

Stony Creek PROMENADE

165,999 SF HIGH-PERFORMING GROCERY ANCHORED OFFERING |
97.6% OCCUPIED | **8 SEPARATE BUILDINGS** | CHICAGO MSA

99% NATIONAL TENANCY | **7.3 YEAR WALT** | **69% OF INCOME IS**
INVESTMENT GRADE TENANCY

#1 MOST TRAFFICKED MARIANO'S IN THE CHAIN



THE OFFERING

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL") has been retained on an exclusive basis to offer qualified investors the opportunity to acquire Stony Creek Promenade – a grocery anchored neighborhood center in a high barrier to entry location within the Chicago MSA. This Property is anchored by category leading anchor tenancy that includes Mariano's (KR – Ba1), TJ Maxx (TJX – A2), and HomeGoods (TJX – A2) and is supported by dominant regional and national restaurant and service users. Stony Creek Promenade is a unique opportunity to acquire a stable income stream anchored by market dominant tenancy, while providing investors with exit flexibility due to the 8 standalone buildings.





PROPERTY OVERVIEW

ADDRESS

4820 W. 111th St. Oak Lawn, IL

SQUARE FT.

165,999

YEAR BUILT

2014-2015*

ANCHORS

MARIANO'S
Fresh Market™

T.J. Maxx

HomeGoods

BUILDINGS

8

WALT

7.3 Years

YEAR 1 NOI

\$3,539,335

*T.J. Maxx & HomeGoods built in 2019

INVESTMENT HIGHLIGHTS

IDEAL TENANT MIX & REVENUE DIVERSIFICATION

GROCERY
44%

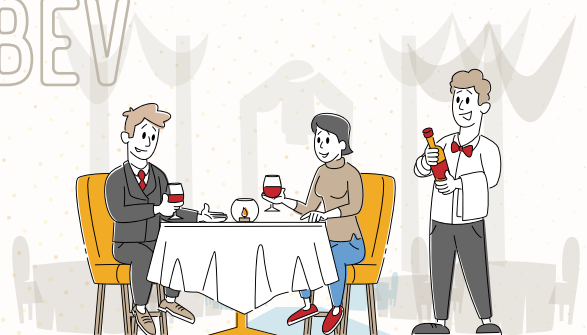


SOFT GOODS & FURNITURE
21%



69% OF TOTAL INCOME IS
ATTRIBUTED TO INVESTMENT
GRADE TENANCY

FOOD/BEV
30%



19% OF TOTAL
INCOME IS
ATTRIBUTED TO
FAST FOOD/FAST
CASUAL TENANCY
(ALL FOOD TENANTS
LESS COOPER'S HAWK
AND THE BARREL CLUB)



SERVICE
5%

DOMINANT MARIANO'S ANCHORED OFFERING

#1 Most Trafficked Mariano's in the Chain
Top 2% of grocers in 15-mile radius (363 total)
1.4MM visitors over the trailing twelve months
Top 3% Most Trafficked Grocers Nationwide
Baa1 Investment Grade Kroger Credit

8 SEPARATE BUILDINGS PROVIDE EXIT FLEXIBILITY

Advantageous for investors and provides
arbitrage opportunities through single
transaction spin downs

Includes 3 single tenant outparcels



DENSE TRADE AREA WITH REGIONAL DRAW

384,020 residents within a 5-mile radius

Households: **139,130**

Avg HHI: **\$87,816**

Buying Power: **\$12.2bn**

Top 8% of most trafficked community
shopping centers nationwide

MINIMAL CAPITAL EXPENDITURES

2014/2015 Construction with all roofs under warranty

7.3 YEAR WALT





TENANT ROSTER

SUITE #	TENANT NAME	SF	SUITE #	TENANT NAME	SF	SUITE #	TENANT NAME	SF
11000	Mariano's	72,916	11010	Mattress Firm	4,000	10912	Nothing Bundt Cakes	1,809
4960	TJ Maxx	22,098	11006	Raising Cane's	3,931	11016	Starbucks	1,793
4950	HomeGoods	22,093	11022	Massage Envy	3,345	11008	Firehouse Subs	1,726
4830	Cooper's Hawk	10,000	11026	Baba Saj Mediterranean	2,400	11014	Great Clips	975
4910	The Barrel Club	8,353	10916	Coldwell Banker	2,266			
10900	Original Pancake House	6,094	11018	Chipotle	2,200			

+ Advocate Christ Medical Center
694 BEDS WITH MORE THAN
1,200 AFFILIATED PHYSICIANS

20 MILES
FROM CHICAGO!

**MOTHER MCAULEY
HIGH SCHOOL**
900 STUDENTS
LARGEST ALL-GIRLS
HIGH SCHOOL
NATIONWIDE

**BROTHER RICE
HIGH SCHOOL**
700 STUDENTS

**Saint Xavier
UNIVERSITY**
3,100 STUDENTS



**Jewel
Osco.**

Walgreens

140,288 RESIDENTS
IN A 3 MILE RADIUS

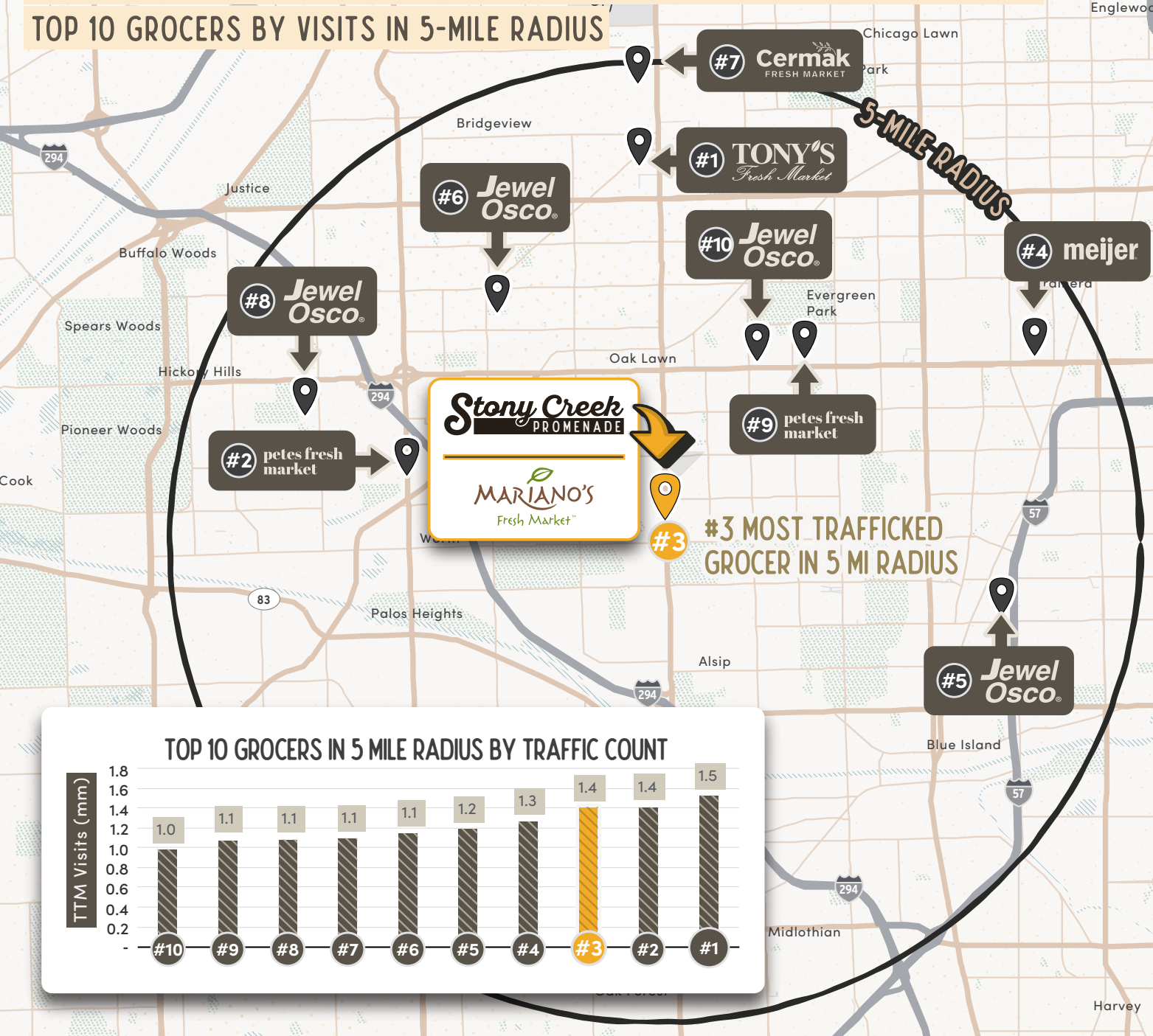
S CICERO AVE - VPD: 42,300

**PAISANS
PIZZERIA**
(NAP)
UNDER CONSTRUCTION

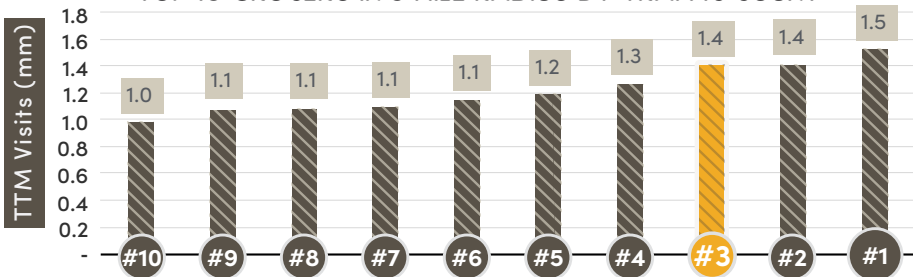
111TH STREET - VPD: 29,400

COMPETITIVE GROCER ANALYSIS

TOP 10 GROCERS BY VISITS IN 5-MILE RADIUS



TOP 10 GROCERS IN 5 MILE RADIUS BY TRAFFIC COUNT



MARIANO'S
Fresh Market™

TOP PERFORMER
ACROSS THE CHAIN

#1 most trafficked
Mariano's

DOMINANT
COMPETITOR

Captured 75% more
visitors in TTM than
closest Mariano's (4.7 mi)

LOYAL
CONSUMER BASE

75% of visits in TTM came
from visitors who came to
the center 5+ times

ATTRACTIVE
FUEL CENTER PAIRING

Only Mariano's in 18 mi
radius with a Mariano's
Fuel Center on-site

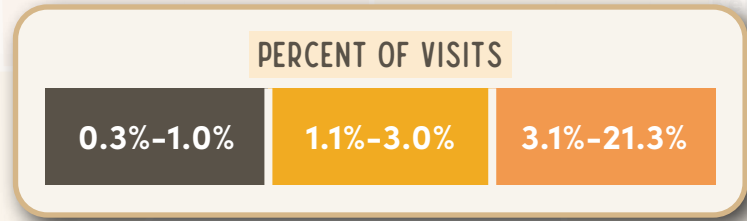
VISITORS BY ORIGIN



4.7M annual visits across 842.6k visitors
Average HHI of visitor is \$92,000 - 32% of visitors are more than \$100,000
48% of visitors live within 3 miles
Average Age of Visitor: 37

ATTRACTING CHICAGO'S WEALTHIEST CONSUMERS

RANK	ZIP CODE	CITY	% OF VISITS	AVERAGE HOUSEHOLD INCOME
1	60453	Oak Lawn	21.20%	\$99,400
2	60655	Chicago	10.30%	\$131,127
3	60803	Alsip	6.70%	\$81,072
4	60643	Chicago	4.00%	\$111,754
5	60415	Chicago Ridge	3.90%	\$75,652
6	60629	Chicago	3.40%	\$71,301
7	60652	Chicago	3.10%	\$87,957
8	60805	Evergreen Park	2.90%	\$107,362
9	60459	Burbank	2.60%	\$100,162
10	60406	Blue Island	2.40%	\$67,311



#24

ON FORTUNE 100

2023



OVERVIEW

INVESTMENT GRADE CREDIT - BAA1

- Kroger Co. is one of the largest retailers in the US based on annual sales
- 2023 Financial Scorecard
 - \$150 bn in sales
 - 2,719 supermarkets, 44 distribution centers, and 7 Ocado-powered CFCs
 - Pick up & Delivery available to 98% of households



Stony Creek PROMENADE

INVESTMENT ADVISORY CONTACTS

KEELY POLCZYNSKI

Managing Director
+1 773 425 4207
keely.polczynski@jll.com

MICHAEL NIEDER

Senior Director
+1 312 300 7291
michael.nieder@jll.com

CAITY TIRAKIAN

Senior Analyst
+1 630 666 4828
caity.tirakian@jll.com

FINANCING CONTACT

CHRISTOPHER KNIGHT

Managing Director
+1 312 980 3603
christopher.knight@jll.com



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