500 Northwest Hwy

Cary, IL 60013

Strip Center Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Tarik Fattah
Associate Vice President
(949) 544-1723
tarik.fattah@matthews.com
License No. 02137435 (CA)

Matthew M. Fitzgerald
Broker of Record
Broker Lic. No.: 471021676 (IL)
Firm Lic. No.: 478027547 (IL)

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MATTHEWS™

PROPERTY OVERVIEW

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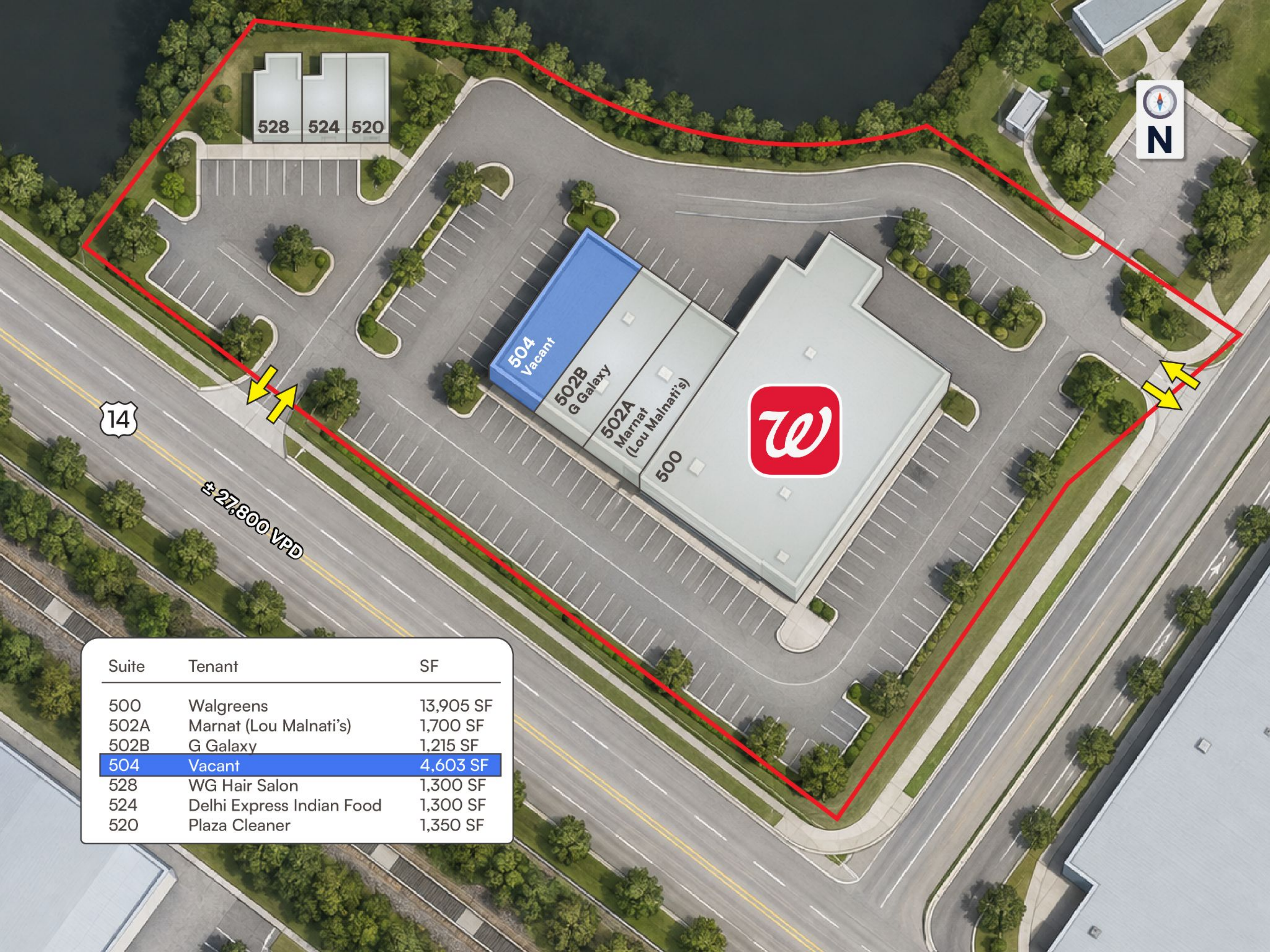
EXECUTIVE SUMMARY

$2,800,000	**7.25%**	**$202,989**	**±25,373**
List Price	Cap Rate	NOI	GLA (SF)

Investment Highlights

- **81.9% Occupied** — Single vacancy (Unit 504, ±4,603 SF) offers value-add upside; potential to be subdivided to drive rents and boost returns.
- **Diversified Tenant Mix** — Strong blend of national, regional, and local tenants: Walgreens, Lou Malnati's, G Galaxy, WG Hair Salon, Delhi Express, and Plaza Cleaners.
- **Exceptional Traffic & Visibility** — ±36,950 combined VPD (Northwest Highway ±27,800 + Cary-Algonquin Rd ±9,150) with excellent access and frontage.
- **Affluent Demographics** — Average household income of $138K in the trade area.
- **Well-Positioned Asset** — 3.45-acre site, 2 buildings totaling ±25,373 SF GLA, with ±140 parking spaces.
- **Top Ranking Walgreens -** Walgreens ranks in the top 80th percentile nationally and the top 82nd percentile for Illinois at this location (Source: AlphaMap).This is a drive-thru location.

National Rank: **80th Percentile** &
State Rank: **82nd Percentile** *(AlphaMap)*



Suite	Tenant	SF
500	Walgreens	13,905 SF
502A	Marnat (Lou Malnati's)	1,700 SF
502B	G Galaxy	1,215 SF
504	Vacant	4,603 SF
528	WG Hair Salon	1,300 SF
524	Delhi Express Indian Food	1,300 SF
520	Plaza Cleaner	1,350 SF


sam's club
MENARDS
TEXAS ROADHOUSE
REGAL
Chick-fil-A
Cary Square Shopping Center
Jewel-Osco
Wendy's
SUBWAY
STARBUCKS
TACO BELL
Foxford Hills
±374 Homes
Cary-Grove High School
±1,410 Students
TARGET
KOHL'S
THE FRESH MARKET
PANDA EXPRESS
stryker
Manufacturer
±1,000 Total Employees
14
Three Oaks Rd
Subject Property
Downtown Cary
Chicago
±50 Miles Away
± 32,000 VPD
Walmart Supercenter
ALDI
Walgreens
Fox River Grove
±1,700 Homes
± 27,800 VPD
31
Metra
Cary Metra Station North
Chicago O'Hare International Airport
±30 Miles Away
Google Earth
N

PROPERTY PHOTOS

FINANCIAL OVERVIEW

500 Northwest Hwy
Cary, IL 60013

RENT ROLL

Unit #	Tenant	SF	% of Leasable	Lease Start	Lease End	Monthly Base Rent	Annual Base Rent	Base Rent $/SF	Recovery Type
500	Walgreens	13,905	54.8%	1/1/2022	12/31/2031	$18,500.00	$222,000	$15.97	Modified Gross / NNN-style
502A	Lou Malnati's	1,700	6.7%	11/3/2015	11/3/2030	$2,198.67	$26,384	$15.52	Pro-rata NNN w/ Fixed Escalators
502B	G Galaxy	1,215	4.8%	2/16/2026	2/16/2031	$1,249.42	$14,993	$12.34	Pro-rata NNN
504	VACANT	4,603	18.1%	-	-	-	-	-	-
528	WG Hair Salon	1,300	5.1%	4/1/2004	10/31/2029	$2,813.77	$33,765	$25.97	Gross
524	Delhi Express Indian Foods	1,300	5.1%	2/1/2025	1/31/2030	$1,396.42	$16,757	$12.89	Pro-rata NNN
520	Plaza Cleaner	1,350	5.3%	1/1/2012	12/31/2029	$3,264.00	$39,168	$29.01	Gross (incl. all CAM)
TOTAL	**7 units**	**25,373**	**81.9%**			**$29,422.28**	**$353,067**	**$13.92**	

RENT ROLL SUMMARY

Summary	
Total Building GLA	±26,015 SF
Leasable SF	±25,373 SF
Occupied SF	±20,770 SF
Vacant SF	±4,603 SF
Physical Occupancy %	81.9%
Occupancy % (of Bldg GLA)	79.8%
Annual Base Rent (Occupied)	$353,067
Avg Base Rent $/SF (Occupied)	$17.00
Annual CAM Billed	$15,505
Annual Tax Escrow Billed	$11,975
Total Annual In-Place Rent	$380,547
WALT (Years, SF-Wtd, Occupied)	5.14

LEASE ABSTRACTS

Unit	Tenant / Legal Entity	GLA (SF)	Pro-Rata %	Term Start	Term End	Monthly Rent	$/SF Ann.	Escalation Schedule	Next Bump	Options	Option Notice	Lease Guarantor
500	Bond Drug Co. of IL (GTD: Walgreen Co.)	13,905	53.45%	12/1/1996	12/31/2031	$18,500.00	$15.97	-	-	4×5 Year	9 Mo Prior to each 5-Year Window	Walgreen Co.
502A	Marnat, Inc. (DBA: Lou Malnati's)	1,700	6.53%	11/1/2015	11/3/2030	$2,198.67	$15.52	3% Annual Stepped	11/4/2026	1×5 Year	120 Days Prior	Marnat, Inc.
502B	Sarsak Star Inc. (DBA: G Galaxy)	1,215	4.67%	2/15/2026	2/14/2031	$1,249.42	$12.34	3% Annual	2/15/2027	1×5 Year	180 Days Prior	Personal
504	VACANT	4,603	17.69%	-	-	-	-	-	-	-	-	-
528	WG Hair Salon (Nancy Hysen)	1,300	5.00%	4/1/2004	10/31/2029	$2,813.77	$25.97	3% Annual Starting Year 3 (2/1/2027); Flat Years 1–2	5/1/2027	2 X 3 Year	90 Days	Personal
524	Delhi Express Indian Foods, Inc. (DBA: Flavors of India)	1,300	5.00%	2/1/2025	1/31/2030	$1,396.42	$12.89	3% Annual	2/1/2027	1×5 Year	180 Days Prior	Personal/ Spousal
520	Plaza Cleaner (DBA: Plaza Cleaner)	1,350	5.19%	1/1/2012	12/31/2029	$3,264.00	$29.01	2% Annual	1/1/2027	1 X 3 Year	180 Days Prior	Personal

FINANCIAL OVERVIEW

	CAM Recoverable	2024 ($)	2025 ($)	Variance ($)	Variance %	2025 % of EGI
OPERATING INCOME						
Base Rent	-	$329,613	$353,067	$23,454	7.1%	-
CAM Charges Billed	-	$8,872	$15,505	$6,633	74.8%	-
Real Estate Tax Escrow	-	$66,178	$72,473	$6,296	9.5%	-
Total Operating Income (EGI)	-	$404,662	$441,045	$36,383	9.0%	-
OPERATING EXPENSES						
Property Tax	Yes (via tax escrow)	$120,214	$122,282	$2,069	1.7%	27.7%
Insurance	Yes (CAM)	$16,820	$16,820	-	-	3.8%
Landscaping	Yes (CAM)	$32,869	$30,183	($2,687)	(8.2%)	6.8%
Repairs & Maintenance - CAM	Yes (CAM)	$9,029	$9,741	$712	7.9%	2.2%
Repairs & Maintenance - Other	No	$1,374	$16,733	$15,359	1117.8%	3.8%
Waste Removal	Yes (CAM)	$3,015	$3,739	$724	24.0%	0.8%
Utilities - Comed (CAM)	Yes (CAM)	$3,153	$4,000	$847	26.9%	0.9%
Utilities - Vacant Units	No (vacancy carry)	$2,230	$2,500	$270	12.1%	0.6%
Utilities - Other	No	$13,217	$10,339	($2,878)	(21.8%)	2.3%
Management Fee	Yes (CAM)	$9,000	$9,000	-	-	2.0%
Janitor Service	Yes (CAM)	$1,122	$2,700	$1,578	140.5%	0.6%
Fire Alarm & Security	Yes (CAM)	$893	$2,451	$1,558	174.4%	0.6%
Professional Fees	No	$2,600	$7,460	$4,860	186.9%	1.7%
Bank Service Charges	No	$35	$32	($3)	(7.2%)	0.0%
Business Licenses & Permits	No	$75	$75	-	-	0.0%
Supplies	No	$432	-	($432)	(100.0%)	-
Total Operating Expenses		**$216,079**	**$238,055**	**$21,977**	**10.2%**	**54.0%**
NET OPERATING INCOME (NOI)		**$188,583**	**$202,989**	**$14,406**	**7.6%**	**46.0%**

TENANT OVERVIEW

Year Founded	Headquarters	Locations	Annual Revenue
1901	Deerfield, IL	8,700	$147.66B

Tenant Overview
Walgreens, originally founded as the Walgreen Co. in Chicago in 1901, has evolved into one of America's most enduring and recognizable pharmacy and retail healthcare brands. Headquartered in Deerfield, Illinois, the company has maintained a strong national presence for over a century, anchoring community-level healthcare and everyday convenience through its vast network of retail pharmacy locations.

Year Founded	Headquarters	Locations	Annual Revenue
1971	Buffalo Grove, IL	77	$328M

Tenant Overview
Founded in 1971 with its first pizzeria in Lincolnwood, Illinois, Lou Malnati's has grown into one of the Chicago area's most recognizable restaurant brands and a leading name in Chicago-style deep-dish pizza. The company maintains its home office in Buffalo Grove, Illinois, and has expanded beyond its Chicagoland roots into additional Midwest and Southwest markets while retaining a strong regional identity. Lou Malnati's established brand recognition, long standing operating history, and loyal customer base make it a notable restaurant anchor within its markets.

TENANT OVERVIEW

G Galaxy

G Galaxy is a local retail operator serving the surrounding community from its shopping center location. As a neighborhood-oriented business, the tenant contributes to the property's mix of convenience and service-focused retailers while generating recurring customer traffic. Its presence complements the center's combination of national, regional, and locally operated tenants.

WG Hair Salon

WG Hair Salon is a locally operated personal-care business providing hair and beauty services to customers in the surrounding trade area. Service-oriented salon tenants benefit from recurring appointment-based visitation and a neighborhood customer base, helping generate consistent traffic within a retail center. WG Hair Salon adds a complementary personal-services component to the property's diversified tenant mix.

Delhi Express Indian Foods, Inc.

Delhi Express Indian Foods is a locally operated food-service tenant specializing in Indian cuisine. Serving both nearby residents and customers seeking convenient prepared-food options, the restaurant contributes to the center's dining offering and helps generate repeat and meal-period traffic. Its specialized cuisine broadens the property's food-and-beverage mix and complements the center's surrounding retail and service tenants.

Plaza Cleaner

Plaza Cleaner is a neighborhood service tenant providing dry-cleaning and related garment-care services to customers in the surrounding community. As a convenience-oriented business serving recurring household needs, the tenant benefits from repeat visitation and proximity to complementary retail uses. Plaza Cleaner further diversifies the property's tenant mix with an everyday service offering.

MARKET OVERVIEW

500 Northwest Hwy
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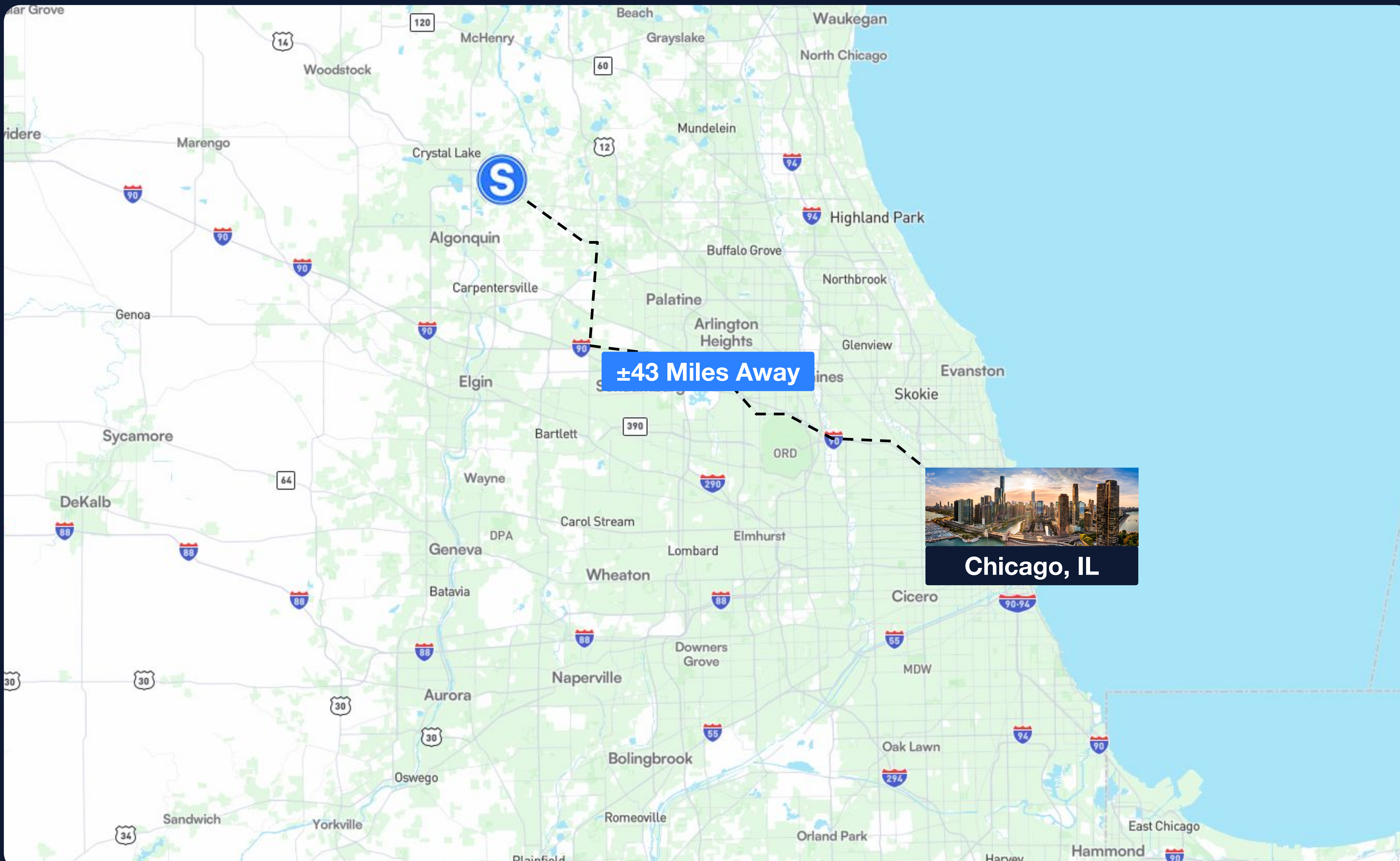

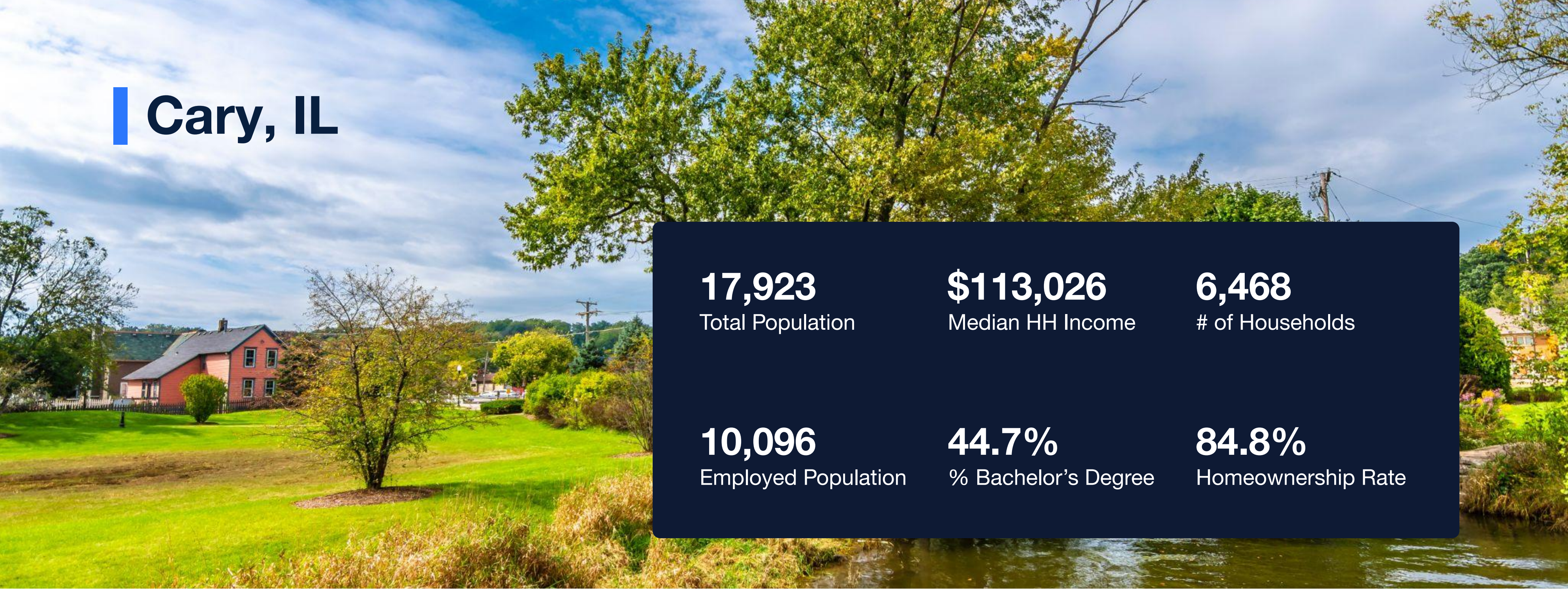

Cary, IL

17,923 Total Population	**$113,026** Median HH Income	**6,468** # of Households
10,096 Employed Population	**44.7%** % Bachelor's Degree	**84.8%** Homeownership Rate

Local Market Overview

Cary is an established northwest Chicago suburb positioned along the US Route 14 commercial corridor in southeastern McHenry County. The community combines an affluent residential base with regional transportation access, including Metra's Union Pacific Northwest Line and proximity to I-90 and O'Hare International Airport. Cary has approximately 17,900 residents, with median household income exceeding $113,000 and an 84.8% homeownership rate. These characteristics support a stable consumer base for neighborhood retail, restaurants, service businesses, and other daily-needs concepts. US Route 14 serves as Cary's principal commercial artery and carries approximately 25,000–30,000 vehicles per day through the community.

Cary also benefits from its position within the broader Chicago metropolitan economy while retaining a distinct suburban trade area. Local employment spans manufacturing, retail trade, healthcare, education, and professional services, while commuter rail expands residents' access to major employment centers. Continued investment in downtown infrastructure, redevelopment initiatives, and transportation connectivity is designed to strengthen commercial activity. The combination of above-market household income, high homeownership, commuter access, and established residential neighborhoods provides favorable fundamentals for retail properties serving both local households and traffic along Northwest Highway.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	41,290	111,406	9,862
Current Year Estimate	39,797	109,447	9,739
2020 Census	38,421	107,757	9,765
Growth Current Year-Five-Year	3.75%	1.79%	1.26%
Growth 2020-Current Year	3.58%	1.57%	-0.27%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	15,564	43,297	3,730
Current Year Estimate	14,804	41,929	3,618
2020 Census	14,026	40,319	3,508
Growth Current Year-Five-Year	5.13%	3.26%	3.10%
Growth 2020-Current Year	5.54%	3.99%	3.12%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$159,660	$149,679	$145,389

CHICAGO, IL MSA

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
9.42M+

Annual Visitors
55.3 Million

Tourism Economic Impact
$20.6 Billion

GDP
$894.9 Billion

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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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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.

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