Masters Inc-PMI | 400 |
| 13 | Thyssenkrupp Sup Chain Svcs NA- | 323 |
| 14 | Green Thumb Industries Inc- | 295 |
| 15 | Meijer Inc- | 257 |
| 16 | Sage Products LLC-Sage | 222 |
| 17 | Althoff Industries Inc-Mid-States Contracting Company | 210 |
| 18 | Working World Inc-Working World Staffing Service | 200 |
| 19 | Cary Park District- | 196 |
| 20 | Northern Illinois Gas Company-Nicor Gas | 190 |
| 21 | Community High School Dst 155-Crystal Lake South High School | 178 |
| 22 | Jewel Osco Inc-Jewel-Osco 3496 | 165 |
| 23 | Technipaq Inc- | 160 |
| 24 | 20/20 Imaging LLC- | 158 |
| 25 | Catholic Diocese of Rockford-St Thomas Apostle School | 152 |

250 W VIRGINIA ST

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Illinois

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