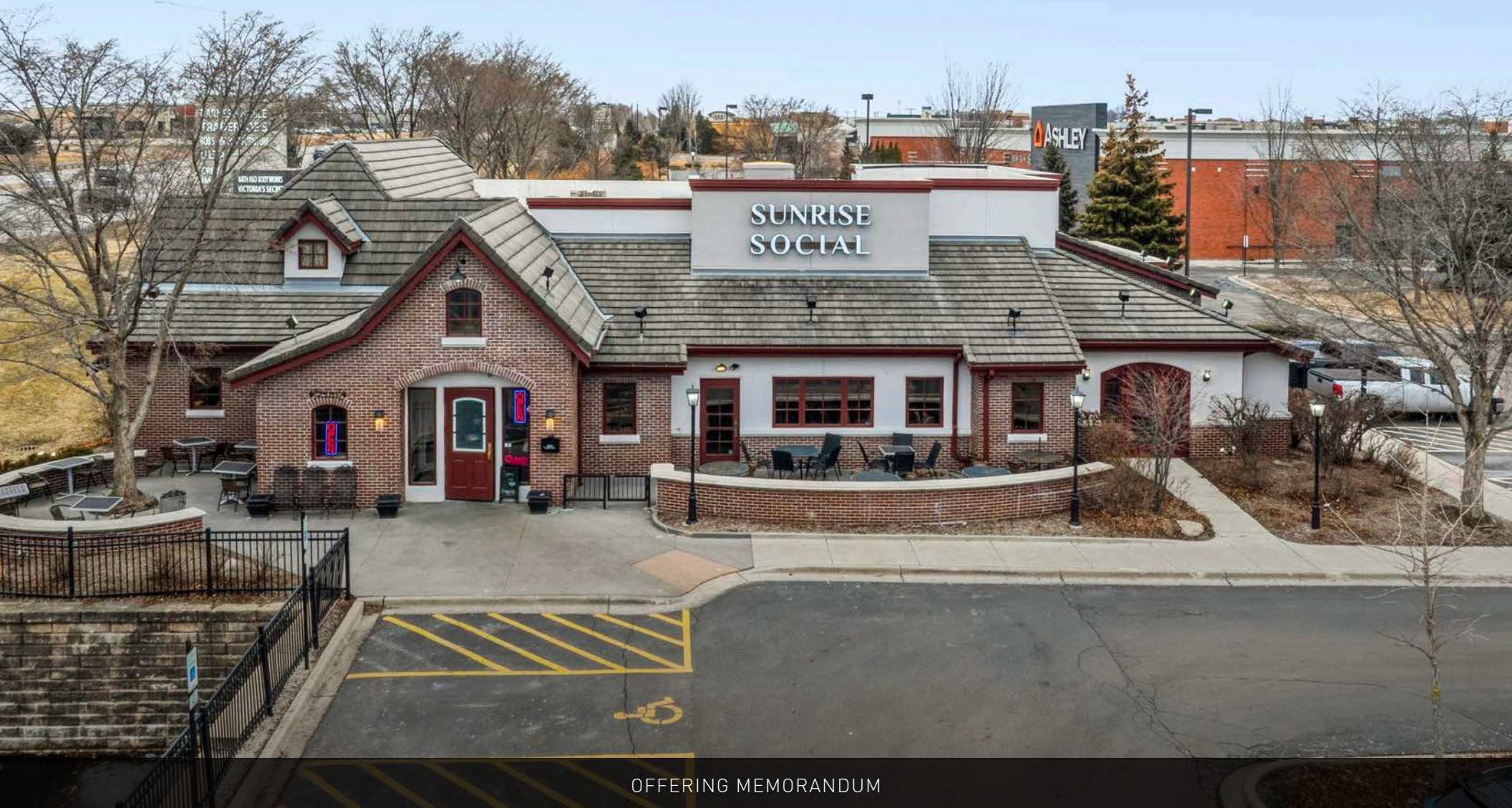


# SUNRISE SOCIAL CAFÉ – TRADER JOE'S OUTPARCEL

2561 COUNTY LINE RD, ALGONQUIN, IL 60102 (CHICAGO MSA)

**OUTPARCEL TO ALGONQUIN COMMONS, #1 VISITED RETAIL CENTER WITHIN A 15-MILE RADIUS**



OFFERING MEMORANDUM

Outparcel to Algonquin Commons, #1 Visited Retail Center within a 15-Mile Radius (5.2M+ Annual Visitors)



HOBBY LOBBY

THE FRESH MARKET  
HALF PRICE BOOKS

BIAGGI'S  
RESORANTE ITALIANO

TWIN PEAKS  
COUNTRY STORE

ON THE BORDER

The Tile Shop

BONEFISH  
GRILL

five BELOW  
DSW Bath & Body Works  
DESIGNER SPACE WAREHOUSE  
AMERICAN EAGLE

Ashley  
HOMESTORE

SUNRISE SOCIAL  
BREAKFAST & LUNCH

DICK'S SPORTING GOODS  
ROSS DRESS FOR LESS  
OLD NAVY DISCOUNT  
BOB'S FURNITURE

TRADER JOE'S  
BARNES & NOBLE  
NORDSTROM  
rack ULTA BEAUTY

LONGHORN  
STEAKHOUSE

JARED  
The Galleria Of Jewelry

NOTHING BUT CAKES  
crumbl cookies

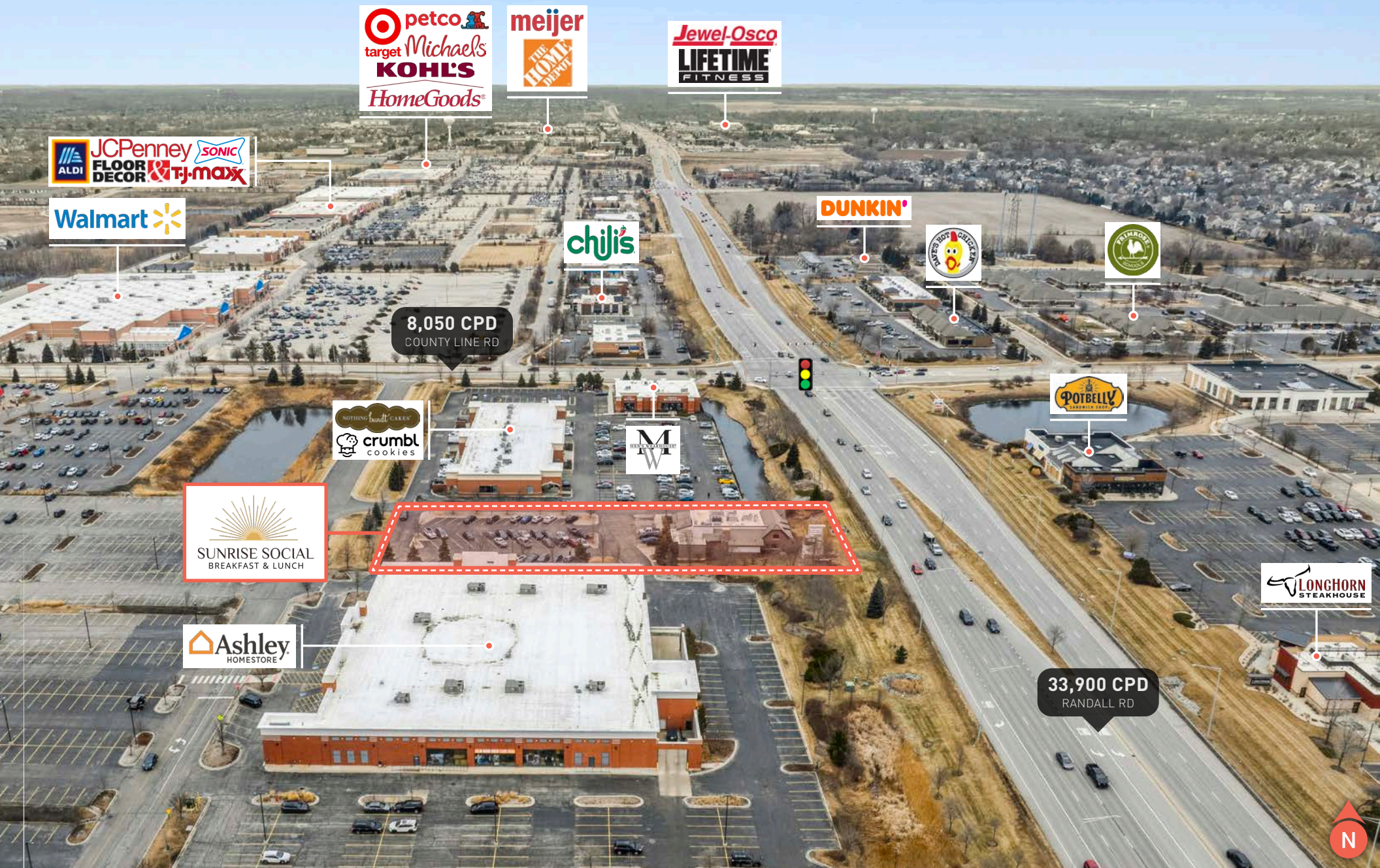
POTBELLY  
BAKERY SHOP

33,900 CPD  
RANDALL RD

M  
MILK & HONEY

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Outparcel to Algonquin Commons, #1 Visited Retail Center within a 15-Mile Radius (5.2M+ Annual Visitors)



Outparcel to Algonquin Commons, #1 Visited Retail Center within a 15-Mile Radius (5.2M+ Annual Visitors)



**ALGONQUIN MEADOWS BY LENNAR**  
±250 Single-Family Homes & Townhomes

**Lucky Strike**  
ENTERTAINMENT

**Deli & You**  
MARKET

**Pickle Haus**

**golden corral**

**La-Z-boy**

**LONGHORN**  
STEAKHOUSE

sleep & number.

**Cane's**  
CREAKY FRIES

**BELLE**  
TIRE

**FIRST WATCH**  
THE DAYTIME CAFE  
**CHIPOTLE**  
MEXICAN GRILL

**COOPER'S HAWK**  
WINEY & RESTAURANT

**Portillo's**  
HOT DOGS, BEEF, BURGERS, SHAKES

**BIAGGI'S**  
RESTAURANTE ITALIANO

**POTBELLY**  
CRAFTED BREADS

**TWIN PEAKS**  
CRAFT BEER & BOTTLED BEER

**ON THE BORDER**

**The Tile Shop**

**JARED**  
The Galleria Of Jewelry

**33,900 CPD**  
RANDALL RD

**M**  
MARCUS & MILLICHAP

**Ashley**  
HOMESTORE

**SUNRISE SOCIAL**  
BREAKFAST & LUNCH

**NOTHING BUT CAKES**  
**crumbl**  
cookies



BOULDER RIDGE COUNTRY CLUB



33,900 CPD  
RANDALL RD



THE GOLF CLUB OF ILLINOIS



Jewel-Osco  
 sam's club  
 MENARDS  
 target  
 BEST BUY  
 ALDI  
 HOBBY LOBBY

COSTCO WHOLESALE  
 Jewel-Osco  
 TRADER JOE'S  
 Walmart  
 petco  
 REGAL  
 McDonald's  
 LA FITNESS

Advocate  
 Good Shepherd Hospital

THE HOME DEPOT  
 LIFETIME FITNESS  
 Lowe's  
 meijer  
 Jewel-Osco  
 COSTCO WHOLESALE  
 AMC THEATRES

TRADER JOE'S  
 target  
 Walmart  
 JCPenney  
 KOHL'S  
 ALDI  
 Ashley HOMESTORE  
 DICK'S SPORTING GOODS  
 NORDSTROM  
 DSW  
 rack

SUNRISE SOCIAL  
 BREAKFAST & LUNCH

amazon  
 Fulfillment Center



JUDSON  
 UNIVERSITY  
 ±1,200 Students

Cabela's  
 Marriott  
 TARGET  
 STAR CINE  
 PET SMART  
 MAIN EVENT  
 NOW Arena  
 ARHAUS

AMC THEATRES  
 Ascension  
 Saint Alexius  
 Starbucks  
 COUNTRY  
 HYATT PLACE

WHOLE FOODS MARKET  
 BARNES & NOBLE  
 ROSS  
 LIFETIME FITNESS  
 IKEA  
 TRADER JOE'S  
 The Container Store  
 AMC THEATRES  
 PGA TOUR SUPERSTORE  
 FOUR POINTS BY SHERATON  
 DICK'S SPORTING GOODS  
 COSTCO WHOLESALE  
 NORDSTROM  
 rack  
 BEST BUY  
 target

Elgin Community College  
 ±10,500 Students

NORDSTROM  
 lululemon  
 JCPenney  
 macy's  
 Apple  
 Red Robin  
 ANTHROPOLOGIE  
 WOODFIELD MALL



# Executive Summary

2561 County Line Rd, Algonquin, IL 60102

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,683,000</b>
Cap Rate	7.25%
Est. Building Size	7,554 SF
Net Cash Flow	7.25% \$194,515.56
Year Built	2007
Lot Size	1 Acre

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Savant Restaurant Group Inc.
Guarantor	Personal Guarantees <sup>(1)</sup>
Roof & Structure	Tenant Responsible
Lease Commencement Date	December 22, 2025
Lease Expiration Date	December 21, 2035
Lease Term	10 Years
Rental Increases	3% Annually
Renewal Options	1, 5 Year Options <sup>(2)</sup>

### FOOTNOTES:

(1) The Lease is personally guaranteed by Nilay Patel, James M. O'Connor, and Teri N. O'Connor

(2) Option rent shall be based on Fair Market Value. However, in no event will option rent be lower than the base rent applicable at the end of the initial term, plus 3%.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/21/2027	\$194,515.56	7.25%
12/22/2027 – 12/21/2028	\$200,351.03	7.47%
12/22/2028 – 12/21/2029	\$206,361.56	7.69%
12/22/2029 – 12/21/2030	\$212,552.40	7.92%
12/22/2030 – 12/21/2031	\$218,928.98	8.16%
12/22/2031 – 12/21/2032	\$225,496.85	8.40%
12/22/2032 – 12/21/2033	\$232,261.75	8.66%
12/22/2033 – 12/21/2034	\$239,229.60	8.92%
12/22/2034 – 12/21/2035	\$246,406.49	9.18%

<b>Base Rent</b>	<b>\$194,515.56</b>
<b>Net Operating Income</b>	<b>\$194,515.56</b>
<b>Total Return</b>	<b>7.25% \$194,515.56</b>



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with 3% Annual Rental Increases - 6 Unit Operator**
- » Sunrise Social Cafe is a Contemporary Breakfast and Lunch Restaurant that Recently Relocated to Algonquin and Held its Grand Opening in December 2025
- » **Located in Algonquin Commons, an Outdoor Shopping Mall with 60+ Stores, 10+ Restaurants, and Over 5.2 Million Annual Visitors**
- » Densely Populated Trade Area in the Chicago MSA - 150,159 Residents within 5 Miles
- » **Affluent Trade Area - Average Household Income Exceeds \$154,000 in the Immediate Area**
- » Excellent Frontage Along Randall Road, Visible to ±33,900 Cars per Day
- » **Situated in the Randall Road Corridor, the Premier Shopping, Dining, and Entertainment District in the Northwest Suburbs of Chicago, Featuring 4 Major Shopping Centers and Several of Big-Box Anchored Outlot Sites**
- » Immediate Proximity to Algonquin Meadows by Lennar, a New Housing Community that will Include ±250 Single-Family Homes and Townhomes



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	5,558	54,944	151,824
2025 Estimate	5,452	53,973	150,159
Growth 2025 - 2030	1.96%	1.80%	1.11%

### Households

2030 Projections	2,205	19,910	53,699
2025 Estimate	2,130	19,456	52,848
Growth 2025 - 2030	3.50%	2.33%	1.61%

### Income

2025 Est. Average Household Income	\$154,211	\$145,916	\$136,197
2025 Est. Median Household Income	\$138,286	\$126,324	\$116,806

# Tenant Overview



**SUNRISE SOCIAL**  
BREAKFAST & LUNCH



**2561 COUNTY LINE RD, ALGONQUIN, IL**  
Address



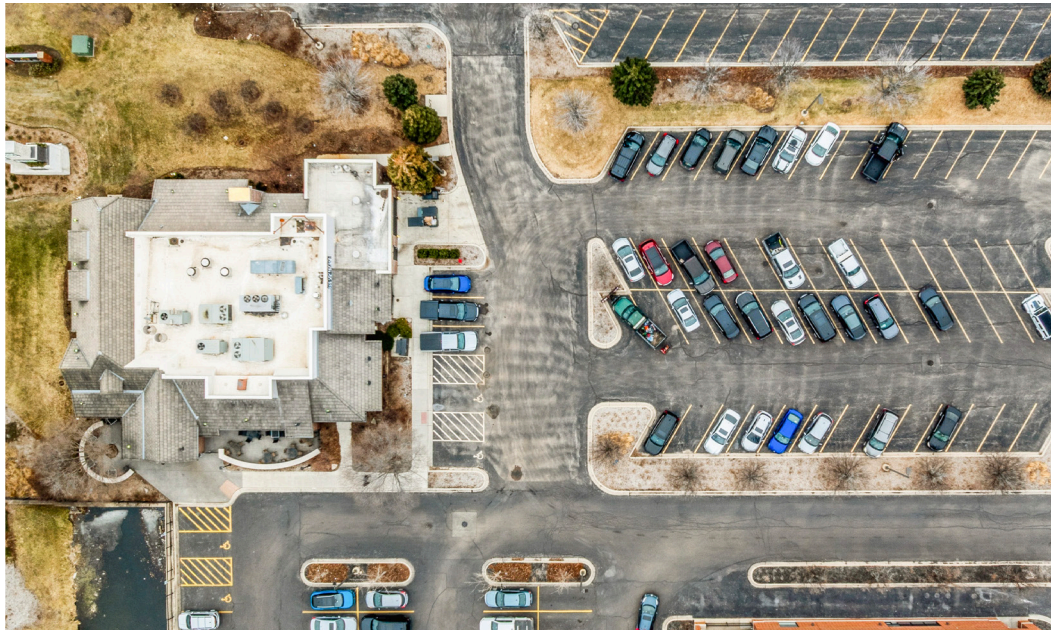
**WWW.SUNRISESOCIALCAFES.COM**  
Website

Sunrise Social is a family-owned contemporary breakfast and lunch restaurant that recently relocated to the Algonquin Commons shopping center in Algonquin, IL. The restaurant held its grand opening celebration in late December 2025.

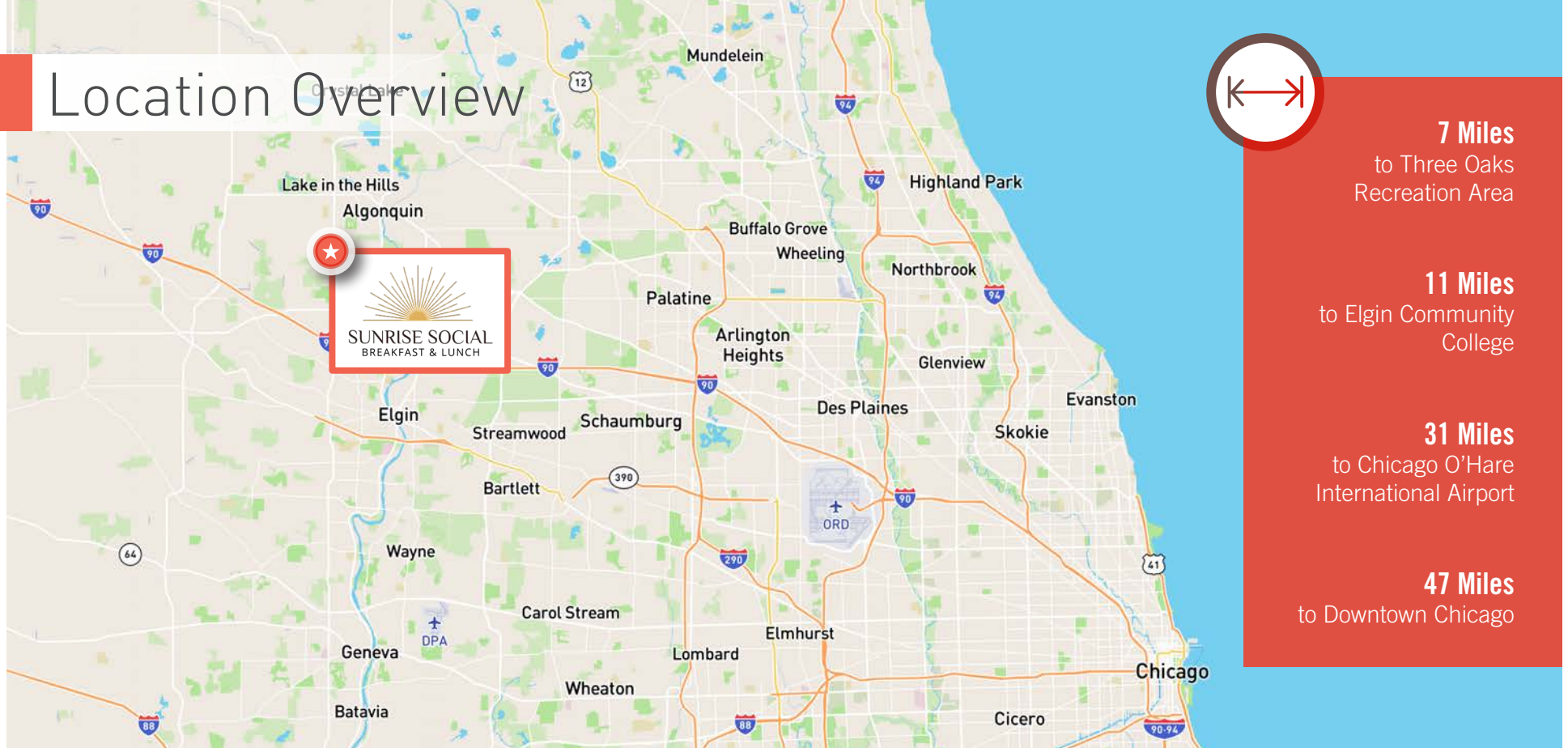
Sunrise Social serves classic breakfast dishes and signature drinks, with a focus on fresh ingredients. The menu includes classic favorites, like the Breakfast Burrito, Biscuits and Gravy, Country Fried Steak, and Breakfast Sliders. Other menu offerings include a vast selection of crepes, belgian waffles, french toast, pancakes, omelets, scramblers, skilletts, egg combos, eggs benedict, salads, paninis, sandwiches, and burgers. Sunrise Social also offers a private event space for weddings or celebrations and a catering menu.

The tenant, Savant Restaurant Group, Inc., is a family-owned operator with six restaurant concepts in the Chicago metro: Piero's Pizza in Highland Park, Taylor Street in Geneva and Naperville, Juicy-O in Downers Grove, Rosati's Pizza in Plainfield, and Sunrise Social Cafe in Algonquin.

# Property Photos



# Location Overview



Algonquin is a village in McHenry and Kane Counties, Illinois. It is a suburb of Chicago and is located approximately 40 miles northwest of Chicago's main business district. The Village of Algonquin offers a highly engaged business environment and a high quality of life married with a government that is responsive, sustainably-minded and fiscally responsible.

## CHICAGO METROPOLITAN AREA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. Movement back into downtown

Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

# [ exclusively listed by ]

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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.

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**Marcus & Millichap**