



5509 Lincoln Ave

Lisle, IL 60532

Retail  
Investment Opportunity  
Offering Memorandum



MATTHEWS™

## Exclusively Listed By



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# Property Overview



5509 Lincoln Ave, Lisle, IL 60532



# Investment Highlights

## Property Highlights

- **Adjacent to Naperville, One of Chicago's Most Affluent Suburbs** – Lisle sits immediately east of Naperville, which Niche ranked as the #2 Best Suburb in the Chicago MSA. Naperville received grades ranging from A- to A+ for Public Schools, Housing, Family-Friendliness, Nightlife, and Diversity. Benefiting from its proximity to this highly desirable community, the subject property serves a trade area with average household incomes exceeding \$173,000 within a 3-mile radius.
- **Recent Extension to 10 Years** - In December 2024, AutoZone agreed to extend the lease out to 10 years with rent increases in 2025 and 2030. Extensions out to 10+ years with increases are typically strong indicators of good store performance. (tenant does not report sales)
- **New Roof Membrane Installed in 2025** - New roof membrane installed in 2025 and backed by a 20-year warranty, limiting near-term capital expenditure risk.
- **Below Market Rent** - AutoZone pays just \$16.50 PSF, well below comparable retail rents in the expanded trade area, preserving long-term occupancy and future releasability. For context, within a couple miles, a national bank is paying \$56 PSF, a national retailer paying \$42 PSF, and strip center is paying \$36 PSF.
- **“Long-term” Lease** - AutoZone's lease extends through August 2035, providing nearly 10 years of remaining term. Unlike many newly developed net lease investments, this long-term lease term is the result of a recent extension, offering investors the benefit of an established operating history.
- **Investment-Grade Tenant (NYSE: AZO)** - AutoZone has maintained investment-grade credit ratings for more than a decade and currently boasts a market capitalization of \$51.20 Billion. Additionally, the company's stock has increased approximately 120% over the past 5 years, reflecting the strength and stability of the tenant behind the lease obligations.
- **Dual-Grocery Anchored Trade Area** - The property benefits from traffic generated by Jewel-Osco (Albertsons) and ALDI, alongside Walgreens, McDonald's, Starbucks, and several high-volume convenience retailers.
- **1.3 Million Annual Visitors Nearby** – Located just 2.5 miles from Morton Arboretum, a 1,700-acre regional attraction drawing approximately 1.3 million visitors annually.





**Lisle**  
AUTOMOTIVE & Tire  
Diehl AUTO REPAIR

**Neighboring Dealerships**  
CHICAGO LAND AUTO GROUP  
Polestar Lisle  
The Honda Superstore of Lisle

**Neighboring Dealerships**  
GENESIS BUICK  
VW MAZDA Ford  
HYUNDAI CHRYSLER

Lisle High School  
±447 Students

Lisle Junior High School  
±338 Students

34 ± 30,800 VPD

88 Ronald Reagan Memorial Tollway  
± 176,970 VPD

355 Veterans Memorial Tollway S  
± 165,200 VPD



Marq on Main Apartments  
±202 Units

**Maple Terrace**  
MALLOY'S FINEST WINE & SPIRITS  
STARBUCKS PAPA JOHN'S  
Great Clips

Chesterton Academy of The Holy Family  
±138 Students

Lisle Metra Station  
BNSF Line | Train Station



BMO Harris Bank



76 minutemen

CIRCLE K



Maple Ave ± 22,750 VPD



Subject Property

Lincoln Ave ± 31,100 VPD



Downtown Lisle  
±2 Miles Away

53 Touch-Free CARWASH

THE JOY OF LALA'S



# Downtown Naperville

±6.5 Miles Away



**Benedictine University**  
±2,900 Students | ±800 Students

**Naperville Country Club**  
Golf Course



**The Villages on Maple**  
±300 Units

**Benet Academy High School**  
±1,333 Students



**The Towers at Four Lakes**  
±476 Units



Lincoln Ave ± 31,100 VPD



Maple Ave ± 22,750 VPD



**Auto  
Zone**



Lincoln Ave ± 31,100 VPD



**5509 Lincoln Ave**  
Lisle, IL 60532

**±7,001 SF**  
GLA

**1970/2004**  
Year Built/Retrofitted

**±53,850 VPD**  
Maple Ave & Lincoln Ave

**\$16.50**  
Rent PSF

**\$286.92**  
Price Per SF



# Financial Overview



5509 Lincoln Ave, Lisle, IL 60532



# Financial Summary



**\$2,008,695**  
List Price

**5.75%**  
Cap Rate

**\$286.92**  
Price Per SF

**±1.00 AC**  
Lot Size

## Tenant Summary

Type of Ownership	Fee Simple
Lessee Signatory	Corporate
Lease Type	NN
Lease Sign Date	11/2/2004
Lease Expiration Date	8/31/2035
Term Remaining	±9.25 Years
Increases	6% in 2030 and 10% in Options
Options Remaining	Three, 5-year Option
Landlord Responsibilities	*Roof and Structure
Tenant Responsibilities	Taxes, Insurance, All other CAM

Note: New roof membrane installed in 2025 with a 20-year warranty.

## Annualized Operating Data

Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
<b>9/1/2025- 08/31/2030</b>	<b>\$9,625.00</b>	<b>\$115,500</b>	<b>\$16.50</b>	<b>5.75%</b>
09/01/2030 - 08/31/2035	\$10,203.00	\$122,436	\$17.49	6.10%
Option 1	\$11,223.00	\$134,676	\$19.24	6.70%
Option 2	\$12,345.00	\$148,140	\$21.16	7.37%
Option 3	\$13,580.00	\$162,960	\$23.28	8.11%



# TENANT SUMMARY

Year Founded  
**1979**

Headquarters  
**Memphis, TN**

Ownership Status  
**Publicly Traded**

Employees  
**±126,000**

Locations  
**±7,700**

Credit Rating  
**S&P: BBB**

Annual Revenue  
**\$18.9 Billion**



## Tenant Overview

AutoZone, Inc. is the largest retailer and distributor of aftermarket automotive parts and accessories in the U.S., with a growing international presence. Its scale, brand recognition, and resilient demand for vehicle maintenance and repair parts make it a highly attractive tenant for net lease and retail investors. Over time, AutoZone has demonstrated steady same-store sales growth, disciplined capital return via share repurchases, and strategic expansion into new markets, reinforcing its stature as a creditworthy, long-term tenant.

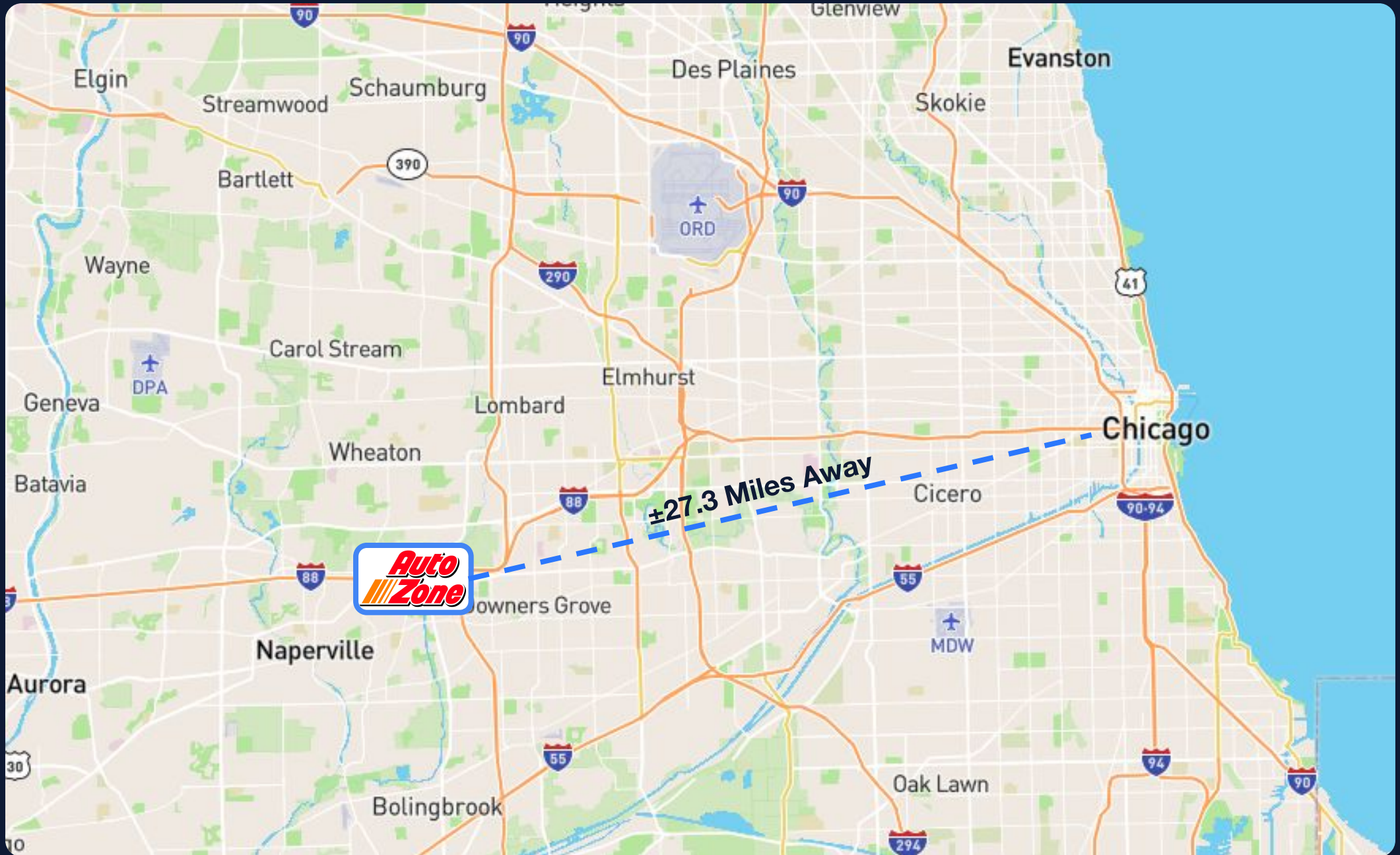
## Why Invest in AutoZone?

- Resilient Business Model with Essential Demand: AutoZone operates in the non-discretionary automotive aftermarket sector, where demand for maintenance and repair parts remains steady regardless of economic cycles, offering investors a stable and recession-resistant revenue stream.
- Strong Financial Performance and Credit Profile: Backed by consistent same-store sales growth, disciplined capital management, and investment-grade credit ratings from S&P, Moody's, and Fitch, AutoZone demonstrates robust financial health and long-term tenant reliability.
- Extensive Store Network and Strategic Expansion: With over 7,700 stores across the U.S., Mexico, and Brazil—and a fully corporately owned model—AutoZone continues to grow its footprint through targeted store openings and a well-optimized distribution strategy, enhancing its competitive position and long-term value.
- Market Leadership and Brand Strength: As the largest U.S. retailer of aftermarket auto parts, AutoZone benefits from high brand recognition, customer loyalty, and operational scale, positioning it as a dominant and durable force in a fragmented industry.

# Market Overview



5509 Lincoln Ave, Lisle, IL 60532



# Lisle, IL

## Market Demographics (3-Mile)

**80,149**

Total Population

**\$173,510**

Avg. HH Income

**41,444**

Employed Population

**\$35.3M**

Annual Auto  
Maintenance, Repair  
& Other

Chicago, IL MSA



## Local Market Overview

Lisle is an affluent, centrally located DuPage County community positioned in Chicago's desirable western suburbs, immediately east of Naperville and near other high-income communities including Downers Grove, Wheaton, Oak Brook, and Hinsdale. The market benefits from strong household incomes, educated residents, established housing demand, and direct access to one of the region's most attractive suburban consumer bases.

Lisle's location provides excellent regional connectivity through I-88, I-355, Ogden Avenue, and Route 53, giving retailers access to both local residents and broader western suburban traffic patterns. The village also benefits from a meaningful employment base, with major employers including Navistar, AT&T, Benedictine University, Molex, DuPage Medical Group, and other corporate, healthcare, education, and logistics users.

The surrounding trade area is anchored by some of Chicago's most desirable suburbs. Naperville, located directly west of Lisle, is consistently recognized as one of the premier suburbs in the Chicago metropolitan area, supported by strong schools, high household incomes, a vibrant downtown, and a deep residential base. Nearby Downers Grove, Oak Brook, Wheaton, and Hinsdale further enhance the area's affluent consumer profile and long-term retail demand.

Lisle is also home to The Morton Arboretum, a 1,700-acre regional destination that attracts more than 1 million visitors annually. Combined with the area's strong demographics, accessibility, institutional employment, and proximity to Naperville, Lisle offers a stable and highly desirable suburban Chicago location.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,213	80,149	252,492
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,675	33,766	101,181
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$126,171	\$173,510	\$181,654

# Chicago, IL MSA

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Chicago, the nation's third-largest metropolitan area, is a dynamic center of commerce, transportation, and culture. As home to the Chicago Board of Trade, the Federal Reserve Bank, and a concentration of Fortune 500 headquarters, it holds a prominent role in global finance and trade. Its strategic location and one of the busiest airport systems in the world make it a vital gateway for international business. The city's renowned universities, advanced research institutions, and leading healthcare systems draw top talent, while its rich cultural heritage, architectural innovation, and vibrant arts scene strengthen its influence as a global leader in knowledge, creativity, and innovation.

Retailers in Chicago benefit from a large and diverse consumer base, a steady flow of domestic and international visitors, and strong neighborhood-driven shopping activity. The city's strong retail corridors and dense commercial districts provide exceptional visibility, while its extensive transit and highway systems ensure accessibility across the region. Supported by solid household purchasing power and a diversified economy, Chicago continues to foster retail growth and sustain long-term real estate value.

**Total Population**  
**2.66 Million**

**Annual Visitors**  
**55.3 Million**

**Tourism Economic Impact**  
**\$20.6 Billion**

**GDP**  
**\$894.9 Billion**



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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