



9433-9437 Higgins Rd
Rosemont, IL 60018 | Chicago MSA

Retail Investment Opportunity
Offering Memorandum



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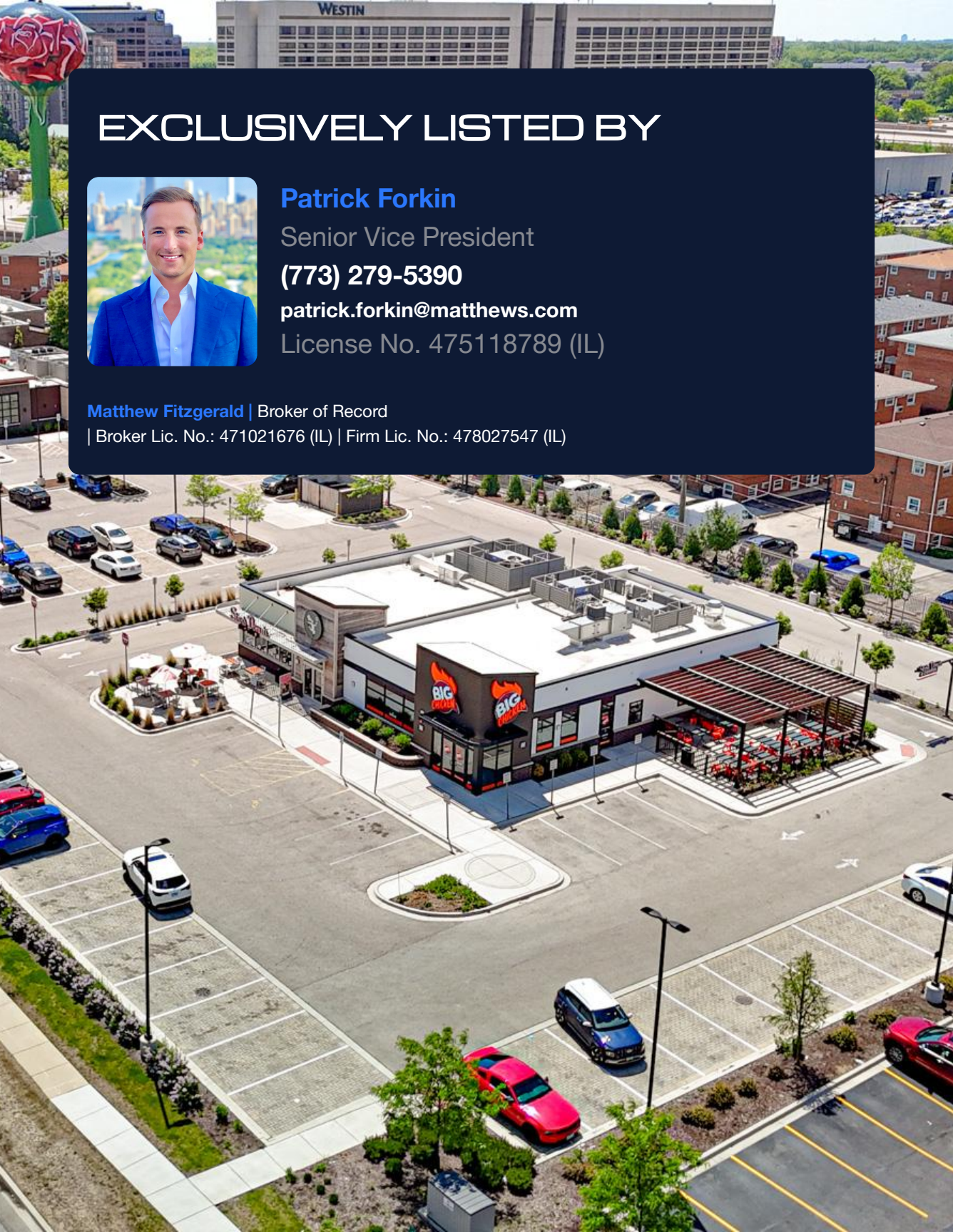


Table of Contents

03

Executive Overview

06

Asset Overview

10

Tenant Overviews

13

Financial Overview

19

Market Overview

EXECUTIVE OVERVIEW

9433-9437 Higgins Rd
Rosemont, IL 60018



EXECUTIVE SUMMARY

\$3,687,000

List Price

7.00%

Cap Rate

7.6

Years

WALT

±4,520 SF

GLA

Property Highlights

Newly Constructed Trophy Retail Asset With 100% Occupancy

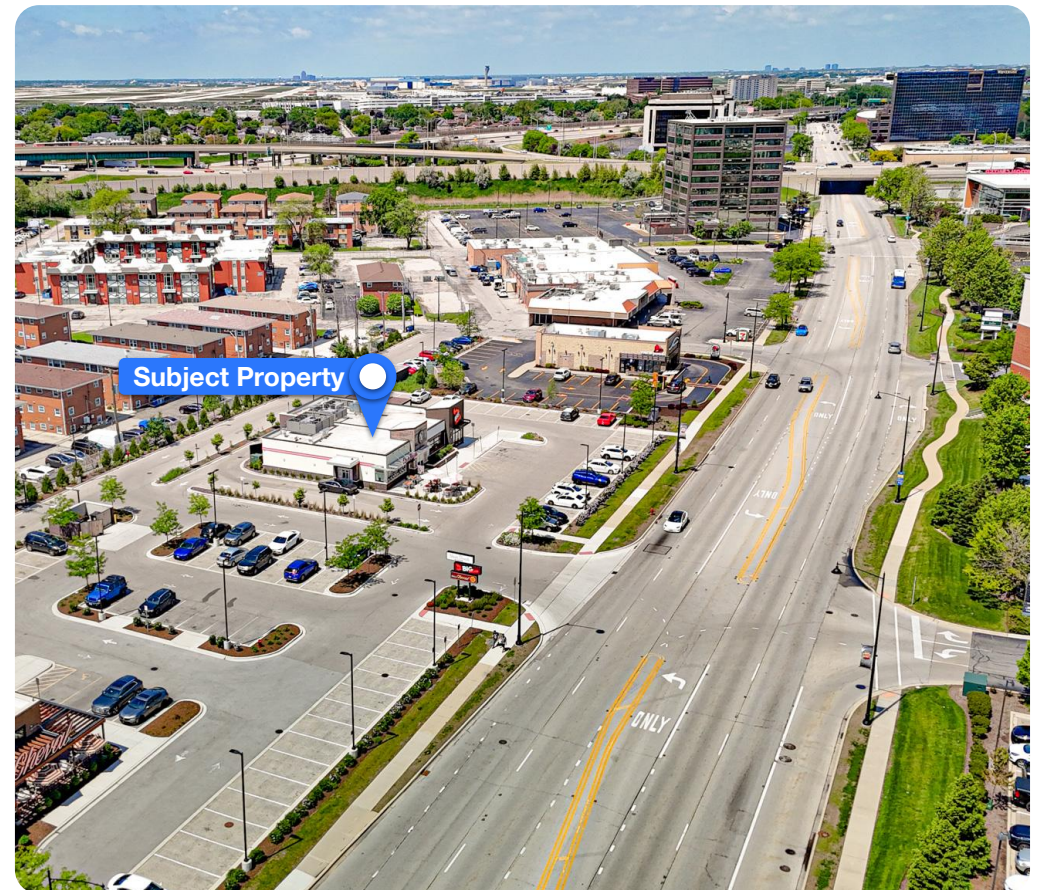
Completed in 2022, the Property consists of a newly developed ±4,520-square-foot multi-tenant retail building situated on approximately 0.90 acres. The asset is currently 100% occupied by two established restaurant concepts, providing investors with immediate in-place cash flow and limited near-term capital expenditure requirements.

Long-Term Net-Leased Income Stream With 7.6-Year Walt

The Property is leased to Big Chicken and Stan's Donuts under long-term lease agreements with approximately 8.5 and 6.7 years of remaining term, respectively, resulting in a weighted average lease term (WALT) of approximately 7.6 years. Both tenants have multiple renewal options, providing additional income durability and long-term occupancy potential.

Complementary Tenant Mix Anchored By Recognized Consumer Brands

The asset features a synergistic tenant lineup consisting of Big Chicken, the rapidly expanding fast-casual concept founded by Shaquille O'Neal, and Stan's Donuts, a well-established Chicago-area bakery and coffee brand with strong regional recognition. The combination of breakfast, coffee, lunch, and dinner traffic drivers supports consistent consumer visitation throughout the day.



EXECUTIVE SUMMARY

Location Highlights

Affluent Demographics And Strong Chicago MSA Fundamentals

The property serves a dense and affluent trade area with average household incomes exceeding \$164,000 within a three-mile radius. Located within the Chicago metropolitan area, one of the nation's largest and most diversified economic centers, the asset benefits from a substantial consumer base, significant tourism activity, and long-term economic drivers that support retail demand.

Strategically Positioned Adjacent To O'Hare International Airport

The property benefits from a highly visible location along Higgins Road, which experiences approximately 24,400 vehicles per day, and is situated within the Rosemont/O'Hare submarket. The surrounding area is home to major hotels, office users, entertainment destinations, and transportation infrastructure that generate substantial daily traffic from business travelers, commuters, and tourists.

Chicago O'Hare International Airport

±1.7 Miles Away From Subject Property



ASSET OVERVIEW

9433-9437 Higgins Rd
Rosemont, IL 60018



Asset Overview

Name	Big Chicken & Stan's Donuts
Address	9433-9437 W Higgins Rd
City	Rosemont
State	IL
APN	12-03-102-041-0000 12-03-102-045-0000 12-03-102-046-0000 12-03-102-048-0000

Land Area	±0.90 AC
Year Built	2022
Gross Leasable Area	±4,520 SF
# of Buildings	1
# of Suites	2
Occupancy	100%
Parking	±108 Surface Spaces





WINTRUST



± 206,700 VPD

Pearson
Professional Assessments

Hilton Garden Inn

One O'Hare Centre
Business Center

RIVERS CASINO
DES PLAINES

DHL

Cilantro
TACO | GRILL

Hampton
by Hilton

Moretti's

Rosemont
Liquors

UNITED STATES
POSTAL SERVICE

7
ELEVEN

TACO BELL

FedEx Office
Print & Ship Services

Subject Property

W Higgins Rd ± 24,400 VPD

SMALL Cheval





SW

SMALL *Cheval*



4,783 SF

0.9 AC

43 Parking Spaces



W Higgins Rd ± 24,400 VPD

Tenant Overview

Year Founded
2018

Headquarters
Las Vegas, NV

Ownership Status
Private

Notable Founder
Shaquille O'Neal

Locations
45+

Website
www.bigchicken.com



Tenant Overview

Big Chicken is a rapidly expanding fast-casual restaurant concept founded in 2018 by NBA Hall of Famer Shaquille O'Neal in partnership with JRS Hospitality and Authentic Brands Group. The brand has quickly gained national recognition by combining celebrity-backed marketing power with a differentiated chicken-focused menu inspired by O'Neal's personal favorites and family recipes.

Positioned within the high-growth fast-casual chicken segment, Big Chicken benefits from strong consumer awareness, broad media exposure, and an aggressive franchise expansion strategy targeting traditional retail, entertainment venues, airports, military bases, and sports arenas. The concept's approachable branding, social-media-driven engagement, and experiential dining appeal have helped it establish a loyal customer base while accelerating nationwide development.

Why Invest in Big Chicken?

- **Strong Brand Recognition & Celebrity Backing:** Big Chicken benefits from the global popularity and credibility of NBA Hall of Famer Shaquille O'Neal, creating immediate consumer awareness and marketing reach that many emerging restaurant concepts cannot replicate.
- **Rapid Franchise Growth Potential:** The company is aggressively expanding across traditional retail locations as well as airports, arenas, universities, military bases, and cruise ships, demonstrating a scalable and diversified growth model.
- **Positioned in a High-Growth Restaurant Segment:** Big Chicken operates within the fast-casual chicken category, one of the strongest-performing and most resilient sectors in the restaurant industry, supported by sustained consumer demand for chicken-focused concepts.
- **Innovative Marketing & Consumer Engagement:** The brand utilizes social media campaigns, sports and entertainment partnerships, experiential branding, and community-focused initiatives to drive customer loyalty, increase visibility, and maintain strong consumer engagement.

Tenant Overview

Year Founded/Expansion
2014

Headquarters
Chicago, IL

Ownership Status
Private

Operator
Labriola Baking Comp.

Locations
15+ in Chicago MSA

Website
www.stansdonuts.com



Tenant Overview

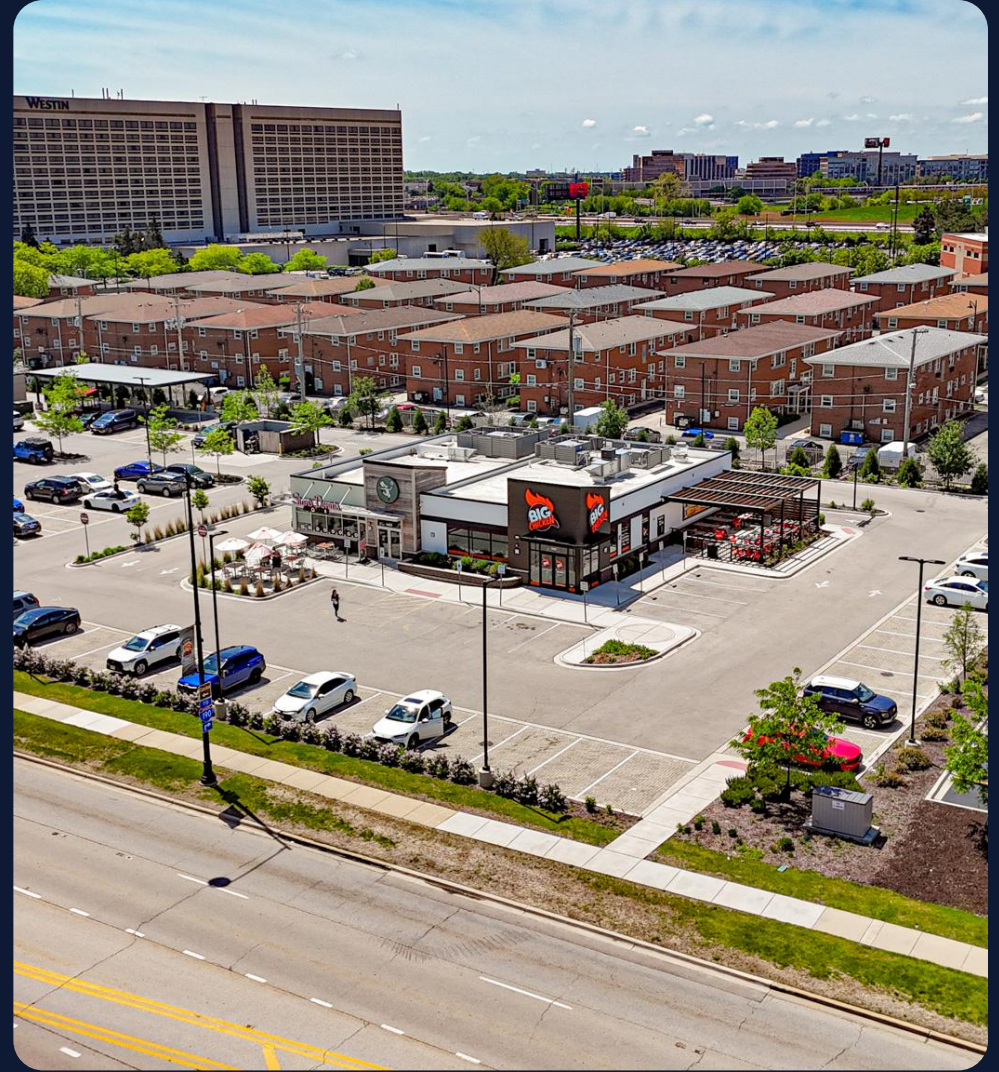
Stan's Donuts & Coffee is a premium donut and coffee concept known for its handcrafted products, strong regional brand recognition, and loyal consumer following. Originally founded by legendary baker Stan Berman in Los Angeles, the brand was reintroduced and expanded in Chicago through a partnership with restaurateur Rich Labriola, creating a modern upscale donut concept that blends nostalgic appeal with contemporary café culture.

Stan's has differentiated itself within the competitive quick-service bakery segment through high-quality ingredients, inventive menu offerings, and an experiential in-store atmosphere that resonates with both daily commuters and destination-oriented customers. The brand has developed a strong presence throughout the Chicago metropolitan area and continues expanding through strategic retail placements in urban corridors, transportation hubs, and suburban trade areas.

Why Invest in Stan's Donuts?

- **Established Regional Brand with Strong Customer Loyalty:** Stan's Donuts has developed a highly recognizable presence throughout the Chicago market, supported by a loyal customer base and strong repeat visitation driven by premium product quality and brand reputation.
- **Resilient Daily Traffic Model:** The company benefits from consistent daypart demand across breakfast, coffee, snack, and dessert occasions, creating stable recurring revenue streams and dependable consumer traffic patterns.
- **Premium Product Positioning:** Stan's differentiates itself through handcrafted gourmet donuts, artisan coffee offerings, and experiential café environments that support strong pricing power and broad demographic appeal.
- **Strategic Growth & Market Expansion Potential:** The brand continues expanding into high-traffic urban corridors, suburban retail centers, and transportation-oriented locations, providing investors with exposure to a scalable concept operating within the durable bakery café and specialty coffee sector.

Property Photos



FINANCIAL OVERVIEW

9433-9437 Higgins Rd
Rosemont, IL 60018



LEASE ABSTRACT



Big Chicken

Tenant Name	Big Chicken
Financial Statements	Upon Request
Lease Type	NNN + 15% Admin
Original Lease Term	10 Years
Lease Effective Date	January 1, 2025
Lease Expiration Date	January 1, 2035
Term Remaining on Lease	±8.55 Years
Rental Increases	3% In Year 6 & Annually Thereafter
Option Periods	Two, 5-Year Options
ROFO/ROFR	No

Landlord Responsibilities

Landlord shall maintain the Common Areas, including driveways, sidewalks, curbs, parking areas, and landscaping, and use reasonable efforts to remove snow, ice, and debris. All associated costs are included in CAM and reimbursed by Tenant on a pro rata basis.

Tenant Responsibility

Tenant shall pay 55.75% of Common Area Maintenance (CAM), Real Estate Taxes, and Insurance expenses. CAM costs include Management Fees and an administrative fee equal to 15% of total CAM costs.

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF
Current	\$11,550	\$138,600	\$55



LEASE ABSTRACT



Stan's Donuts

Tenant Name	Stan's Donuts
Lease Guarantor	Stan's Donuts, LLC
Lease Type	NNN + 8% Admin
Original Lease Term	10 Years
Lease Effective Date	4/1/2023
Lease Expiration Date	3/31/2033
Term Remaining on Lease	±6.79 Years
Rental Increases	10% Every 5 Years
Option Periods	Two, 5-Year Options
ROFO/ROFR	No

Landlord Responsibilities

Landlord shall operate, manage, light, repair, and maintain the Common Areas, including parking areas, driveways, sidewalks, and landscaping. Landlord is also responsible for maintaining, repairing, and replacing the Premises' structural components, including the roof, and for replacing the HVAC system serving the Premises.

Tenant Responsibility

Tenant shall pay a fixed CAM charge of \$8.00/SF (\$16,000 annually based on 2,000 SF) during the first Lease Year, increasing automatically by 3% each January after the Commencement Date. This CAM charge is fixed and not subject to reconciliation based on actual CAM expenses. Tenant shall also pay 100% of all real estate and leasehold taxes directly to the taxing authority and shall maintain and pay for all required insurance policies.

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF
Current	\$10,000	\$120,000	\$60.00



FINANCIAL OVERVIEW

As-Is	Year 1	
Income		
In-Place Base Rent (+)	\$258,600	\$57.21
Gross Potential Rent	\$258,600	\$57.21
Expense Reimbursements		
Real Estate Taxes	\$100,000	\$22.12
Insurance	\$3,708	\$0.82
CAM	\$8,668	\$1.92
Management Fee	\$9,929	\$2.20
Total Expense Reimbursements	\$122,305	\$27.06
Effective Gross Revenue	\$380,905	\$84.27
Expenses		
Real Estate Taxes	\$100,000	\$22.12
Insurance	\$3,708	\$0.82
CAM	\$8,668	\$1.92
Management Fee (3.0% Of EGR)	\$9,929	\$2.20
Total Operating Expenses	\$122,305	\$27.06
Net Operating Income	\$258,600	\$57.21



Key Financial Assumptions

- Analysis assumes that Big Chicken and Stan's Donuts are both on NNN leases and pay their PRS of CAM, RET, INS, and MGMT Fee.
- Expenses are based on the 2025 Financial Statement provided by the Client.
- Tax records are not available yet; Analysis assumes taxes are \$100,000.
- Stan Donuts' lease does not specifically call for the reimbursement of Real Estate Taxes. We assume that the tenant does reimburse it's PRS of RET.

RENT ROLL

Suite	Tenant Entity	GLA (SF)	% of Total SF	Start	End	Term Remaining	Rent Schedule						Options	Lease Type
							Period	Changes on	Monthly Rent	Annual Rent	Rent PSF	Inc. %		
1	Big Chicken	2,520	55.75%	1/1/2025	1/1/2035	8.5 Years	Base	Current	\$11,550	\$138,600	\$55.00	-	Two 5-Year	NNN
							-	1/1/2030	\$11,870	\$142,434	\$56.52	3%		
							-	1/1/2031	\$12,254	\$147,042	\$58.35	3%		
							-	1/1/2032	\$12,621	\$151,452	\$60.10	3%		
							-	1/1/2033	\$12,999	\$155,988	\$61.90	3%		
							-	1/1/2034	\$13,390	\$160,675	\$63.76	3%		

Notes: Tenant pays its pro rata share of CAM, taxes, and insurance. CAM includes a 15% admin fee. Tenant to provide financial statements upon request.

2	Stan's Donuts	2,000	44.25%	4/1/2023	3/31/2033	6.7 Years	Base	Current	\$10,000	\$120,000	\$60.00	-	Two 5-Year	NNN
							-	4/1/2028	\$11,000	\$132,000	\$66.00	10%		

Notes: Tenant pays its pro rata share of CAM, taxes, and insurance, plus an 8% admin fee on CAM.

Occupied	2 Suites	4,520 SF	100.00%						\$258,600	\$57.21				
Vacant	0 Suites	0 SF	0.00%			7.6 Years			\$0	-				
Total	2 Suites	4,520 SF	100.00%			7.7 Years			\$258,600	\$57.21				

FINANCIAL OVERVIEW

Reimbursement By Tenants

Suite	Tenant	Lease Type	GLA (SF)	PRS	Annual Expense Reimbursements					
					Taxes	Insurance	CAM	Mgmt Fee	Total	\$PSF
1	Big Chicken	NNN	2,520	55.75%	\$33,451	\$2,067	\$4,833	\$5,536	\$45,887	\$18.21
2	Stan's Donuts	NNN	2,000	44.25%	\$26,549	\$1,641	\$3,836	\$4,393	\$36,418	\$18.21
Occupied Total	2 Unit(s)		4,520	100.00%	\$60,000	\$3,708	\$8,668	\$9,929	\$82,305	\$18.21 PSF

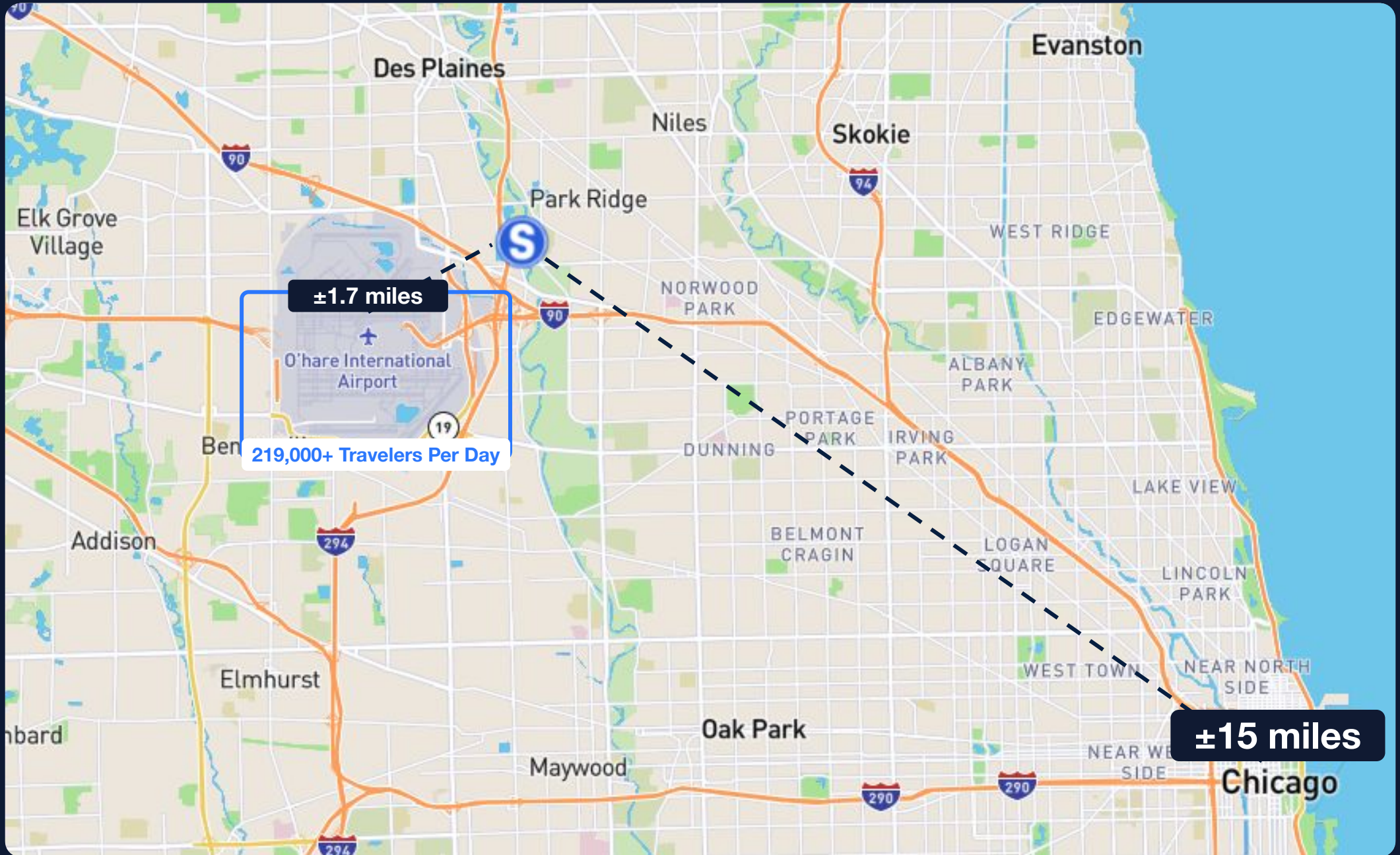


CAM Expense Breakdown

CAM	Current	Per SF
Repairs & Maintenance	\$6,915	\$1.53
Utilities	\$272	\$0.06
General & Administrative	\$1,482	\$0.33
Total CAM	\$8,668	\$1.92

MARKET OVERVIEW

9433-9437 Higgins Rd
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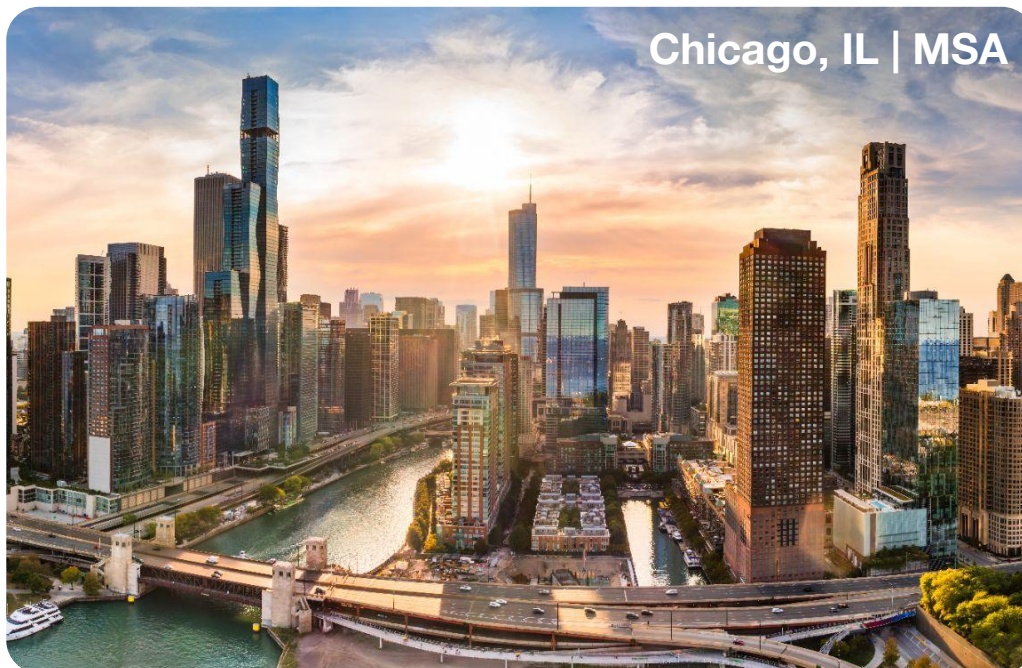


ROSEMONT, IL

Local Market Overview

Rosemont, Illinois is one of the Chicago metropolitan area's most strategically positioned commercial hubs, benefiting from immediate access to O'Hare International Airport, Interstate 90, Interstate 294, and the broader regional transportation network. Located just northwest of downtown Chicago, the city has developed into a nationally recognized destination for hospitality, entertainment, convention activity, and corporate operations. The area attracts significant business travel and tourism demand through the Donald E. Stephens Convention Center, Allstate Arena, Fashion Outlets of Chicago, and a concentration of hotel and entertainment venues. Rosemont's central location within the Midwest supports strong connectivity to regional and national markets, making the area highly attractive for logistics, office users, retailers, and hospitality-oriented investment.

The broader Rosemont and O'Hare submarket continues to benefit from stable employment drivers tied to transportation, professional services, aviation, healthcare, and tourism. High daytime population counts, strong commuter accessibility, and continued public and private investment support long-term commercial demand fundamentals. Nearby affluent suburban communities and access to the greater Chicago labor pool further strengthen the area's economic profile. Ongoing infrastructure improvements surrounding O'Hare International Airport and regional transit connectivity continue to reinforce Rosemont's position as a key gateway market within the Chicago metropolitan area.



POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,245	113,969	372,752
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,721	45,448	146,703
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$168,921	\$164,993	\$137,266

CHICAGO, IL | MSA

An aerial view of the Chicago skyline, featuring numerous skyscrapers of varying heights and colors. The city is situated along the edge of Lake Michigan, with a green park area in the foreground. The sky is blue with scattered white clouds.

Chicago serves as one of the nation's most influential economic and cultural centers, anchoring the Midwest with a highly diversified and resilient economy. As the third-largest metropolitan area in the United States, the region supports a population of over 9 million residents and a workforce spanning finance, technology, healthcare, manufacturing, and logistics. Its strategic location at the crossroads of the country enables unparalleled connectivity through an extensive network of interstate highways, rail systems, and two major international airports. This infrastructure advantage has positioned Chicago as a critical hub for both domestic and global commerce.

The metro area continues to attract businesses and residents due to its balance of economic opportunity, established infrastructure, and relative affordability compared to coastal markets. Chicago's deep labor pool, supported by nationally recognized universities and corporate headquarters, drives innovation and long-term growth across multiple sectors. Ongoing investment in transportation, mixed-use developments, and suburban expansion further strengthens the region's outlook. With consistent demand across commercial real estate sectors and a stable population base, Chicago remains a premier market for investors seeking scale, diversification, and durability.

#3 Largest MSA in the United States

U.S. Census Bureau

#2 Largest Central Business District in the U.S.

U.S. Census Bureau (employment density data); World Business Chicago

CHICAGO ECONOMY

Chicago, Illinois, is one of the most economically diverse metropolitan areas in the United States, making it a strong market for retail property investment. The city's economy is supported by major sectors such as finance, manufacturing, technology, transportation, and healthcare, which drive steady business activity and consumer spending. Its location as a national transportation hub—centered around O'Hare International Airport, extensive rail connections, and major interstate highways—enables efficient logistics and distribution. This network supports both traditional retail and e-commerce operations, increasing demand for retail and mixed-use properties throughout the metropolitan area.

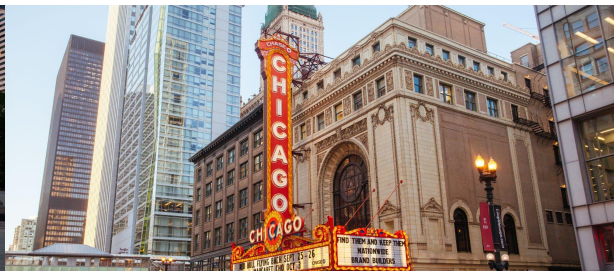
Chicago's large and varied population provides a dependable consumer base with significant purchasing power. The city's residents, students, and visitors support a range of retail properties, from national chains and luxury stores along Michigan Avenue to local shops and neighborhood centers. Ongoing redevelopment in areas such as Fulton Market, the South Loop, and the West Loop has encouraged new retail growth by adding housing and office space near established commercial corridors. For retail property owners, these conditions create opportunities for consistent occupancy, stable rental income, and long-term asset value supported by a diverse urban economy.

Total Population
2.66 Million

Annual Visitors
55.3 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Billion



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.