

STARBUCKS

MAJOR INDUSTRIAL HUB



ACTUAL LOCATION

MONEE, IL (CHICAGO MSA)

MARKETING PACKAGE



ACROPOLIS
COMMERCIAL ADVISORS LLC

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Investment Highlights

PRICING SUMMARY

**5828 West Monee Manhattan Road
Monee, IL 60449**

PRICING SUMMARY

Purchase Price	\$2,076,923.00
Cap Rate	6.50%
NOI	\$135,000.00

LEASE SUMMARY

Lease Type	NNN
Landlord Responsibilities	Yes
Lease Term	10 Years
Rent Commencement	06/05/2025
Lease End Date	06/30/2035
Option Periods	Four (4), Five-Year
Rental Increases	10% Every 5 Years

RENT ROLL SUMMARY

TERM	MONTHLY RENT	ANNUAL RENT
Year 1 - Year 5*	\$11,250.00	\$135,000.00
Year 6 - Year 10	\$12,375.00	\$148,500.00
Option 1: Year 11 - Year 15	\$13,612.50	\$163,350.00
Option 2: Year 16 - Year 20	\$14,973.75	\$179,685.00
Option 3: Year 21 - Year 25	\$16,471.13	\$197,653.50
Option 4: Year 26 - Year 30	\$18,118.24	\$217,418.85

*Current



ACTUAL LOCATION



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 2,540 Square Feet

LAND AREA | 1.26 Acres

ACCESS | One (1) Ingress/Egress; Cross Access

DRIVE THRU | Yes

YEAR BUILT | 2025

OWNERSHIP | Fee Simple

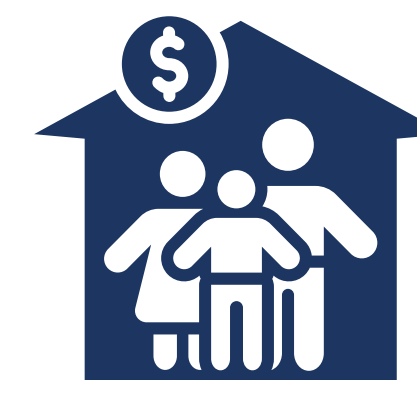


ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Situated Amongst 21 Million Sq Ft of Industrial Space
Amazon (3), Clorox, DHL, Solo Cup, TJ Maxx, and More



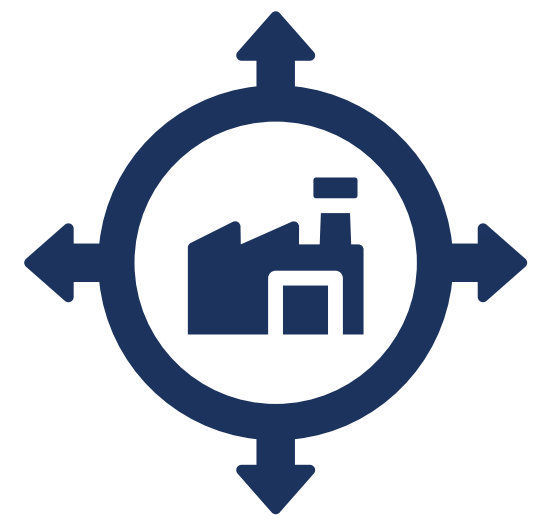
Strong Consumer Base in the Immediate Area
\$111K+ Avg HH Income | 26% of Consumer Spending On Food



Interstate Location | 40 Min to Chicago
Major Rest Stop Area



Brand New 2025 Build | Large 1.26-Acre Parcel
Indoor & Outdoor Patio Dining



Proximity to Numerous Future Industrial Parks
5.3+ Million Sq Ft of Space Currently Under Development



Low Rent for New Starbucks Build
Long-Term Lease



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

Strong Consumer Base | \$111,000 Avg HH Income | 26% of Spending On Food

- ▣ The surrounding Monee trade area offers compelling demographics, including average household incomes within 1 mile and 3 miles exceeding \$107,000 and \$111,000, respectively.
- ▣ Local residents drive substantial retail demand, contributing more than \$31 million in annual spending within 1 mile and over \$100 million within 3 miles, with 26% directed toward food-related purchases to reinforce the demand for daily-use retail and restaurant offerings.

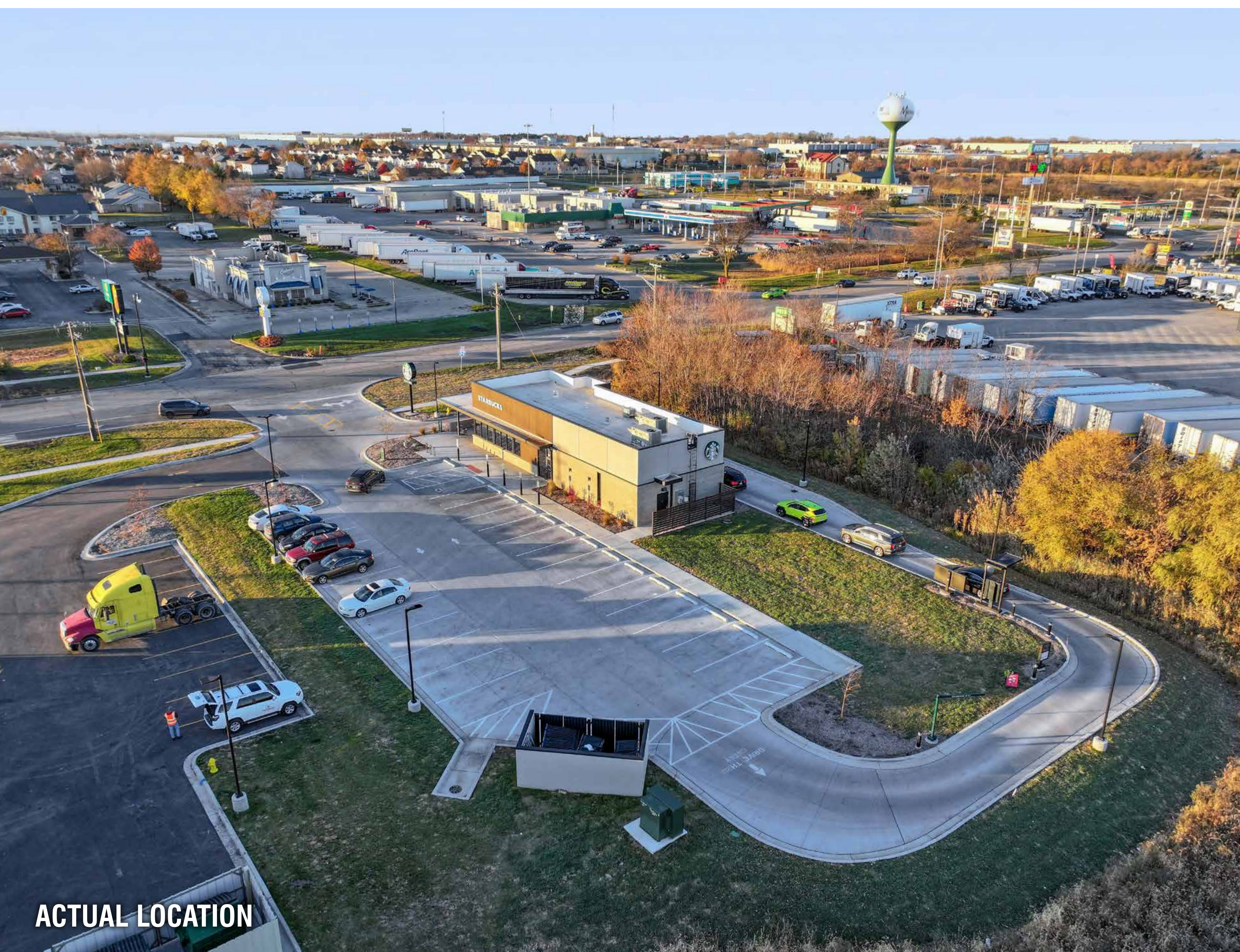
At the Heart of a Major Industrial Hub | 26+ Million Sq Ft of Existing & Future Industrial Space

- ▣ The Property sits within a well-established industrial suburb of Chicago, surrounded by approximately 21 million square feet of existing industrial and distribution space.
 - ▣ Located within one mile south is a dense cluster of industrial users including **Whiting Corporation, Liberty Furniture, Voortman USA, BASCO, Erdner 3PL**, and numerous others.
 - ▣ Immediately to the west across I-57 is the Bailly Ridge Corporate Center which houses major corporations such as **Amazon, Athens Paper, Reynolds Container Products**, and **GXO**.
 - ▣ Additional facilities just north of the Property are home to **Yoshino America Corporation, The J.M. Smucker Co., Clorox, DHL, Solo Cup, TJ Maxx, Georgia-Pacific, Dot Foods**, and others.
- ▣ The surrounding area is poised for continued industrial growth, with over 5.3 million square feet of space currently in various stages of development.
 - ▣ Directly south of the Property, the planned Monee Corporate Center will deliver a six-building campus exceeding 1.4 million square feet.
 - ▣ The University Park Logistic Center, located just 3 miles north, broke ground in October 2025 and will add an additional 1 million square feet of new logistics and distribution space.
 - ▣ Neighboring the University Park center will be Venture Park 57, a state-of-the-art logistics park comprised of four buildings totaling more than 2.2 million square feet.

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

Brand New 2025 Construction | Large 1.26-Acre Parcel | Anticipated High-Volume Location

- This brand-new construction Starbucks consists of a large 1.26-acre parcel and is designed to handle high volumes, with a 12-car drive-thru queue and 27 dedicated parking spaces to support mobile ordering, dine-in customers, and peak-hour traffic. Customers also benefit from a modern interior dining area and an inviting outdoor patio space.
- Starbucks maintains the right to install an EV charging station, a unique amenity that positions the Property to capture additional commuter traffic.

Interstate Location | Major Rest Area | 40 Min to Downtown Chicago

- The Property is ideally positioned on W Monee Manhattan Rd just off of Interstate 57, a major north-south Interstate.
- This positioning captures nearly all daily commuter traffic entering and exiting Monee, as W Monee Manhattan serves as the area's sole direct route to I-57.
- Customers also benefit from direct ingress and egress on W Monee Manhattan Road, including a dedicated left-turn lane for safe and convenient access for eastbound traffic.
- Downtown Chicago is just 40 minutes north and is accessible via I-57, with additional regional access to Naperville and Aurora within 1 hour.
- The immediate area includes several high-traffic amenities such as Pilot, Thorntons, and TravelCenters of America travel centers, multiple limited-service hotels, and a host of national retailers.

Long-Term NNN Lease | Corporate Guarantee

- The Property is subject to a 10-year lease which features 10% rental increases every 5 years throughout the base term and each of the option periods. Starbucks reimburses for taxes, insurance, and CAM.
- The lease is backed by a corporate guarantee from Starbucks which holds a BBB+ credit rating from Standard & Poor's.

TENANT OVERVIEW



Founded in 1971 with a single location, Starbucks is now the premier roaster, marketer and retailer of specialty coffee in the world, as well as one of the most recognized and respected brands. The company has approximately 41,000 locations worldwide and is one of the world's largest single-employers. Within the U.S., there are over 16,800 Starbucks locations which represents 40% of the company's global portfolio.

Starbucks purchases and roasts high-quality coffees which it then sells either directly to consumers via handcrafted beverages which include coffee, tea, and other specialty drinks, as well as variety of high-quality food items. The company also sells a variety of coffee and tea products through other retail channels.

Starbucks boasts one of the most successful loyalty rewards programs in the world with over 75 million active (90-day) users globally. Within the U.S., there are over 34 million active users.



Ownership
Public



Tenant
Corporate



Stock Symbol
NASDAQ: SBUX



Locations
16,800+ (U.S.)



Headquarters
Seattle, WA



Website
www.starbucks.com



TENANT OVERVIEW

Highlights

\$1.8M+ AUV

U.S., 2024

\$6.9B+ in Net Revenues

U.S., FY25

**U.S. Locations:
41% of System**

U.S., FY25

**Retail Sales Ratio:
73% Drinks : 23% Food : 3% Other**

U.S., FY25

**Starbucks Cards:
43%+ of Transactions**

U.S., Q2 FY23 – Q2 FY25

**Mobile Orders:
31%+ of Transactions**

U.S., Q1 FY24 – Q2 FY25

Industry Recognition

#2

Top 50 Fast-Food Chains

QSR Magazine, 2025

#45

Global 500

Brand Finance, 2025

#116

Fortune 500

Fortune, 2025

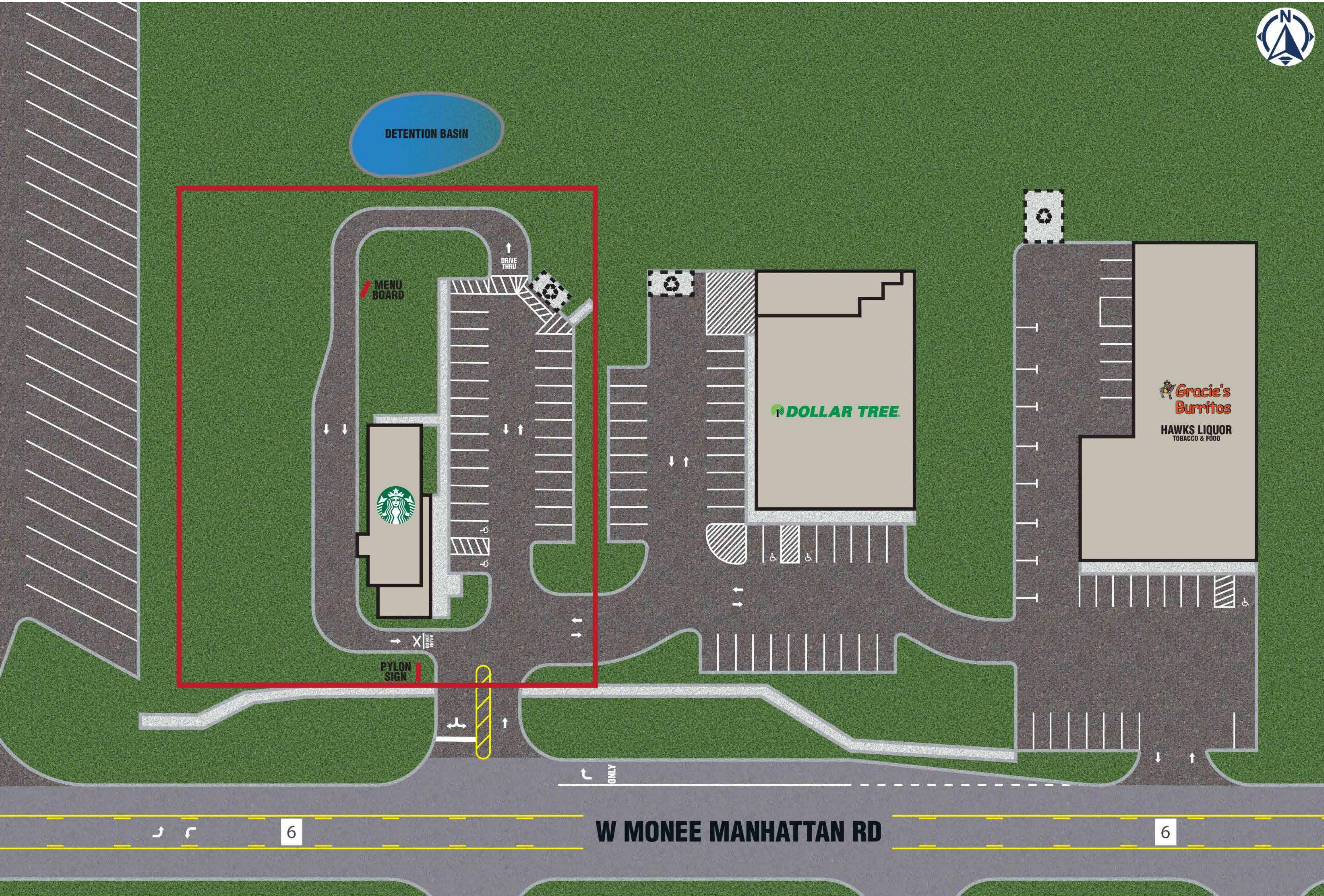
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Global 2000

Forbes, 2025



SITE PLAN



DETENTION BASIN

MENU BOARD

DRIVE THRU

PYLON SIGN

DOLLAR TREE

Gracie's Burritos

HAWKS LIQUOR
TOBACCO & FOOD

W MONEE MANHATTAN RD

6

6

AERIAL PHOTO



DISTRIBUTION FACILITY
Erdner PL
voortman

MANUFACTURING FACILITY
BASCO
WE CONTAIN IT ALL

MANUFACTURING FACILITY
Whiting

MANUFACTURING FACILITY
MIDWEST
Custom Case, Inc.

DISTRIBUTION FACILITY
Liberty Furniture
INDUSTRIES, INC

MONEE CORPORATE CENTER
UNDER DEVELOPMENT
6 BUILDINGS | 1.4M+ SF

BAILLY RIDGE CORPORATE CENTER
amazon
athens
GXO
Reynolds
Consumer Products
REV Logistics

MANUFACTURING FACILITY
molex

Super 8
BY MORGAN

Quality
INN

Culver's

TA
TravelCenters
of America

Red Roof
Inn & Suites

bp

6

Pilot
McDonald's

W MONEE MANHATTAN RD

SUBJECT PROPERTY
Starbucks

6

DOLLAR TREE

AERIAL PHOTO



AERIAL PHOTO



AERIAL PHOTO

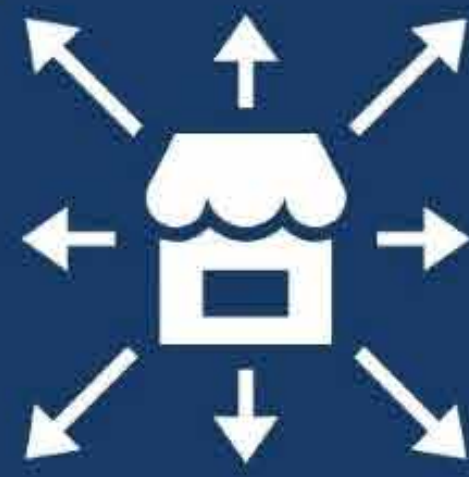


ACTUAL LOCATION

AERIAL MAP



INTERSTATE LOCATION



2025 CONSTRUCTION



50+ CORPORATE FACILITIES



AERIAL MAP

CORPORATE USERS IN THE IMMEDIATE AREA

- 6 Fortune 500 Corporations
- 20.9+ Million Sq Ft of Existing Space
- 5.3+ Million Sq Ft of Future Space
- Will County - #1 Job Creator in Illinois

1	Akers Packaging	25	Hydrite Chemicals
2	Alro Steel	26	J.M. Smucker
3	Amazon	27	Kloeckner Metals
4	Amazon	28	Liberty Furniture
5	Amazon	29	Lineage Logistics
6	AMST	30	M Lizen Manufacturing
7	Arbon Steel & Service Company	31	Medicus Technologies
8	Athens Paper	32	Metaltek Fabricating
9	BASCO	33	Molex
10	Bimba Manufacturing	34	MPI Label Systems
11	BlueLinx Corporation	35	National Tube Supply
12	Brennan Equipment & Manufacturing	36	Omar Medical & Industrial Supplies
13	Caldic North America	37	Reynolds Container Products
14	Central Steel & Wire	38	Solo Cup
15	Clorox Company	39	South Holland Metal Finishing
16	DHL	40	Tandem Metals
17	Dot Foods	41	TJ Maxx
18	DSV Solutions	42	Tricon Wear Solutions
19	Erdner	43	Verdant Specialty Solutions
20	Esmark Steel Group	44	Voortman USA
21	Federal Signal	45	Ware-Pak
22	Georgia Pacific	46	Whiting Corporation
23	GXO	47	Wilkens Food Services
24	Holland, L.P.	48	Yoshino America Corporation



REFERENCE MAP & DEMOGRAPHICS

