

# 10058 S ROBERTS RD

PALOS HILLS, IL 60465



Exclusively Listed By



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**MATTHEWS™**

# Offering Summary

## EXECUTIVE SUMMARY

The offering presents the opportunity to acquire a 100% leased, two-tenant, mixed-use asset in Palos Hills, Illinois, providing stable in-place income from a diversified tenant mix. The property benefits from frontage on Roberts Road, offering visibility and access within the market, and is positioned as a stabilized disposition opportunity for investors seeking an existing income-producing asset with immediate cash flow.

## INVESTMENT HIGHLIGHTS

- Fully leased, two-tenant, mixed-use asset in Palos Hills, Illinois.
- Stable, in-place, rental income supported by a diversified tenant base.
- 100% occupied at offering, providing immediate cash flow and minimizing near-term vacancy exposure.
- Prominent frontage on Roberts Road, enhancing property visibility and access.
- Disposition opportunity for investors seeking an existing income-producing mixed-use investment.



# Portfolio Map



Google Earth



855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

7825 W 95th St

10058 S Roberts Rd

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

# Financial Overview

**\$1,000,000** List Price    **8.00%** Cap Rate    **\$233.21** Price/SF

**±0.54 AC** Acreage    **±4,480 SF** Building SF    **B-1, R-3** Zoning



Property Summary	
Tenant	Bahaa Group LLC (Auto Repair)
Lease Term	3 Years
Term Remaining	±2 Years
Options	One, 5-Year Option
Lease Structure	NNN

Rent Income Table		
Year	Monthly Rent	Annual Rent
Year 1	\$5,250	\$63,000
Year 2	\$5,600	\$67,200
Year 3	\$6,000	\$72,000

Property Summary	
Tenant	Residential Apartment
Lease Term	MTM

Rent Income Table		
Year	Monthly Rent	Annual Rent
Year 1	\$1,600	\$19,200



**PET SMART**  
**THE HOME DEPOT**  
**BEST BUY**  
**FLOOR DECOR**

**Walmart Supercenter**  
**ALDI**  
**sam's club**  
**TARGET**

**Chicago Midway Airport**  
 ±870 Municipal Workers  
 ±230,000 Aircraft Operations Per Year

**Argo Community High School**  
 ±1,845 Students

**Walmart Supercenter**  
**TARGET**  
**COSTCO WHOLESALE**  
**THE HOME DEPOT**  
**Guitar Center**

**Bridgeview SPORTS DOME**

**McDonald's**  
**Walgreens**  
**Starbucks**  
**ALDI**  
**Speedway**  
**White Castle**  
**Huntington**

**KOHL'S**  
**FORMAN MILLS**  
 FIND IT. LOVE IT. OWN IT.  
**BEST BUY**  
**HARBOR FREIGHT**  
 Quality Tools at Everybody's Low Price

**SeatGeek STADIUM**

**79th St ± 30,600 VPD**

**Reavis High School**  
 ±1,890 Students

**Burr Ridge**  
**LIFETIME FITNESS**  
**brookhaven MARKET**  
**CYCLEBAR** PREMIUM INDOOR CYCLING  
**COOPER'S HAWK** WINERY & RESTAURANTS  
**WHBM** WHITEHOUSE BLACK MARKET  
**STARBUCKS**  
**J.Jill**  
**SEPHORA**  
**Eddie Merlot's**  
 PRIME AGED BEEF AND SEAFOOD

**McDonald's**  
**7 ELEVEN**  
**Super 8**  
**bp**  
**DUNKIN'**  
**AutoZone**

**George T. Wilkins Elementary**  
 ±420 Students

**Jewel-Osco**

**Chicago Ridge Mall**  
**KOHL'S**  
**AMC**  
**DICK'S SPORTING GOODS**  
**BOOKS-A-MILLION**

**Jewel-Osco**  
**DOLLAR TREE**  
**planet fitness**

**95th St ± 43,000 VPD**

**Hickory Hills Golf Course**

**Subject Property**

**Bridgeview Place Condo**  
 ±8 Units

**Walmart Petes MARKET**

**294**

**55**

**55**

**294**

**294**

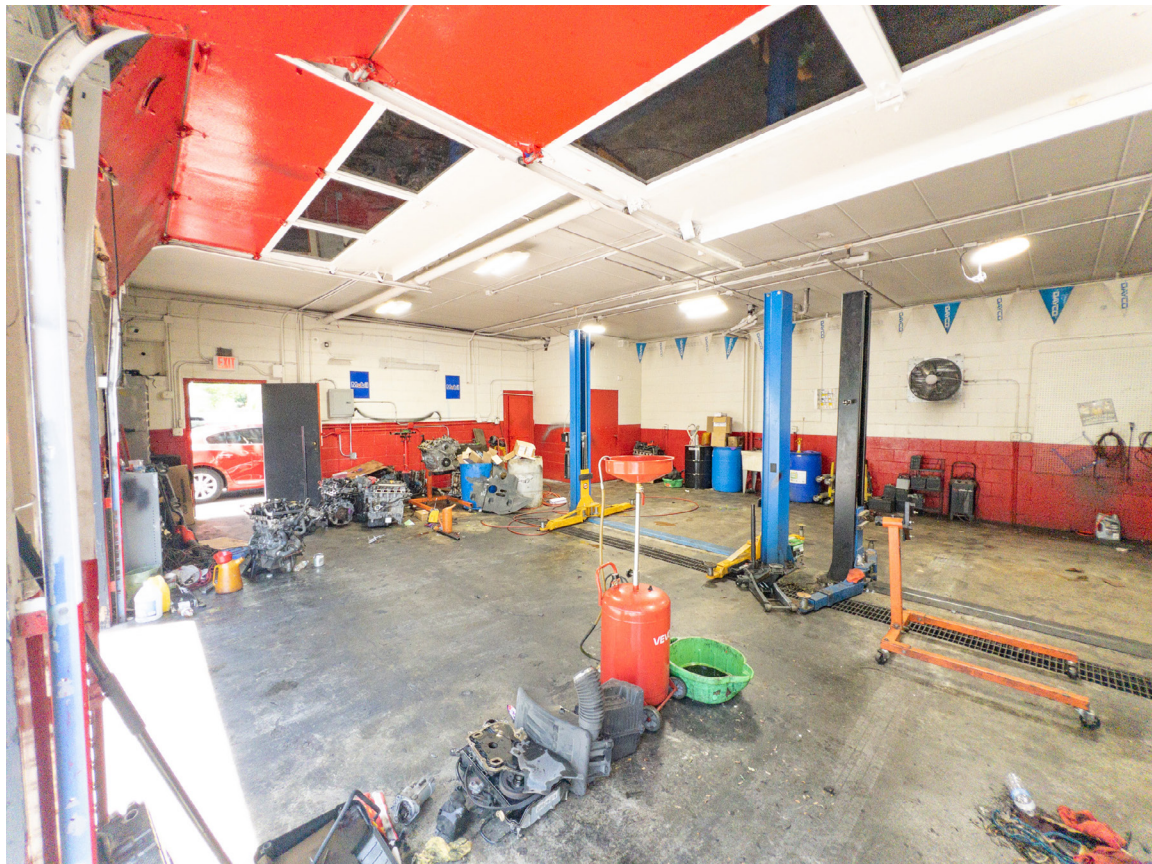
**LaGrange Rd ± 23,000 VPD**

**Joliet Rd ± 18,400 VPD**

**± 159,000 VPD**

**Archer Rd ± 27,900 VPD**

**Harlem Ave ± 39,500 VPD**



# Palos Hills, IL

## Market Overview

Palos Hills, Illinois is a well-established southwest suburb of Chicago known for its residential character, convenient transportation access, and strong community amenities. Located approximately 20 miles from downtown Chicago, the city offers residents and businesses the advantages of suburban living while maintaining close connectivity to one of the nation's largest metropolitan economies.

The local economy benefits from its strategic position near major transportation corridors, including Interstate 294, Interstate 55, and U.S. Route 45, providing efficient access throughout the Chicago metropolitan area. Residents enjoy a diverse employment base supported by healthcare, education, professional services, manufacturing, and logistics sectors across the surrounding region.

## Property Demographics

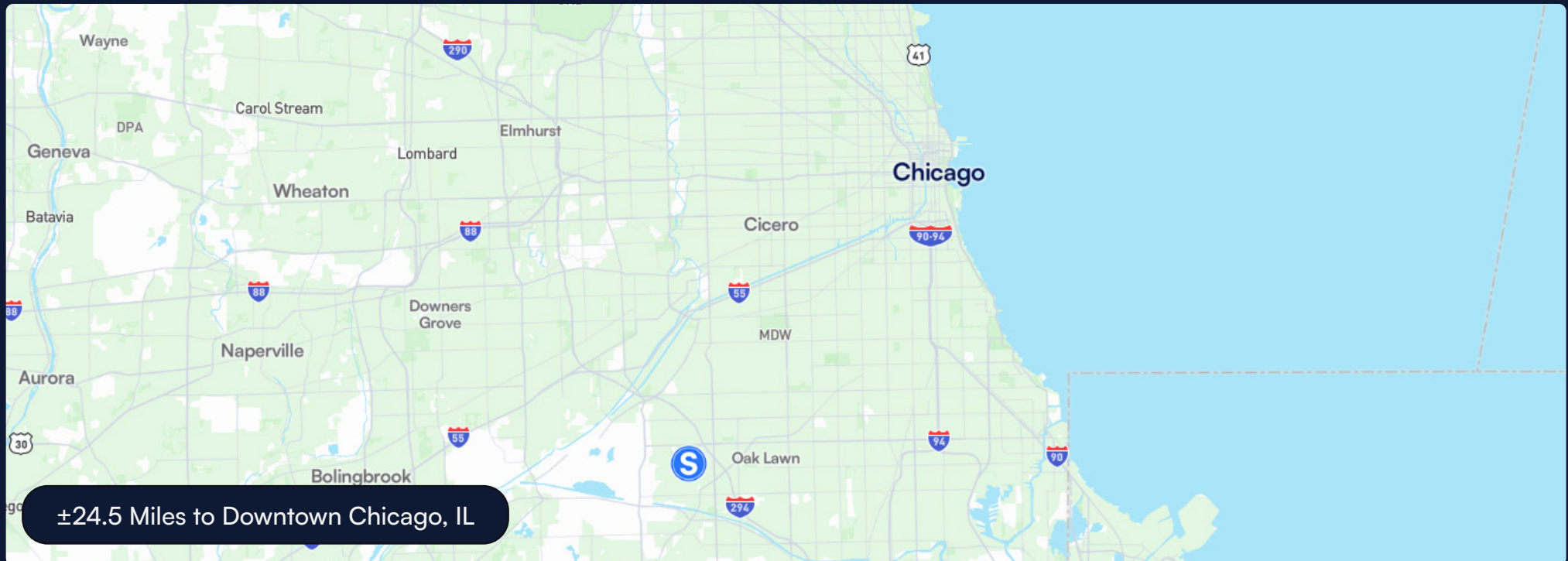
Population	3-Mile	5-Mile	10-Mile
2020 Population	106,791	237,870	1,300,787
2025 Population	108,614	241,641	1,274,904
2030 Population Projection	109,341	243,192	1,273,483

Households	3-Mile	5-Mile	10-Mile
2020 Households	40,212	89,283	464,282
2025 Households	40,444	89,726	453,252
2030 Household Projections	40,643	90,144	452,641

Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$91,406	\$101,770	\$105,294



# Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

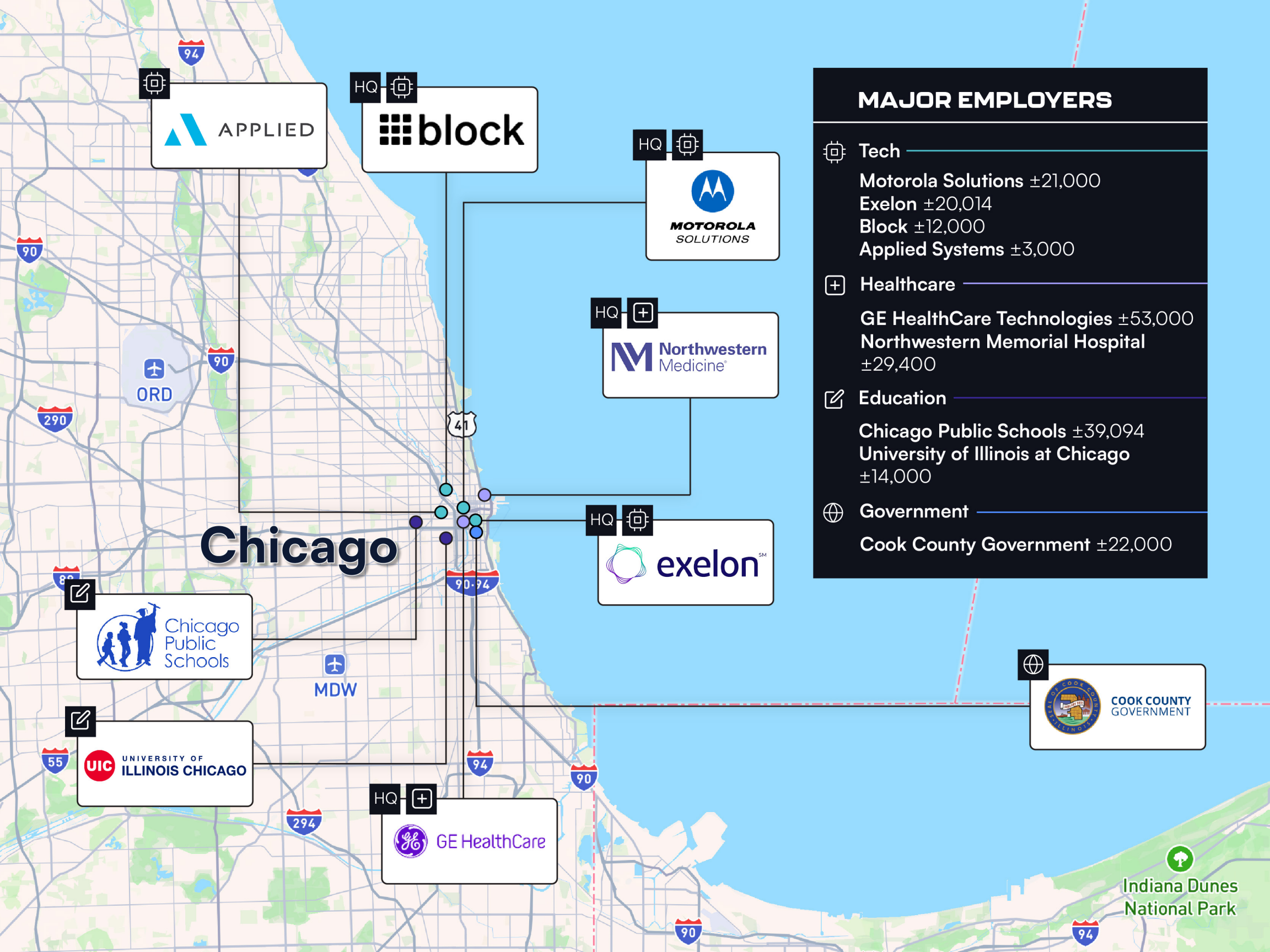
Total Population  
**9,441,957**

Annual Visitors  
**52 Million**

Tourism  
**\$20.6 Billion**

GDP  
**\$894.9 Billion**





## MAJOR EMPLOYERS

- 🏠 **Tech**
  - Motorola Solutions ±21,000
  - Exelon ±20,014
  - Block ±12,000
  - Applied Systems ±3,000
- + **Healthcare**
  - GE HealthCare Technologies ±53,000
  - Northwestern Memorial Hospital ±29,400
- 📝 **Education**
  - Chicago Public Schools ±39,094
  - University of Illinois at Chicago ±14,000
- 🌐 **Government**
  - Cook County Government ±22,000

**APPLIED**

**HQ** **block**

**HQ** **MOTOROLA SOLUTIONS**

**HQ** **Northwestern Medicine**

**HQ** **exelon**

**HQ** **GE HealthCare**

**Chicago Public Schools**

**UIC UNIVERSITY OF ILLINOIS CHICAGO**

**COOK COUNTY GOVERNMENT**

Indiana Dunes National Park

# Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10058 S Roberts Rd, Palos Hills, IL 60465** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.

**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.

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.

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