9433-9437 Higgins Rd

Rosemont, IL 60018 | Chicago MSA

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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EXECUTIVE OVERVIEW

9433-9437 Higgins Rd
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EXECUTIVE SUMMARY

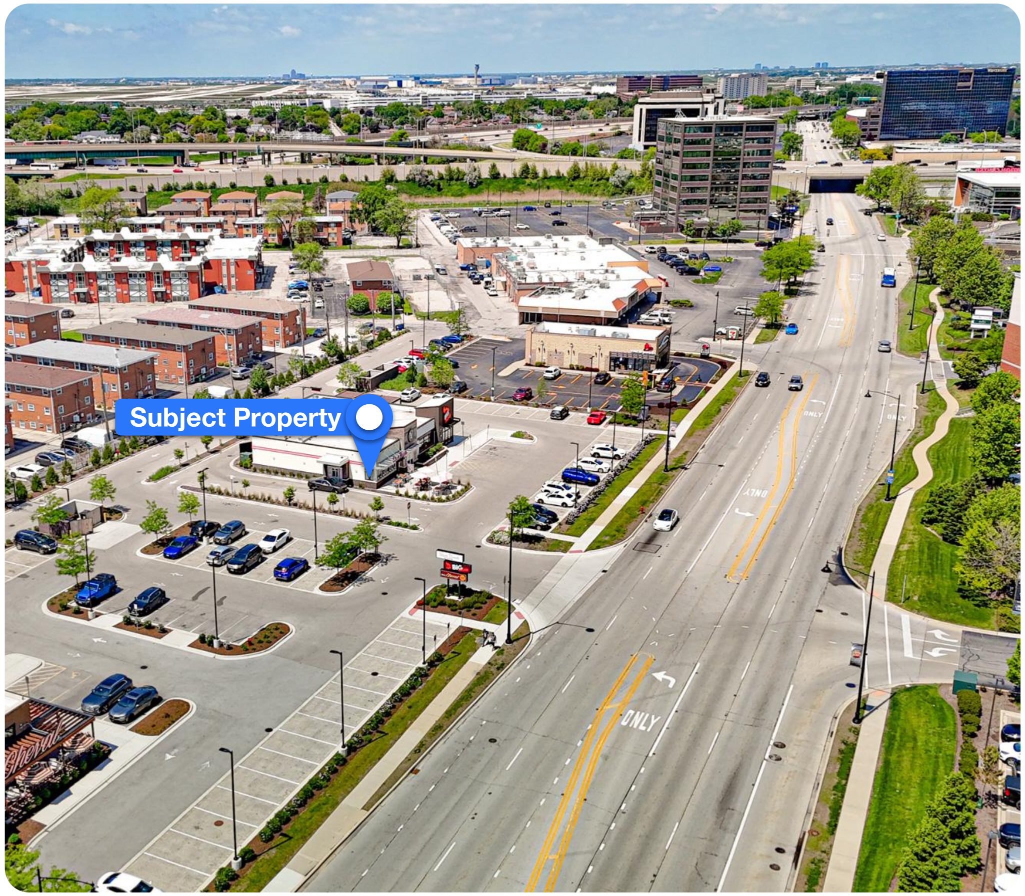
$3,687,000
List Price

7.00%
Cap Rate

7.6 Years
WALT

±4,520 SF
GLA

NEWLY CONSTRUCTED | 100% OCCUPIED
Completed in 2022, the Property consists of a ±4,520 SF two-tenant retail building situated on ±0.90 acres. The asset is 100% occupied by Big Chicken and Stan's Donuts, providing immediate in-place cash flow with limited near-term capital expenditure requirements.



LONG-TERM NET-LEASED INCOME | SCHEDULED RENT GROWTH
Leased to Big Chicken and Stan's Donuts with a WALT of approximately 7.6 years. Both leases feature scheduled rental increases, growing annual rent/NOI from $258,600 to $274,434 by January 2030, representing a 6.13% increase in rental revenue.

COMPLEMENTARY RESTAURANT TENANCY
Big Chicken is a rapidly expanding fast-casual concept founded by Shaquille O'Neal with 45+ locations, and Stan's Donuts, an established Chicago-area bakery and coffee brand with 15+ locations throughout the Chicago MSA. The combination of breakfast, coffee, lunch, dinner, and dessert offerings creates diversified daypart demand and consistent consumer traffic throughout the day.

HIGH-TRAFFIC LOCATION | EXCELLENT VISIBILITY
Prominently positioned along Higgins Road with exposure to approximately 24,400 vehicles per day, providing strong visibility and convenient access. The Property benefits from its location within the highly active Rosemont/O'Hare corridor, surrounded by hotels, office users, entertainment destinations, and major transportation infrastructure.

EXECUTIVE SUMMARY

O'HARE PROXIMITY | MAJOR INTERSTATE CONVERGENCE

Strategically positioned just 1.7 miles from O'Hare International Airport, the world's #1 busiest airport for aircraft movements, and near the convergence of I-90, I-294, and I-190. The location provides exceptional connectivity throughout the Chicago MSA, with I-90 alone carrying approximately 206,700 vehicles per day and generating significant demand from commuters, business travelers, tourists, and area employees.

AFFLUENT DEMOGRAPHICS | STRONG DAYTIME POPULATION

Average household incomes exceed $164,000 within a 3-mile radius, while the immediate 1-mile trade area has a daytime population of 25,278. The combination of strong purchasing power and significant daytime density provides a substantial built-in customer base for the Property's restaurant tenants.

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

CAVA
Portillo's
HOT DOGS · BEEF · BURGERS · SALADS
Panera BREAD
FirstWatch
DUNKIN'
Popeyes
INTERSTATE 90
Casino, Hotel, Event Venue
RIVERS CASINO
Recent $87M expansion
±4 Event Spaces | ±650 Employees
Maine South High School
±2,478 Students
FedEx Ship Center
Hampton by Hilton
HYATT
Cilantro TACO | GRILL
...it's good on all
Hilton
± 25,278 Employees
Within a 1 Mile Radius
N
Stan's Donuts & COFFEE
BIG CHICKEN
Subject Property
7 ELEVEN
Giordano's
TACO BELL
SMALL Cheval
Moretti's
Ristorante & Pizzeria
Rosemont Elementary
±210 Students
72
± 23,900 VPD
Marriott
± 43,000 VPD
INTERSTATE 294
WESTIN HOTELS & RESORTS
Chicago O'Hare International Airport
#1 Busiest Airport in US by Total Flights
CRUST TAP ROOM
JOE'S Live
amc
iFLY
FOGO DE CHÃO
FAT ROSIE'S TACO & TEQUILA BAR
KINGS DINING & ENTERTAINMENT
INTERSTATE 90
± 167,027 VPD
HYATT REGENCY
The Pavilion
±1,115 Units
± 92,827 VPD
INTERSTATE 190
impactField
DONALD E. STEPHENS CONVENTION CENTER
ROSEMONT
±200 Annual Events | ±1M Annual Visitors


N
WINTRUST
INTERSTATE 90
± 206,700 VPD
Pearson Professional Assessments
Cilantro TACO | GRILL
RIVERS CASINO DES PLAINES
Hilton Garden Inn
One OHare Centre Business Center
DHL
Moretti's
Rosemont Liquors
UNITED STATES POSTAL SERVICE
7 ELEVEn
TACO BELL
FedEx Office Print & Ship Services
Hampton by Hilton
Subject Property
W Higgins Rd ± 24,400 VPD
SMALL Cheval


SW
Stan's Donuts & Coffee
BIG CHICKEN
Drive Thru
4,783 SF
SMALL Cheval
TACO BELL
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

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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**

RENT ROLL

Suite	Tenant Entity	GLA (SF)	% of Total SF	Start	End	Term Remaining	Rent Schedule: Period	Changes on	Monthly Rent	Annual Rent	Rent PSF	Inc. %	Options	Lease Type
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.

Suite	Tenant Entity	GLA (SF)	% of Total SF	Start	End	Term Remaining	Period	Changes on	Monthly Rent	Annual Rent	Rent PSF	Inc. %	Options	Lease Type
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

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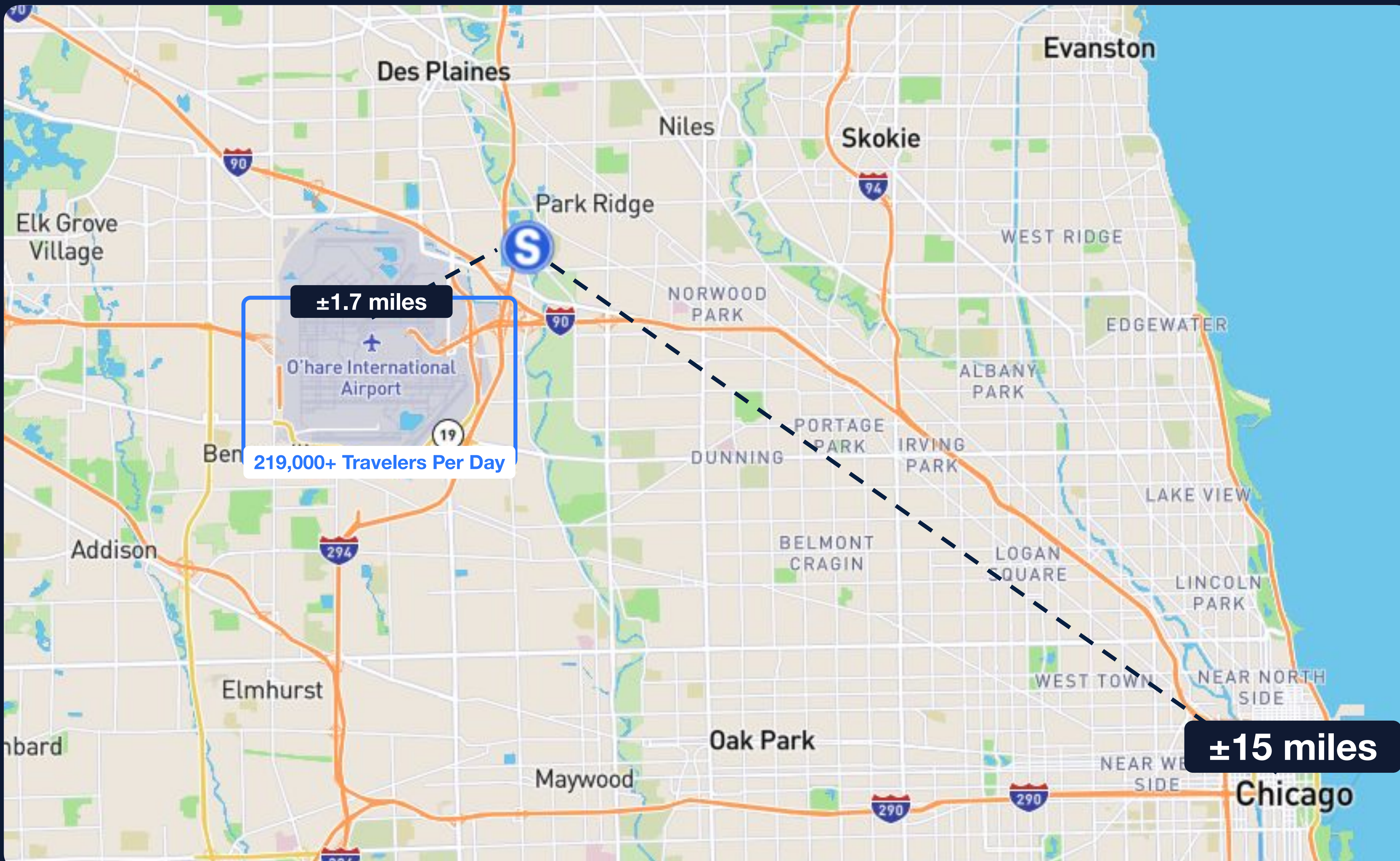
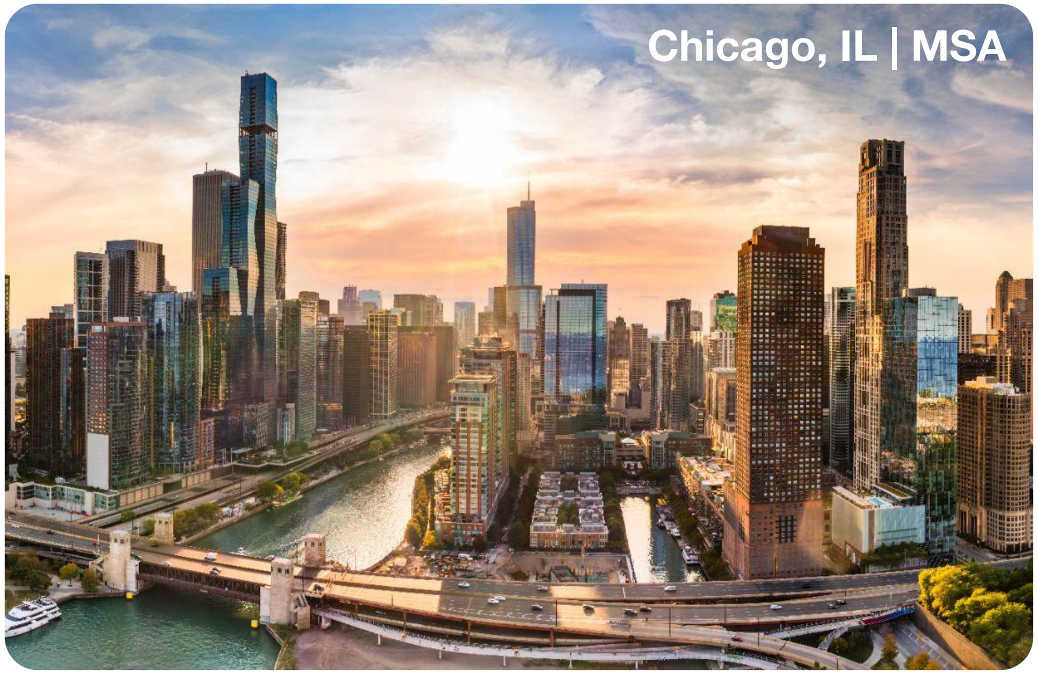


ROSEMONT, IL

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
Daytime Employment Estimate	25,278	90,701	215,374
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

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.

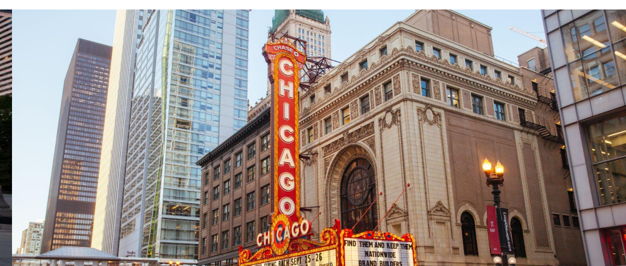
U.S. Census Bureau (employment density data); World Business Chicago

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	Annual Visitors	Tourism Economic Impact	GDP
2.66 Million	**55.3 Million**	**$20.6 Billion**	**$894.9 Billion**



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