LINCOLN VILLAGE

[redacted]

TRADER JOE'S ANCHORED SHOPPING CENTER SERVING CHICAGO'S DENSE & AFFLUENT NORTH SIDE

TRADER JOE'S
T.J.maxx
ROSS DRESS FOR LESS
five BELOW
STARBUCKS
Endeavor Health

JLL

DOMINANT CENTER WITH NEW 10-YEAR TRADER JOE'S LEASE

2.3M + ANNUAL VISITORS – UP 7% YOY

TRADER JOE'S REPRESENTS +/- 15% OF INCOME

HIGH CREDIT, NATIONAL TENANT LINE-UP

+/- 95% OF GLA & INCOME FROM NATIONAL TENANCY WITH +/- 70% FROM CREDIT TENANTS

STRATEGIC LOCATION IN URBAN INFILL SUBMARKET

HIGHLY VISIBLE, STREET-FACING RETAIL ALONG LINCOLN AVENUE (28,000+ VPD)

AHHI OF $119K AND POPULATION OF 390K IN 3-MILE RADIUS

THE OFFERING

6199 N LINCOLN AVE, CHICAGO, IL 60659

PROPERTY LOCATION

125,680 SF PROPERTY SIZE	**1950 / 2002 / 2026** YEAR BUILT/ RENOVATED
98.6% OCCUPANCY	**+/-$2,270,000** YEAR 1 NOI
3.9 YEARS WALT	**11.6 YEARS*** WEIGHTED AVERAGE TENURE

481 SPACES
(3.83 PER 1,000 SF)**

PARKING SPACES / RATIO

*13 Years of Weighted Average Tenure When Excluding New Trader Joe's Lease
**Parking Spaces Count & Ratio is Post Outlot Demolition & Restriping for Trader Joe's

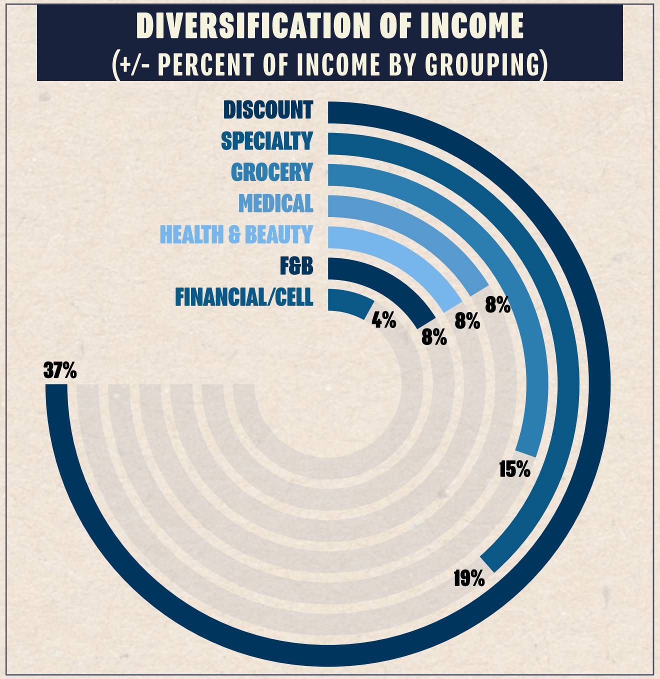
INVESTMENT HIGHLIGHTS

NEW 10-YEAR LEASE WITH TRADER JOE'S – AMERICA'S TOP PREFERRED GROCERY STORE

- Brand new Trader Joe's lease across 13,266 SF (**10%** of GLA & +/- **15%** of Income)
- Limited full-service grocery competition in the immediate trade area, positioning Trader Joe's to fill a grocery void
- National grocer presence will increase retailer demand for centers and apply upward pressure on existing rents
- Trader Joes: Ranked **#1 grocery store** in U.S. for customer satisfaction – 25Q2 total sales of $23B (up 12.2% over 2024)
- Trader Joe's has an estimated sales PSF of **$2.6K** - among the highest of any grocery concept in the U.S.

STABLE & DIVERSE CASH FLOWS BACKED BY NATIONAL CREDIT TENANCY

- Approximately **95%** of in-place gross rent and GLA stemming from national tenants, with **70%** coming from credit tenancy
- Ideal diversification of grocery, F&B, health & beauty, discount, and medical retailers with no individual tenant making up more than **20%** of income
- Over **11** years of weighted average tenure among in-place tenants, increasing to **13** years when excluding new Trader Joe's lease



HIGH-PERFORMING TENANT ROSTER

- Ross ranked in top 3% in state (**#3 most trafficked** of 82) – visits up 9% YOY
- Adjacent shadow Home Depot draws **1.2M** visits annually and is the **#2 most trafficked** Home Depot in the state of Illinois
- Famous Footwear ranked **#1 most trafficked** of 24 locations in Illinois

STRATEGIC POSITIONING WITH DENSE URBAN INFILL DEMOGRAPHICS

- Over **28,000** VPD travel down Lincoln Ave – one of the most prominent and heavily trafficked thoroughfares on Chicago's North Side
- Population of over **389K** in a 3-mile radius (trade area), growing to nearly **900K** in a 5-mile radius
- Trade area AHHI of **$118k** and **$19.5B** in consumer buying power
- Easy Access to downtown Chicago, Loyola University (17k enrollment), and Northeastern Illinois University (6k enrollment)

SITE PLAN & TENANT ROSTER

SUITE	TENANT	SF
2	HELP AT HOME	2,850
4	VACANT	955
5	VACANT	505
6	VACANT	300
7,8,9	TRADER JOE'S	13,266
10,11	FAMOUS FOOTWEAR	8,362
12	XFINITY	2,753
13	UPS STORE	2,773
14	AMERICAN NAILS SPA	2,500
15	SALLY BEAUTY	2,630
16	T.J. MAXX	21,000
17	AMERICA'S BEST CONTACTS	3,761
18	FIVE BELOW	11,810
19	BATH AND BODY WORKS	3,909
22	ROSS	35,348
23	ATI PHYSICAL THERAPY	4,032
25	PANERA	4,651
26,27	ENDEAVOR HEALTH	2,400
28	STARBUCKS	1,875
NAP	LINCOLN VILLAGE	24,206
NAP	CHASE BANK	4,600
TOTAL SF		154,486
TOTAL SF LESS NAP		125,680

*New Trader Joe's lease requires outlot demolition for parking and other requirements

TRADE AREA
& CHICAGO OVERVIEW

3.3%
MARKET RETAIL VACANCY IN A 3-MILE RADIUS, DECREASING TO
2.4%
IN 1-MILE

DEMOGRAPHICS

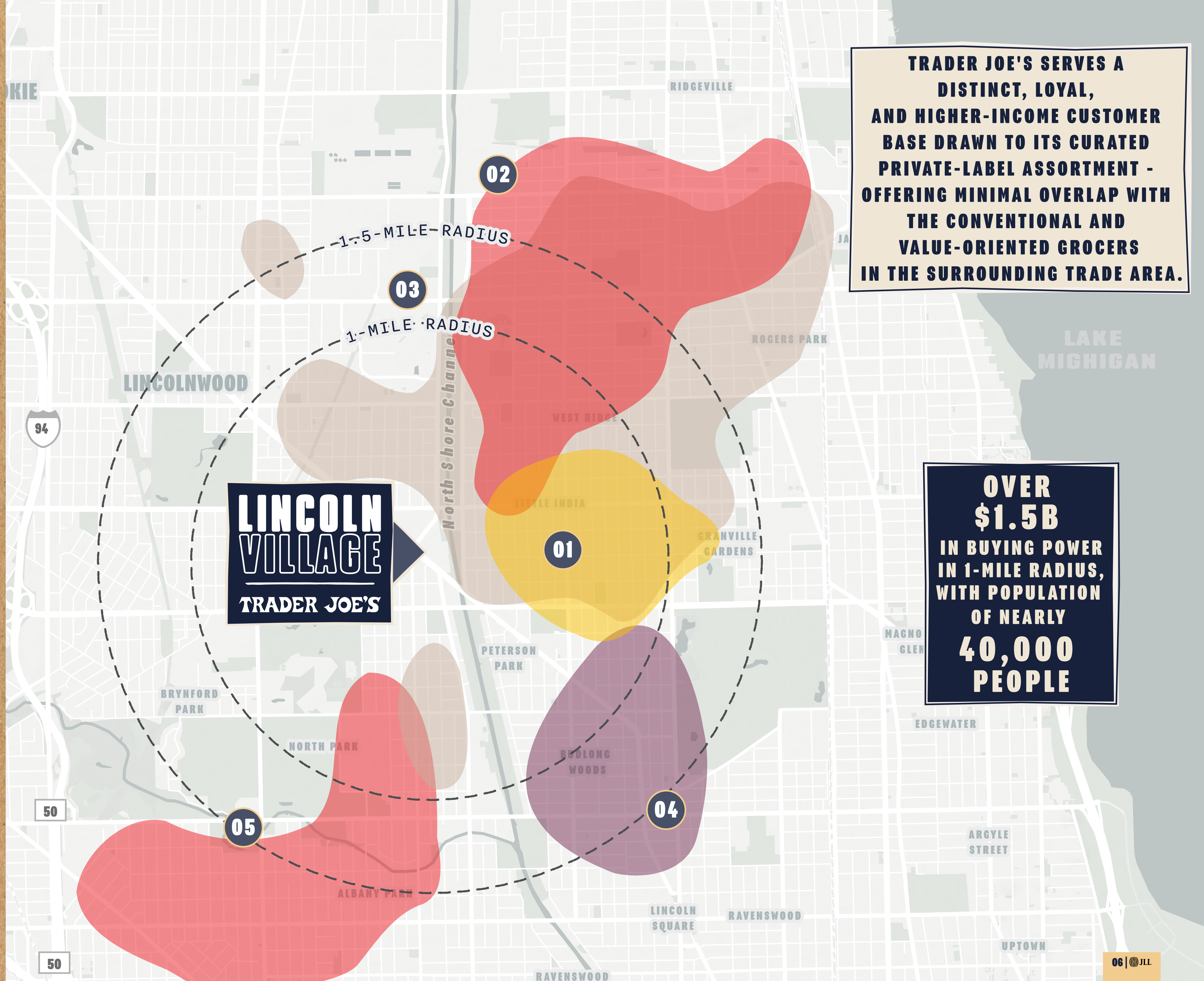
	1-MILE	3-MILE	5-MILE
POPULATION	39,930	389,261	890,272
HOUSEHOLDS	13,723	164,287	392,062
AHHI	$108,003	$118,958	$128,854
BUYING POWER	$1.5B	$19.5B	$50.5B

GROCERY VOID

TRADER JOE'S AT LINCOLN VILLAGE IS PERFECTLY POSITIONED TO TAKE ADVANTAGE OF TRUE GROCER VOID

KEY

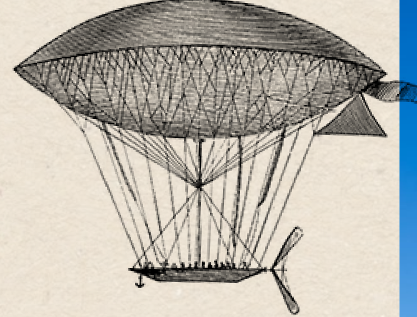
#	GROCER	TRADE AREA
01	ALDI	
02	Jewel-Osco	
03	MARIANO'S	
04	TONY'S Fresh Market	
05	Jewel-Osco	



TRADER JOE'S SERVES A DISTINCT, LOYAL, AND HIGHER-INCOME CUSTOMER BASE DRAWN TO ITS CURATED PRIVATE-LABEL ASSORTMENT - OFFERING MINIMAL OVERLAP WITH THE CONVENTIONAL AND VALUE-ORIENTED GROCERS IN THE SURROUNDING TRADE AREA.

OVER $1.5B IN BUYING POWER IN 1-MILE RADIUS, WITH POPULATION OF NEARLY 40,000 PEOPLE

TRADER JOE'S



OVERVIEW

Trader Joe's is a leading specialty grocery retailer known for its unique products, exceptional value, and outstanding customer experience.

COMPANY BACKGROUND

Founded in 1967 in Pasadena, California, Trader Joe's has grown into one of the most recognized specialty grocery brands in the United States. Approximately 80% of products are private label, enabling superior margins and a highly differentiated assortment unavailable anywhere else.

Trader Joe's attracts a high-icome shopper base with an average household income of $153,000.

#1 PREFERRED GROCER IN AMERICA

According to the 2026 American Customer Satisfaction Index - surveying over 31,000 shoppers - Trader Joe's ranked #1 grocery store in the United States with a score of 86% out of 100, surpassing Publix, Costco, and Whole Foods.

SCALE & GROWTH

650+
LOCATIONS
across 44 states

34
STORES OPENED IN 2024

43
STORES OPENED IN 2025
on pace to open 20+ more in 2026

$23B
TOTAL SALES IN 2025
total sales grew from $16.5B in 2021 to $23B in 2025, reflecting 40% total sales growth

PERFORMANCE HIGHLIGHTS

$2.6K
SALES PER SQ. FT.
estimated sales per square foot - among the highest of any grocer concept in the United States and over double that of Whole Foods

~38M
AVERAGE SALES PER STORE
estimated average per store annually

9.85%
YOY VISIT GROWTH
as of January - 2026, Trader Joe's saw 9.85% year - over - year visit growth nationally

LOCATION OVERVIEW

#3
LARGEST CITY
IN THE U.S.

Chicago ranks as the third largest city in the United States with a metropolitan population of 8.9M people and a gross regional product of $920B, ranking 3rd amongst the nation's economies

#1
LARGEST METRO
ECONOMIC DIVERSITY

Chicago is rated the #1 Largest US Metro for Economic Diversity by Moody's Investor Services, with no single sector representing more than 14% of the Chicago economy

#1
BEST BIG CITY
IN THE U.S.

For nine consecutive years, Chicago was voted the #1 Best Big City in the U.S. by Condé Nast Traveler

400+
MAJOR CORPORATIONS

Host to over 400 major corporations, including 33 Fortune 500 companies, Chicago ranks #1 for business relocations and expansions

#2
AIRPORT
BY TRADE VALUE

Chicago has world class infrastructure, including home to O'Hare International Airport which ranks #2 port by trade value and is undergoing an $8.5B renovation

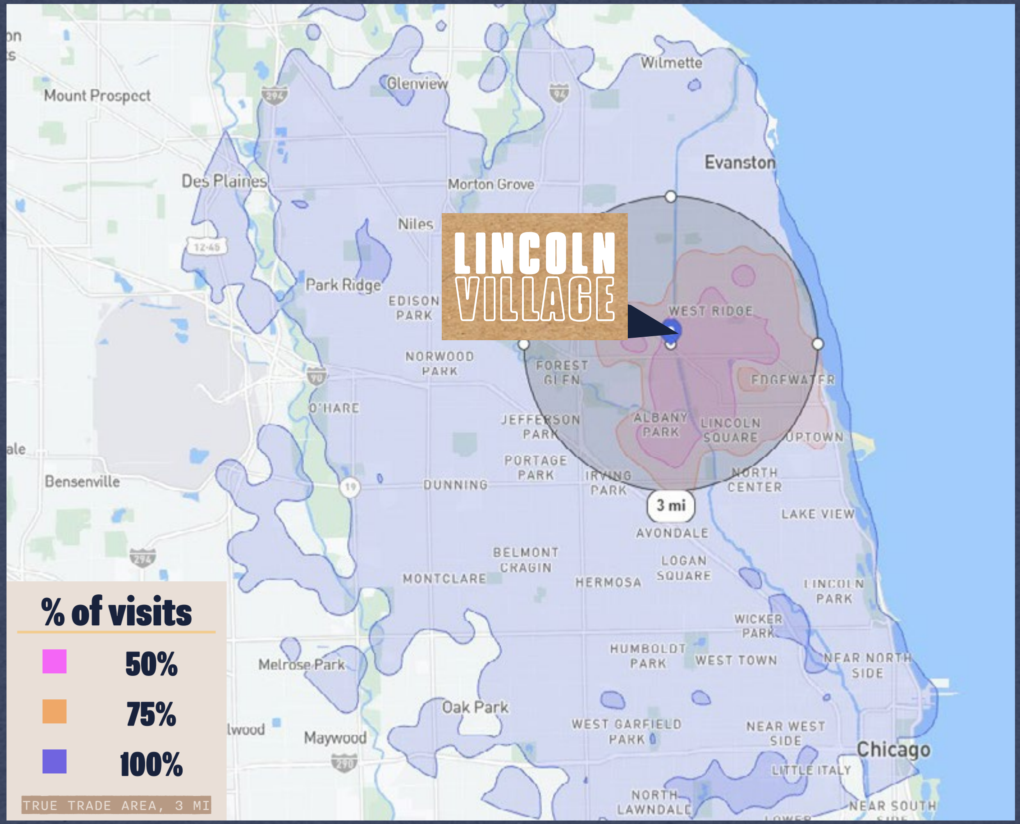
MAJOR EMPLOYERS/DEMAND DRIVERS IN METRO AREA
ACTIVE DAYTIME WORKFORCE

abbvie	McDonald's	Google
FORTUNE #77	FORTUNE #165	FORTUNE #7
55,000 EMPLOYEES	150,000 EMPLOYEES	2000,000 EMPLOYEES

HOME TO TWO OF TOP MBA PROGRAMS IN THE U.S.

THE UNIVERSITY OF CHICAGO	Northwestern
#4	#2

DEFINED TRADE AREA



PLACER.AI FOOT TRAFFIC DATA
T12 DATA (YE DEC. 2025)

2.3M
ANNUAL SHOPPING CENTER VISITS

ROSS DRESS FOR LESS	five BELOW	Famous Footwear
582K	293K	100K
ANNUAL VISITS	ANNUAL VISITS	ANNUAL VISITS
#1	#2	#1
LOCATION IN 5 MILES	LOCATION IN 5 MILES	LOCATION IN ILLINOIS
(8 TOTAL)	(5 TOTAL)	(24 TOTAL)

Placer.ai

LINCOLN VILLAGE

INVESTMENT ADVISORY CONTACTS

MICHAEL NIEDER
MANAGING DIRECTOR
312 300 7300
michael.nieder@jll.com

BRIAN PAGE
DIRECTOR
630 234 8664
brian.page@jll.com

FINANCING CONTACTS

CHRISTOPHER KNIGHT
MANAGING DIRECTOR
312 980 3603
christopher.knight@jll.com

MATT MAKSYMEC
DIRECTOR
312 957 4826
matt.maksymec@jll.com

JLL