

515 William R Latham SR Drive, Bourbonnais IL, 60914

Offering Memorandum



MATTHEWS™

67,849+ Residents
Within a 5-Mile Consumer Base

±56.8 Miles
From Chicago, IL

±20,000 VPD
Bourbonnais, IL

Exclusively Listed By



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68,041+

Population (5-Mi)

25,623+

Households (5-Mi)

\$89,635

Avg HH. Income (5-Mi)

Matt Fitzgerald

Broker of Record

Firm No. 478027547 (IL)

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MATTHEWS™

| Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present the opportunity to acquire 515 William R. Latham Sr. Drive, an established automotive dealership property strategically located within the thriving commercial corridor of Bourbonnais, Illinois. The offering consists of a fully operational 17,235-square-foot Hyundai dealership situated on approximately 4.5 acres, positioned among a dynamic mix of restaurants, national retailers, and neighboring automotive dealerships that generate consistent consumer traffic and reinforce the area's position as a regional automotive destination.

The facility features a well-designed layout that includes executive and administrative offices, an indoor vehicle showroom, a customer waiting

lounge, an employee break room, a dedicated parts department, and a service center with shop space designed to support day-to-day dealership operations. In addition to ample on-site parking, the offering includes an additional 1.2-acre parcel located directly across the street, providing flexibility for expanded inventory storage, overflow parking, or future development opportunities. With its established automotive use, prominent location within Bourbonnais' commercial business district, and excess land offering long-term optionality, the property presents an attractive investment opportunity for buyers seeking a stable income-producing asset with future upside potential and passive cash flow characteristics.

INVESTMENT HIGHLIGHTS

- Established automotive dealership location in the heart of the Bourbonnais commercial corridor.
- Expansive parking capacity complemented by additional vacant land across the street for future expansion or overflow parking.
- Positioned among a cluster of established automobile dealerships, benefiting from strong co-tenancy and a steady stream of vehicle shoppers.
- Exceptional visibility along a heavily traveled thoroughfare with traffic counts approaching 20,000 vehicles per day.





Portfolio Map

Available Individually or as Part of a Portfolio

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

10058 S Roberts Rd

7825 W 95th St

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

\$3,600,000
List Price

±17,235 SF
Total GLA

±5.69 AC
Acreage

B-2
Zoning



Property Summary

Address	515 William R Latham SR Drive
City	Bourbonnais
State	Illinois
Zip	60914
County	Kankakee
Building SF	±17,235 SF
Acreage	±5.69 AC
Zoning	B-2
Parking Spaces	150 + additional vacant land
Tenant	Patriot Motors (Hyundai)
Lease Term	3 years
Term Remaining	±1.5 years
Options	None
Lease Structure	NNN

Rent Income Table

Year	Monthly Rent	Annual Rent
Year 1	\$22,900	\$274,800
Year 2	\$22,900	\$274,800
Year 3	\$22,900	\$274,800



Briarcliff Estates
±800 Homes

Bordeaux Estate
±60 Homes

**Bourbonnais Upper
Grade Center**
±488 Students



**Subject
Property**

N Convent St ±17,200 VPD

TARGET *Michaels*
Marshalls **BARNES & NOBLE**
PET SMART **STAPLES**

Kroger
Top 5% of National Locations
Source: AlphaMap

CSL
Warehouse
±1,500 Employees

Armour Rd ±18,500 VPD

Walmart Supercenter **DICK'S SPORTING GOODS** **KOHL'S**
petco **five BELOW** **ULTA BEAUTY**
Bath & Body Works

Northfield Square Mall

MATTRESS FIRM **LENSCRAFTERS**
HIBBETT SPORTS **Red Lobster** **FINISH LINE**
Visionworks **GNC LIVE WELL** **Panera BREAD**
Best Western PLUS **BEST BUY** **Fairfield BY MARRIOTT**
Hampton by Hilton **CLINEMARK** **Comfort INN & SUITES** **Old Country Store**

Gordon FOOD SERVICE STORE **HONDA**
CHEVROLET **Chick-fil-A**

Stratford Apartments
±88 Units

Jewel-Osco
Top 2% of National Locations
Source: AlphaMap

OLIVET
NAZARENE UNIVERSITY
Olivet Nazarene University
±3,500 Students | ±500 Employees

N Kinzie Ave ±2,900 VPD

meijer

MENARDS
Top 8% of National Locations
Source: AlphaMap

LOWE'S

Nearby developments include mixed-use entertainment district The Grove, redevelopment efforts on Northfield Square, and more than \$1.5 billion in regional commercial and industrial investment tied to the Bourbonnais Parkway/I-57 corridor.



Armour Rd ±18,500 VPD

±17,235 SF



Almar Pkwy



Interior Photos



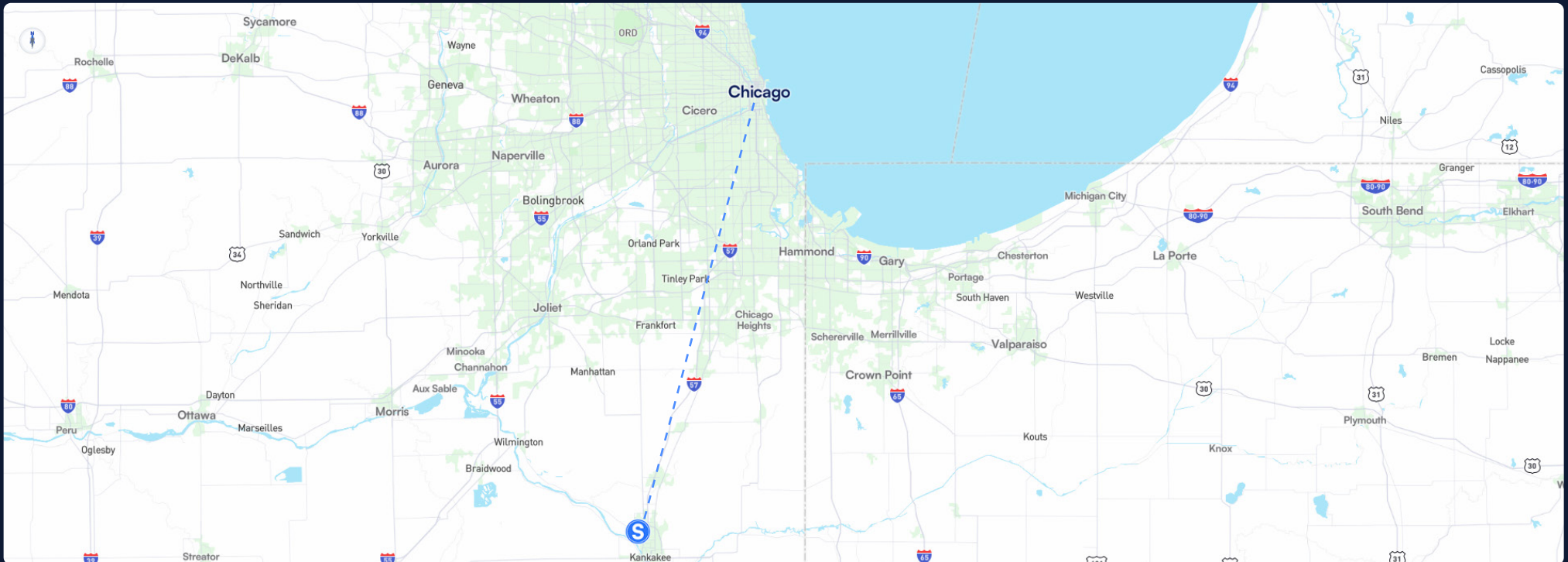
Bourbonnais, IL

Market Overview

Bourbonnais is one of the principal commercial centers within Kankakee County and serves as a retail hub for residents throughout the Kankakee-Bradley-Bourbonnais trade area. The village benefits from its strategic location along Interstate 57, providing convenient access to both the Chicago metropolitan area and Central Illinois. A stable residential base, the presence of Olivet Nazarene University, and consistent regional employment support year-round consumer spending. National retailers continue to cluster along Illinois Route 50, reinforcing the corridor's role as the area's dominant shopping destination. The local economy is supported by healthcare, advanced manufacturing, logistics, education, and retail. Bourbonnais' favorable business climate, comparatively affordable cost of living, and ongoing residential development continue to strengthen household purchasing power.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	43,541	68,041	89,831
2025 Population	42,732	67,849	88,777
2030 Population Projection	42,521	67,765	88,484
Households	3-Mile	5-Mile	10-Mile
2020 Households	16,430	25,623	34,495
2025 Households	16,046	25,459	33,969
2030 Household Projection	15,951	25,414	33,840
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$109,302	\$104,370	\$99,796



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 Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion



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 **515 William R. Latham Senior Drive, Bourbonnais, IL 60914** ("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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