

CROSSROADS OF SCHAUMBURG



BEST IN CLASS NEW CONSTRUCTION PROPERTY IN MIDWEST'S PREMIER RETAIL CORRIDOR

TRUE "MAIN & MAIN" LOCATION AT GOLF ROAD & MEACHAM ROAD (~70,000 VPD COMBINED) | SCHAUMBURG, IL

DIRECTLY ACROSS FROM WOODFIELD MALL | 15M+ ANNUAL VISITORS | #1 MALL IN ILLINOIS | #14 IN COUNTRY

CAVA

intuit

AT&T

PICCOLO BUCO
BY LUCA ISBA & COOPER'S HAWK

Mendocino
Farms



DAVE'S HOT CHICKEN

Vannie's House
boba-tea-coffee

Lazy DOG
EAT. DRINK.

THE OFFERING



CROSSROADS
OF SCHAUMBURG

PROPERTY LOCATION

NWC GOLF ROAD AND MEACHAM ROAD,
SCHAUMBURG, IL

YEAR 1 NOI +/- \$2,315,000	OCCUPANCY 100%
PROPERTY SIZE 42,152 SF	WALT 13.6 YEARS
5-YEAR CAGR +/- 2.1%	BUILDINGS 4
PARKING STALLS 465 STALLS	TENANT SUITES 10

YEAR DEVELOPED

2026 (NEW CONSTRUCTION)



UNANCHORED STRIP CENTER - INVESTMENT COMMITTEE THESIS

ABR (>\$50/PSF)	DENSITY POPULATION	AHHI (>\$135,000)	DAILY NEEDS DRIVERS	AMPLE PARKING	NATIONAL TENANCY	TRAFFIC COUNTS
✓	✓	✓	✓	✓	✓	✓

INVESTMENT HIGHLIGHTS



01 IRREPLACEABLE LOCATION WITHIN SCHAUMBURG'S PREMIER RETAIL EPICENTER



Directly across from Woodfield Mall - #1 super-regional mall in Illinois, \$1.9B+ in annual sales, 15M+ annual visitors with 47%+ of visitors traveling more than 10 miles

★macy's JCPenney NORDSTROM   alo

SURROUNDED BY BEST-IN-CLASS RETAIL DEMAND DRIVERS:

- └ Adjacent to Woodfield Village Green (9.5M Visits | #6 Shopping Center in State)
 - └ Including **TRADER JOE'S** (1M Visits | #1 in State)
- └ ~1 mi. from **IKEA** (Largest in Midwest | #1 in State | 1.6M Visits)
- └ ~.5 mi. from **COSTCO WHOLESALE** (3.4M Visits | #4 in State)
- └ ~1 mi. from **WHOLE FOODS MARKET** (1.3M Visits | #2 in State)

02 EXIT FLEXIBILITY THROUGH PARCELIZATION STRATEGY

All four (4) buildings are separately parceled, allowing the possibility of bifurcation to reduce overall basis



03 UNMATCHED VISIBILITY AND ACCESS IN PREMIER "MAIN & MAIN" TRADE AREA

Positioned at the signalized intersection of Golf Road and Meacham Road (~70,000 VPD combined), two of Schaumburg's highest-traffic retail corridors

04 MARKET LEADING TENANCY BACKED BY CORPORATE GUARANTEES IN LATEST TENANT PROTOTYPES



- └ 2026 construction with all suites delivered in tenants' latest corporate prototypes
- └ 97% national tenancy across 9 tenants (Vannie's Tea House is a regionally recognized chain)

PREMIER "MAIN & MAIN" RETAIL LOCATION



WOODFIELD MALL™
A SIMON MALL

★macy's JCPenney NORDSTROM

alo

WOODFIELD MALL

\$1.9B+
ANNUAL SALES
(\$893 PSF)

15M+
ANNUAL
VISITORS

2.15M
SF

#1
MALL
IN ILLINOIS

#14
IN THE
COUNTRY

47%+
OF VISITORS TRAVEL
OVER 10 MILES

MARKET HIGHLIGHTS

WITHIN 5-MILES

29M+
SF OF
OFFICE SPACE

38M
SF OF
INDUSTRIAL SPACE

7,500
HOTEL
ROOMS

272,336
RESIDENTS

\$141,170
AHHI

340,000+
DAYTIME
EMPLOYEE POP.

10 MILES
FROM O'HARE
INTERNATIONAL AIRPORT

30 MILES
NORTHWEST
OF CHICAGO CBD

SCHAUMBURG

HOME TO MOST BUSINESSES
IN STATE OUTSIDE OF CHICAGO CBD

CONSIDERED ILLINOIS' LARGEST CENTER OF ECONOMIC
DEVELOPMENT OUTSIDE OF CHICAGO

CROSSROADS
OF SCHAUMBURG

SCHAUMBURG TOWERS
882,071 SF
PREMIER/TROPHY CLASS A OFFICE

WHOLE FOODS
MARKET
OPENED 2010
1.3M+ ANNUAL VISITORS
#2 IN STATE

WOODFIELD MALL™
A SIMON MALL
#1 SUPER REGIONAL MALL IN ILLINOIS
NORDSTROM ★macy's

TRADER JOE'S
OPENED 2015
1M+ ANNUAL VISITORS
#1 IN STATE (19 TOTAL)

WOODFIELD VILLAGE GREEN
9.5M+ ANNUAL VISITORS
#6 RANKED SHOPPING CENTER IN STATE
HomeGoods Marshalls
BARNES & NOBLE

I-90:
174,000 VPD

ROOSEVELT
UNIVERSITY
SCHAUMBURG CAMUS

duly
HEALTH AND CARE

Michaels

ADVENTURE
ACTIVE · FAMILY · FUN
PGA TOUR
SUPERSTORE

GOLF ROAD: 42,000 VPD

MEACHAM ROAD: 28,000 VPD

WOODFIELD OFFICE CAMPUS
MAJOR CLASS A OFFICE HUB
2M+ SF ON 29+ ACRES

IKEA
1.6M+ ANNUAL VISITORS
#1 IN STATE

COSTCO
WHOLESALE
3.4M+ ANNUAL VISITORS
#4 IN STATE

PANDA
EXPRESS
CHINA RESTAURANT

MILLER'S
ALE HOUSE

SITE PLAN



TENANT ROSTER

TENANT	SF	LEASE EXPIRATION
Velvet Taco	2,700	Nov-38
Paris Baguette	2,600	Nov-36
Mendocino Farms	2,700	Dec-36
Lazy Dog (GL)	13,402	Dec-46
Intuit	4,000	Nov-31
AT&T	3,200	Dec-36
Piccolo Buco	7,650	Jul-41
Dave's Hot Chicken	2,200	Oct-36
Vannie's Tea House	1,200	Dec-36
CAVA	2,500	Sep-36
TOTAL / WALT	42,152	13.6 YRS

SCHAUMBURG

CENTRALLY LOCATED AFFLUENT CHICAGO SUBURB

PROVIDING TOP BUSINESS AND SHOPPING ENVIRONMENT

Situated about 30 miles west of downtown Chicago, Schaumburg is accessible by a network of major highways including the East-West Tollway (I-90) and the Eisenhower Expressway (I-290). The city's central location and connectivity make Schaumburg a great business climate and retail destination. Furthermore, Schaumburg is home to the most businesses in the state outside of the Chicago CBD (nearly 5,000 businesses) and is considered the epicenter of Illinois' largest center of economic development outside of Chicago.

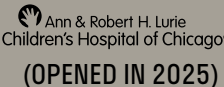
QUICK STATS (WITHIN 5 MILES):



5,000+
BUSINESSES



80,000+
EMPLOYEES



Ann & Robert H. Lurie
Children's Hospital of Chicago*
(OPENED IN 2025)
60,000+
PATIENTS ANNUALLY



~780K SF
~3,000 EMPLOYEES



NICHE®

A+
OVERALL

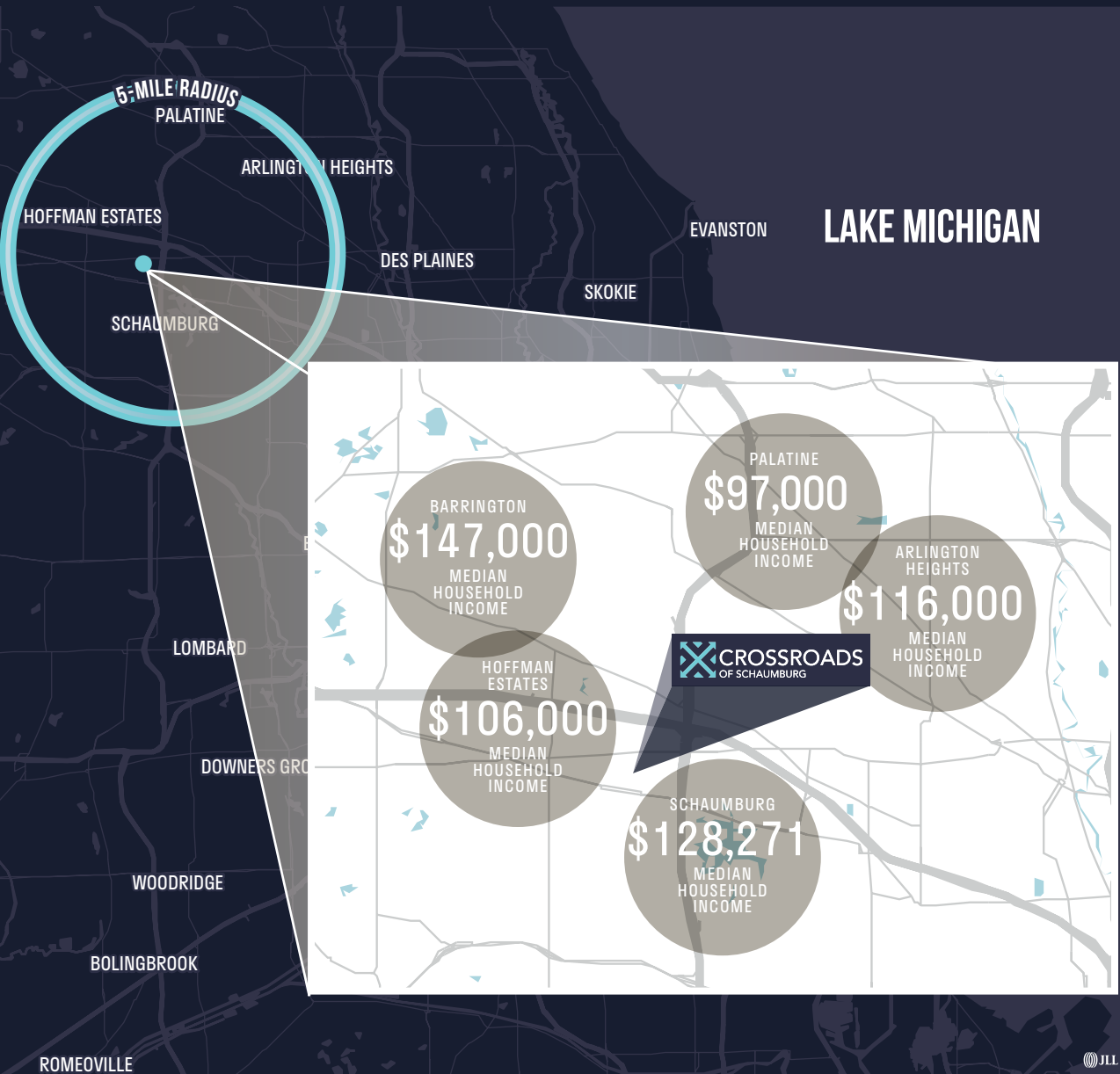
A+
PUBLIC SCHOOLS

A+
GOOD FOR FAMILIES

A
DIVERSITY

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,906	84,434	272,336
HOUSEHOLDS	2,366	34,981	111,601
2026 AVERAGE HHI	\$118,633	\$138,682	\$141,170
TOTAL DAYTIME POPULATION	32,932	131,872	341,496
BUYING POWER	\$280M+	4.85B+	15.75B+





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