

# LINCOLN COMMONS

133,554 SF 85% Occupied, Value-Add Destination  
Retail Center | Investment Grade Medical Anchor  
9 Separate Buildings | Chicago MSA | Lake County  
(AHHI \$140K)



 Endeavor Health <sup>SM</sup>

 The Cheesecake Factory.

 CHIPOTLE

 naf naf  
MIDDLE EASTERN GRILL

 PLAYROOM CAFE

 FAT ROSIE'S  
TACO & TEQUILA BAR

 JLL

# 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 Lincolnshire Commons – a value-add, medical anchored asset in a high barrier to entry location within the Chicago MSA. This Property is anchored by the Aa3 Investment Grade Endeavor Health and supported by dominant national restaurant and soft goods users. Lincolnshire Commons is a unique opportunity to acquire a value-add center while also providing investors with exit flexibility due to it's 9 freestanding buildings including 5 single tenant buildings and 4 unanchored strip components.





# Property Overview

Address

**970 Milwaukee Ave,  
Lincolnshire, IL 60069**

Square Footage

**133,554**

Year Built

**2006**

Occupancy

**85%**

Buildings

**9**

WALT

**6.5**

Year 1 NOI

**+/- \$3,400,000**

Tenants

**19**

**MAJOR  
TENANTS**

 Endeavor Health

 The Cheesecake Factory

 CHIPOTLE

 naf naf  
MIDDLE EASTERN CAFE

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# Investment Highlights

## Dominant Endeavor Health

- »  Endeavor Health<sup>SM</sup>  
Aa3 Investment Grade Tenancy (30% of Income)
- » Nationally recognized fully integrated healthcare delivery system
- » \$5.4B of Revenue in 2024, a 8.5% increase YoY
- » This location ranks in the 97th percentile of most trafficked urgent care clinics nationwide

## Value-Add Potential through Vacant Lease-Up

- » **85%** occupied with **20,401** sf of vacancy across six (6) suites ranging 1-8K sf
- » +/- 6.0% 5-Year CAGR

## 9 Separate Buildings Provide Exit Flexibility

- » Advantageous for investors and provides arbitrage opportunities through single-transaction spin downs
- » Includes 5 single tenant outparcels and 4 unanchored strips





## Lake County Location

- » Tenants benefit from lower tax liabilities compared to other counties within the Chicago MSA

## Dense Surrounding Demographics

- » 69,481 Households within a 5-mile radius
- » Average Household Income: \$140,824
- » Buying Power: \$9.8bn

## 6.5 Year WALT boosted by Recent Leasing Velocity

- » 29K SF (22% of GLA) across five new leases executed in past 18 months, including new build to suit Chipotle with drive-thru

## High-Performing Restaurants

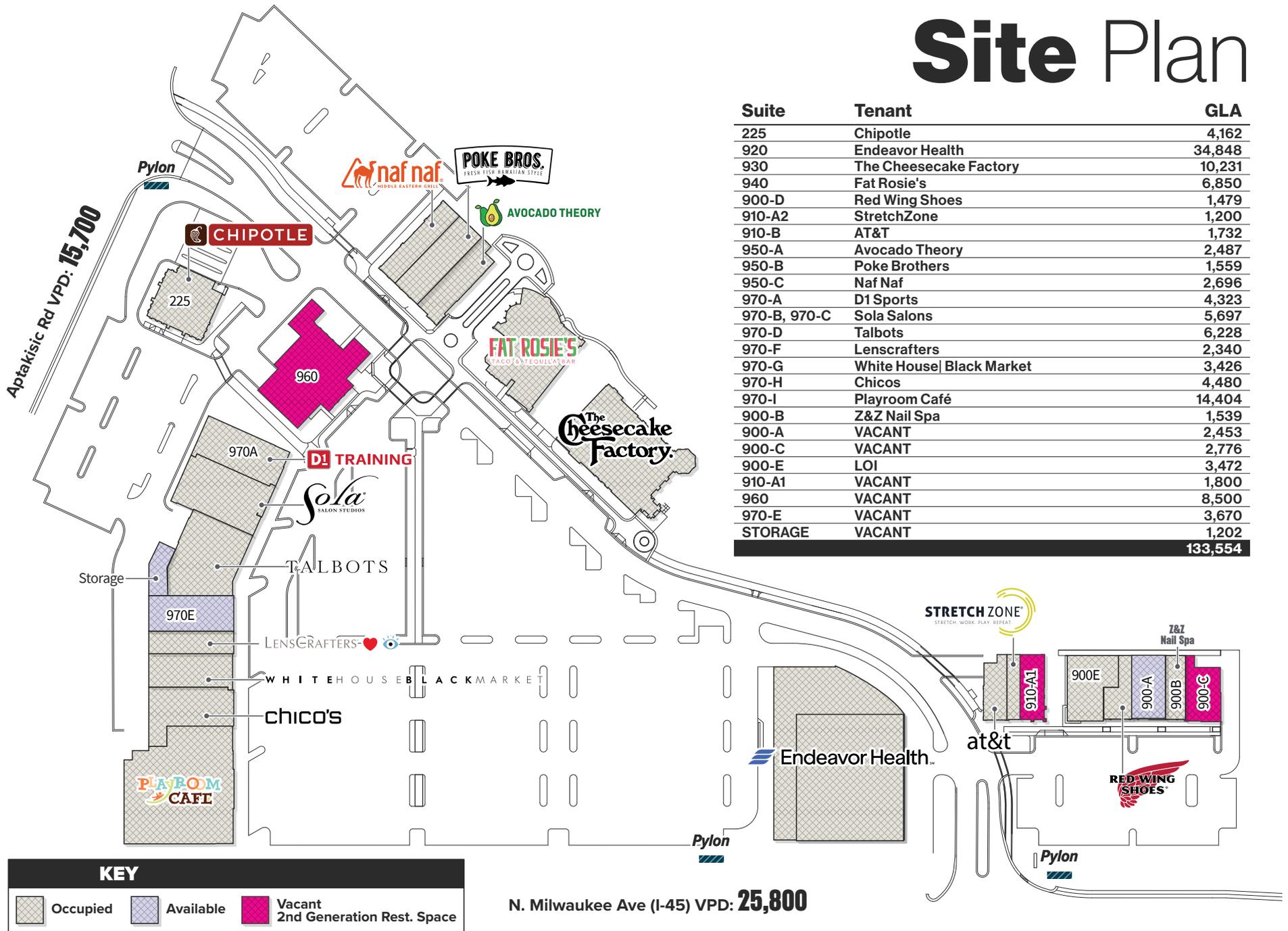
- » Fat Rosie's Occupancy Cost: 7%
- » Cheesecake Factory Occupancy Cost: 9%

## Increased On-Site Density

- » Former office building directly to the north of asset is planned for 340 luxury rental apartment redevelopment

# Site Plan

Suite	Tenant	GLA
225	Chipotle	4,162
920	Endeavor Health	34,848
930	The Cheesecake Factory	10,231
940	Fat Rosie's	6,850
900-D	Red Wing Shoes	1,479
910-A2	StretchZone	1,200
910-B	AT&T	1,732
950-A	Avocado Theory	2,487
950-B	Poke Brothers	1,559
950-C	Naf Naf	2,696
970-A	D1 Sports	4,323
970-B, 970-C	Sola Salons	5,697
970-D	Talbots	6,228
970-F	Lenscrafters	2,340
970-G	White House Black Market	3,426
970-H	Chicos	4,480
970-I	Playroom Café	14,404
900-B	Z&Z Nail Spa	1,539
900-A	VACANT	2,453
900-C	VACANT	2,776
900-E	LOI	3,472
910-A1	VACANT	1,800
960	VACANT	8,500
970-E	VACANT	3,670
STORAGE	VACANT	1,202
		<b>133,554</b>



KEY			
	Occupied		Available
	Vacant		2nd Generation Rest. Space

# Value Enhancement Opportunities

Following recent leasing activity, Lincolnshire Commons is 85% occupied. The asset still has several avenues for value creation including vacant lease-up of 6 suites and 9 separate buildings allowing for exit flexibility through separate sales.

 2nd Generation Restaurant Space

**3,670 SF**  
(2.7% of GLA)  
of vacant space available for lease up

**1,202 SF**  
(0.9% of GLA)  
of vacant space available for lease up

**8,500 SF**  
(6.4% of GLA)  
of vacant space available for lease up

**1,800 SF**  
(1.3% of GLA)  
of vacant space available for lease up

**2,776 SF**  
(2.1% of GLA)  
of vacant space available for lease up

**2,453 SF**  
(1.8% of GLA)  
of vacant space available for lease up

# High Traffic Center with Broad Trade Area

According to Placer. AI, which tracks cell phone pings of consumers visiting the property, 70% of visitors to the property are coming from a population of 744,711 with a total trade radius of 188 square miles. Lincolnshire Commons trade area is poised to expand as NorthShore Health and junior anchors will continue to drive destination consumers to the asset along with additional lease-up!

**62%**

of Visitors Travel from  
Over 5 Miles Away

**48%**

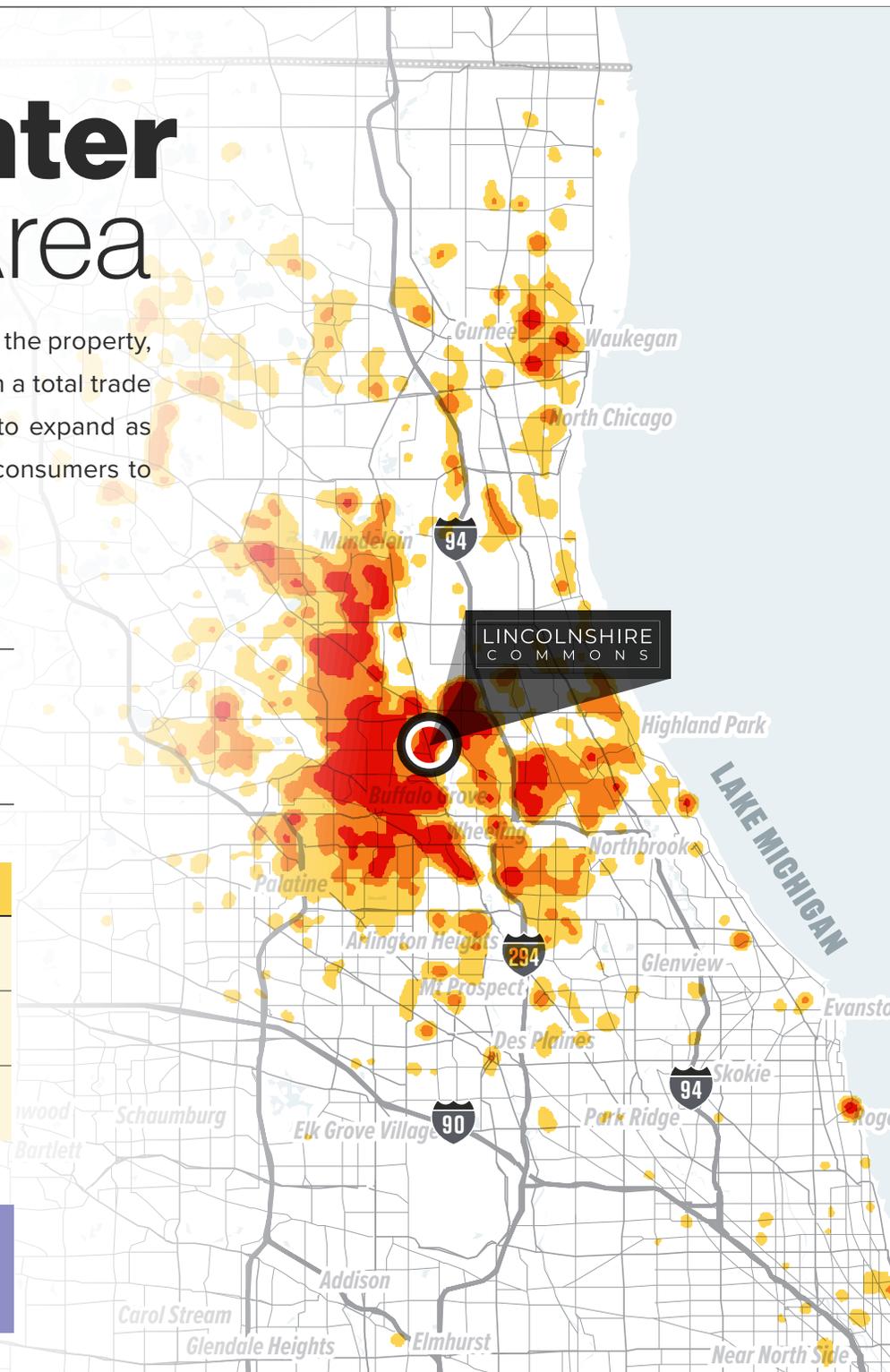
of Visitors Travel from  
Over 7 Miles Away

**38%**

of Visitors Travel from  
Over 10 Miles Away

	30% of Traffic	50% of Traffic	70% of Traffic
Population	113,848	311,852	744,711
Population Density	3,827	3,923	3,958
Trade Area Size	29.75	79.49	188.17

Redevelopment of former office building directly north of the asset will increase onsite density benefit retailers and restaurants!





# Endeavor Health <sup>SM</sup>

## Endeavor Health Overview

» NorthShore is part of the newly established healthcare system, Endeavor Health. Endeavor combines NorthShore University HealthSystem, Edward-Elmhurst Health, Swedish Hospital and Northwest Community Healthcare

<b>Aa3</b> Investment Grade Credit	<b>\$5.4B</b> Revenue in 2023	<b>27,000+</b> Team Members
<b>9</b> Community-Based Hospitals	<b>300+</b> Chicagoland Care Locations	



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