

ORLAND PARK MEDICAL PLAZA

10 ORLAND SQUARE DR | ORLAND PARK, IL 60462

15-YEAR LEASES - NNN



EXCLUSIVELY LISTED BY



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ORLAND PARK MEDICAL PLAZA

10 ORLAND SQUARE DR, ORLAND PARK, IL 60462

Matthews Real Estate Investment Services™ is pleased to present 10 Orland Square Dr located in Orland Park, IL. This ±35,889-square-foot property is leased to a mix of medical tenants that include Preferred Surgicenter, Preferred Imaging Centers, and Advanced Urgent Care. Two tenants are comprised of the ownership group who will sign a 15-year absolute triple-net lease at closing. Ownership will also handle property management responsibilities and capital replacements post closing. The building underwent a full renovation in 2013 to convert the property for medical use. The subject property is located just off South La Grange Road has direct access to several interstates and is located ±27 miles from downtown Chicago.

Preferred SurgiCenter is a Joint Commission-accredited ambulatory surgery center that specializes in Minimally Invasive Spine Surgery. Other specialties covered at Preferred include Orthopedics, Pain Management, Podiatry, and Gastroenterology. Next door, their imaging center houses a 3T MRI, CT Scanner, X-ray, Ultrasound, and Open MRI. Advanced Urgent Care is a 24-hour immediate care center focused on treating injuries and illnesses requiring immediate care.

The subject property is in a highly trafficked and populated area located right next to Orland Square Mall. Orland Square Mall is comprised of over 1.2 million square feet and located in the dense Orland Park trade area. This area is ranked 5th in the Chicago suburbs with approximately \$2.5 billion in sales annually. Many national retailers are in proximity including Whole Foods, Lowe's, REI, Target, Costco Walmart, and Macy's. Over 43,000 vehicles per day pass the subject property on South La Grange Road, which has access to several state highways and I-80.

Orland Park, Illinois, is a suburban community located in the southwestern part of the Chicago metropolitan area. Known for its family-friendly atmosphere, the town offers a wide range of recreational activities, including numerous parks, golf courses, and sports facilities. Orland Park is also home to a vibrant commercial district with shopping centers, restaurants, and entertainment options.

10 Orland Square Dr offers an investor the opportunity to acquire a turnkey medical building with outstanding reputation and history in the region.

INVESTMENT HIGHLIGHTS

- Long Term Lease
- Sticky Location
- \$5.5 Million In Capital Expenditures
- Outstanding Access and Location
- Over 163,000 People Within 5 Miles







\$14,000,000
LIST PRICE



6.85%
CAP RATE



\$356.66
\$PSF

BUILDING INFORMATION

Tenant:	Preferred Surgicenter, Preferred Open MRI, and Advanced Urgent Care
Address:	10 Orland Square Dr
City:	Orland Park
State:	IL
Postal Code:	60462
GLA of Building:	±35,889 SF
Lot Size:	±2.45 AC
Year Built / Year Renovated:	1978/2013

LEASE SUMMARIES

Tenant Name:	Preferred Surgicenter, Preferred Open MRI, and Advanced Urgent Care
Type of Ownership:	Fee Simple
Lease Guarantor:	Preferred Surgicenter, Preferred Open MRI, and Advanced Urgent Care personal guaranty
Lease Type:	NNN
Tenant Responsibility:	Property Management, Real Estate taxes, Insurance, Repairs and Replacements.
Original Lease Term:	15 Years
Lease Commencement Date:	Advanced Urgent Care: April 30, 2026 COE
Lease Expiration Date:	15 Years from COE
Term Remaining on Lease:	15 Years
Increase(s):	Advanced Urgent Care: 3% Annual starting in Year 4 2% Annually
# of Options:	Three, 5-Year Options

RENT ROLL										
Tenant		GLA (SF)	Lease Start	Lease End	% of GLA	Monthly Rent (\$)	Annual Rent (\$)	\$PSF/ Year	Increases	Option Rent
Advanced Urgent Care		8,500	April 30, 2026	April 29, 2041	23.68%	\$20,000	\$240,000	\$28.24	3% Annually	3, 5-Year Options
Preferred Open MRI		5,500	Close of Escrow	15 Yrs from COE	15.33%	\$15,000	\$180,000	\$32.73	2% Annually	3, 5-Year Options
Preferred Surgicenter		21,889	Close of Escrow	15 Yrs from COE	60.99%	\$45,000	\$540,000	\$24.67	2% Annually	3, 5-Year Options
Occupied Total	4 Suites	35,889 SF			100.00%	\$80,000	\$960,000	\$26.75 PSF		
Total (100%)	4 Suites	35,889 SF			100.00%	\$80,000	\$960,000	\$26.75 PSF		





Subject Property

Signature Barn Banquet Hall



High Point Elementary
±488 Students



TRADER
JOE'S®

Lake View Plaza Mall



Apple Orland Square Mall



Silverlake Country Club
Golf Course

Orlando Center School
±388 Students

Liberty Elementary
±638 Students

Oakland Park Place



Cachey Park
Park

ORAL & MAXILLOFACIAL
SURGERY
of CHICAGO

WHOLE
FOODS
MARKET

ORLAND PARK
HEALTH & FITNESS CENTER



COSTCO
WHOLESALE



TARGET

Walmart
Supercenter

± 32,900 VPD

QUALITY
INN & SUITES

KIRSCH FAMILY DENTISTRY
DENTISTRY FOR THE ENTIRE FAMILY



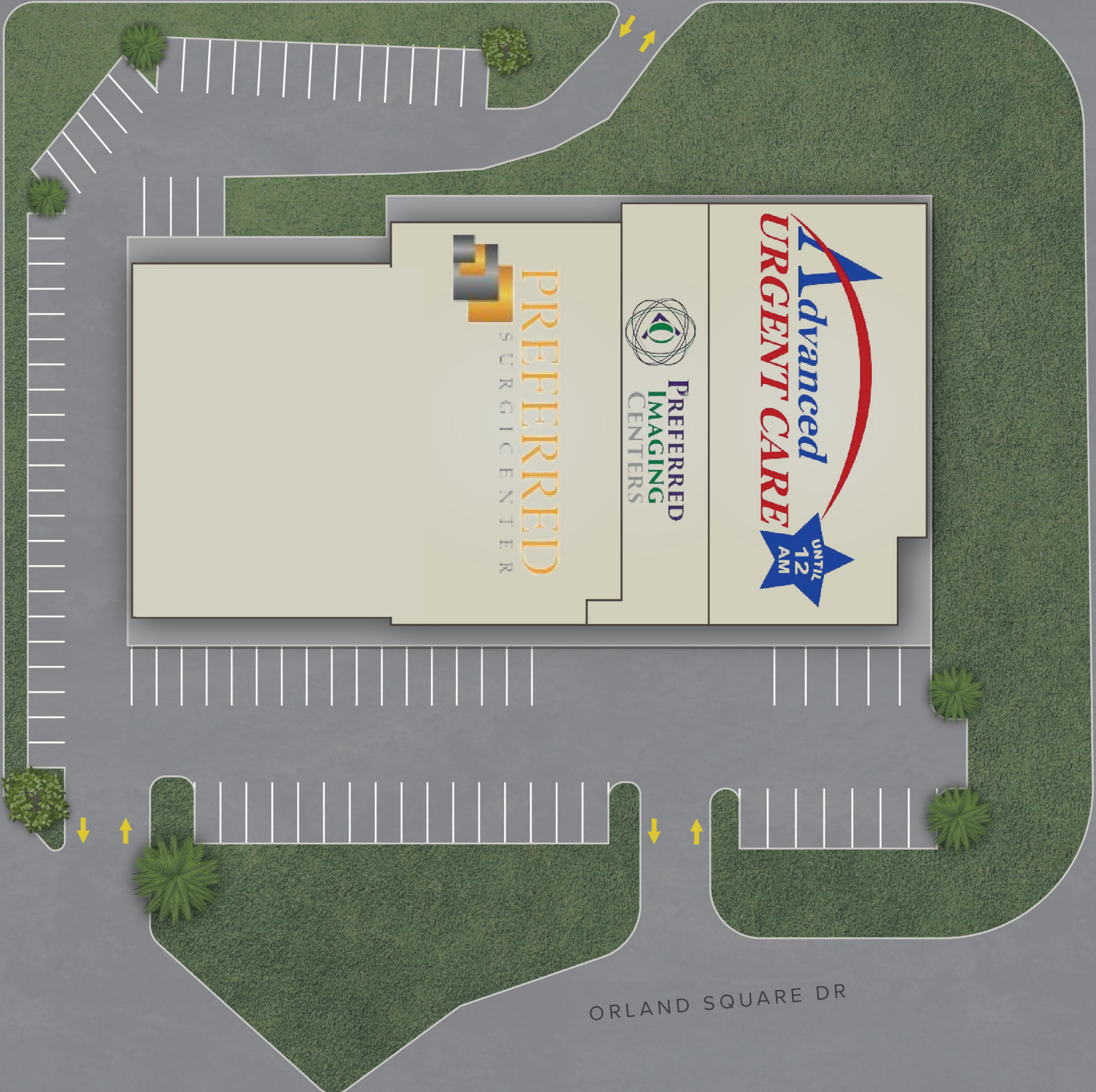
Google Earth



JOHN HUMPHREY DR

W 147TH ST

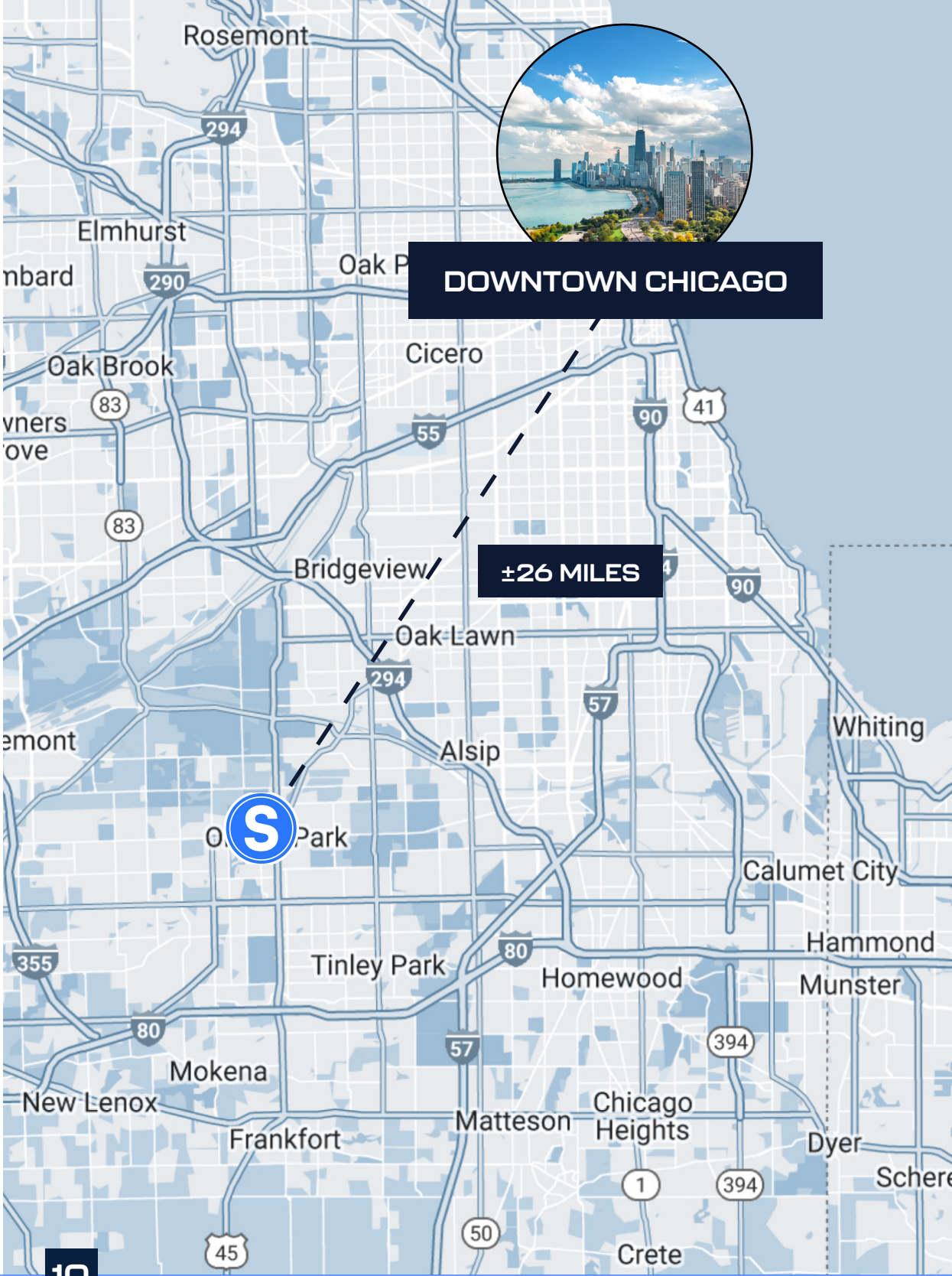
ORLAND SQUARE DR



ORLAND PARK, IL

Orland is a suburb of Chicago, filled with safe residential streets, landscaped lawns, and paved sidewalks. This family-friendly city offers all of the conveniences you could ever need. Shopping malls, restaurants, community parks, history museums, country clubs, and kid-approved fun are all a part of living in Orland Park. Orland Square is the city’s largest indoor mall, offering name brands and various services and restaurants. Silver Lake County Club and Crystal Tree Golf and Country Club are available to residents, and Centennial Park is a local favorite, offering fishing ponds, athletic fields, dog and skate parks, biking and hiking paths, an ice rink, and a water park. The Orland Park Metra Station sits in the corner of the park, so if public transportation is your preference, then you’ll be set! If you plan to travel by car, you can easily use Highway 45, Interstate 57, or Highway 55 to get to Downtown Chicago, located about 25 miles northeast of Orland Park.

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Census	11,325	69,428	165,639
2025 Estimate	11,325	69,589	167,727
2030 Projection	11,356	69,820	168,805
HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Census	4,460	27,047	63,695
2025 Estimate	4,399	26,699	63,684
2030 Projection	4,401	26,713	63,947
INCOME			
	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$116,671	\$123,797	\$128,380



Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

**2ND MOST BEAUTIFUL CITY IN
THE WORLD AND THE FIRST IN
NORTH AMERICA**

**(VOTED BY 27,000 TIME OUT INDEX SURVEY
VOTERS FROM ACROSS THE GLOBE)**



**#1 BEST BIG CITIES IN THE
U.S. FOR AN
UNPRECEDENTED FIFTH
CONSECUTIVE YEAR
(2021 CONDE NAST
TRAVELER READERS'
CHOICE AWARDS)**



ECONOMY

Chicago has one of the world’s largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over\$698billion, exceeding the GRP of Sweden and Norway. It has a gross metro product of \$545.3 billion. It is a center for business and finance, with considered as one of the world’s top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald’s, after 47 years in Oak Brook, moved its headquarters to Chicago’s West Loop neighborhood.

Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing spaceand centralized locations within the Midwest.



UNIVERSITY OF CHICAGO,
ILLINOIS INSTITUTE OF TECHNOLOGY,
CHICAGO STATE



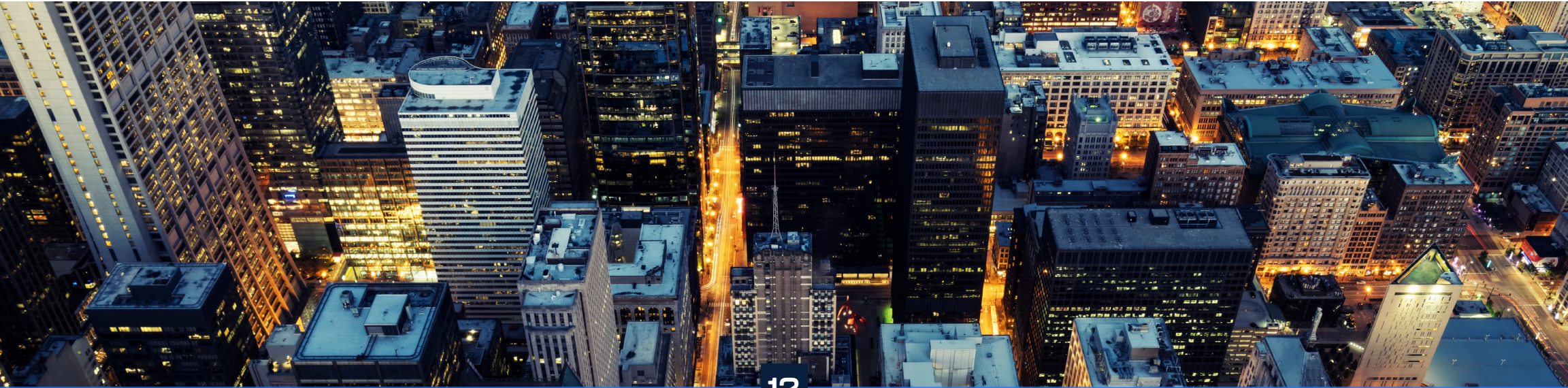
CHICAGO BULLS, CHICAGO BEARS,
CHICAGO CUBS, CHICAGO WHITE SOX,
CHICAGO FIRE, CHICAGO BLACKHAWKS



O'HARE INTERNATIONAL AIRPORT,
MIDWAY INTERNATIONAL AIRPORT

EMPLOYERS

Advocate Aurora Health	26,335
Northwestern Memorial Healthcare	22,000
University of Chicago	18,732
Walmart Inc.	16,711
Amazon.com Inc	16,610
Amita Health	14,282
JP Morgan Chase & Co	13,750



TOURISM AND ATTRACTIONS



Field Museum



Millennium Park



Shedd Aquarium



Downtown Chicago

FIELD MUSEUM

The Field Museum of Natural History, also known as The Field Museum, is a natural history museum in Chicago, Illinois, and is one of the largest such museums in the world. The museum is popular for the size and quality of its educational and scientific programs, and its extensive scientific-specimen and artifact collections. The permanent exhibitions, which attract up to two million visitors annually, include fossils, current cultures from around the world, and interactive programming demonstrating today's urgent conservation needs.

MILLENNIUM PARK

Millennium Park is a public park located in the Loop community area of Chicago, operated by the Chicago Department of Cultural Affairs. The park, opened in 2004 and intended to celebrate the third millennium, is a prominent civic center near the city's Lake Michigan shoreline that covers a 24.5-acre section of northwestern Grant Park. Featuring a variety of public art, outdoor spaces and venues, the park is bounded by Michigan Avenue, Randolph Street, Columbus Drive and East Monroe Drive. In 2017, Millennium Park was the top tourist destination in Chicago and in the Midwest, and placed among the top ten in the United States with 25 million annual visitors.

SHEDD AQUARIUM

Opened on May 30, 1930, the 5 million US gal aquarium was for some time the largest indoor facility in the world. Today it holds about 32,000 animals. Shedd Aquarium was the first inland aquarium with a permanent saltwater fish collection. It is located on Lake Michigan, on the Museum Campus Chicago, along with the Adler Planetarium and the Field Museum of Natural History. In 2015, the aquarium had 2.02 million visitors. It was the most visited aquarium in the U.S. in 2005, and in 2007, it surpassed the Field Museum as the most popular cultural attraction in Chicago.

Higher Education

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Northwestern University's research enterprise has grown to \$887.3 million for fiscal year 2020, making it the largest academic research site in the state of Illinois. Northwestern University has the thirteenth largest university endowment in the country.

The University of Chicago

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 100 Nobel laureates that have been affiliated with the university as professors, students, faculty, or staff.

Chicago State University

Chicago State University (CSU) is a public, comprehensive post-secondary institution that stands distinctively as one of the state's oldest public universities, providing access to higher education for students of diverse backgrounds and educational needs. Founded in 1867, CSU is a nationally accredited university with five colleges—Health Sciences, Arts and Science, Business, Education, and Pharmacy — offering 31 undergraduate and 25 graduate degree-granting programs. Consistently evolving to reflect state-of-the-art trends in higher education, CSU prepares students for success.

Illinois Institute of Technology

Founded in 1890, Illinois Tech is a Ph.D.-granting research university with more than 7,800 students in engineering, science, architecture, design, applied technology, human sciences, business, and law programs. Illinois Tech's interprofessional, technology-focused curriculum is designed to advance knowledge through research and scholarship, to cultivate invention improving the human condition, and to prepare students from throughout the world for a life of professional achievement, service to society, and individual fulfillment.



#6 NATIONAL UNIVERSITY

(UNIVERSITY OF CHICAGO) - USNEWS, 2022



**#16 BEST UNDERGRADUATE
ENGINEERING PROGRAMS**

(NORTHWESTERN UNIVERSITY) - USNEWS, 2022



#44 IN BEST VALUE SCHOOLS

(ILLINOIS INSTITUTE OF TECHNOLOGY) - USNEWS, 2022

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10 Orland Square Dr, Orland Park, IL 60462** ("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.

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.

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