



Offering Memorandum

100 - 118 N Barrington Rd Streamwood IL

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Rachel Patten

Director
+1 317 713 2348
rachel.patten@colliers.com

Accelerating success.

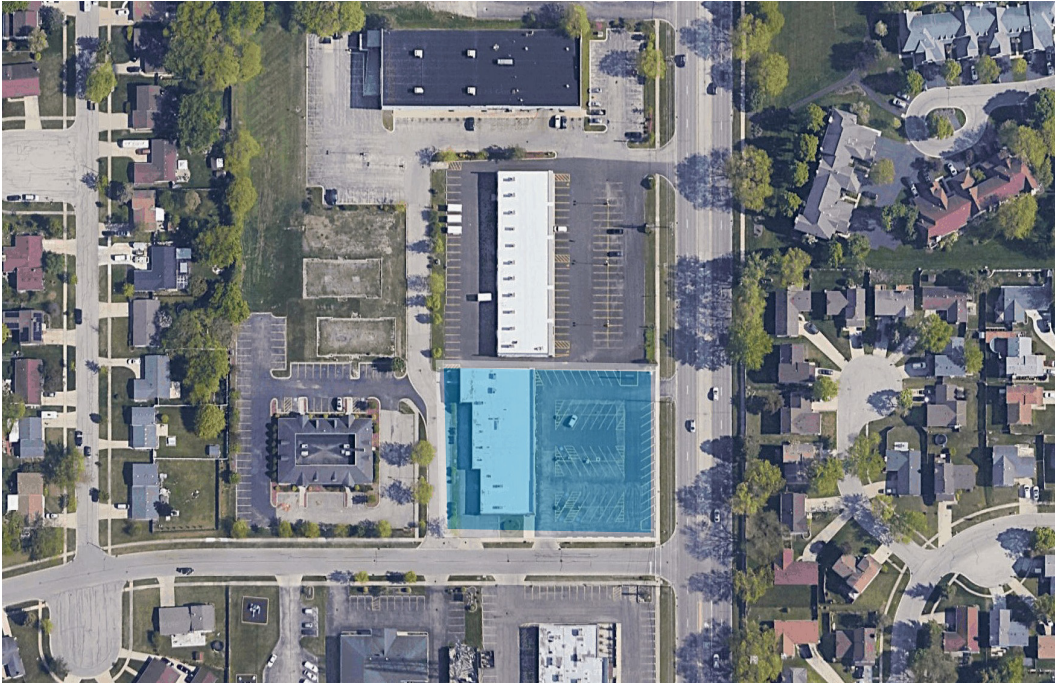
Colliers



Executive Summary

Colliers Net Lease Investment Group is pleased to present to qualified investors the opportunity to acquire a 100% fee interest in the Chicago MSA with an address of 100 – 118 N. Barrington Rd, Streamwood, IL. The 80% leased 12,300 square foot strip offers both stability and upside through the lease-up of the remaining space. The traffic counts are 31,000 along N. Barrington Rd. The site boasts 18,365 people within a 1-mile radius and 117,077 people within a 3-mile radius of the site.

The property is offered at \$750,000.



Property Detail Profile

Strategic Location

- › Immediate retailers include Mariano's, McDonald's, Culver's, Portillo's, and more.
- › Just south of I-90
- › Just north of Target & Home Depot
- › 3 miles east of Streamwood High School



Strong Investment Fundamentals

- › Leased to service and food tenants.
- › High-income levels supporting site and tenants.
- › Value add through lease up



Offering Highlights



Property Address:

100-118 N Barrington Rd
Streamwood IL,



Offering Price
\$750,000

Year 1 NOI
(as of 7/1/23)
\$41,043

Building
12,300 SF





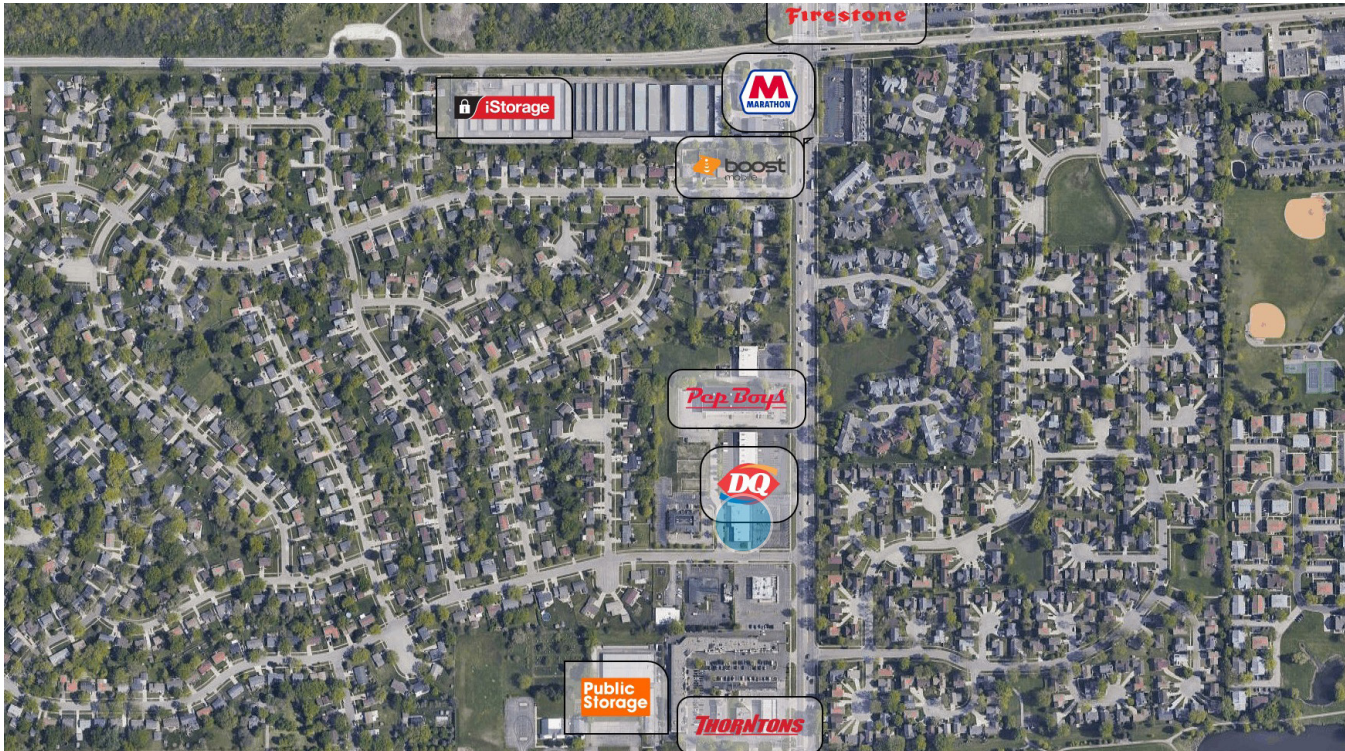
Location Overview

Streamwood is a village located in Cook County, Illinois, United States. It is a suburb of Chicago and is situated approximately 35 miles northwest of downtown Chicago. With a population of around 40,000 residents, Streamwood offers a mix of suburban living and urban amenities.

Streamwood is known for its abundance of parks and recreational areas. The village boasts over 375 acres of parkland, providing residents with ample opportunities for outdoor activities. Parks like Hoosier Grove Park and Dolphin Park offer playgrounds, sports fields, picnic areas, and walking trails, making them popular destinations for families and outdoor enthusiasts.

In terms of transportation, Streamwood benefits from its proximity to major highways such as the I-90 and I-290, allowing for easy access to other parts of the Chicago metropolitan area. Public transportation options include Pace bus routes that connect the village to neighboring towns and suburbs, as well as the nearby Metra rail stations for commuter travel into downtown Chicago.

Residents of Streamwood have access to a range of amenities and services within the village. The village has a variety of shopping centers, grocery stores, and restaurants to cater to the needs of its residents. Additionally, the Streamwood Park District offers various recreational programs and facilities, including swimming pools, fitness centers, and community events.



Interstate Highways

Interstate



Interstate



Airport

O'Hare International

25 min / 20 miles

Midway

60 min / 40 miles



Downtown Area

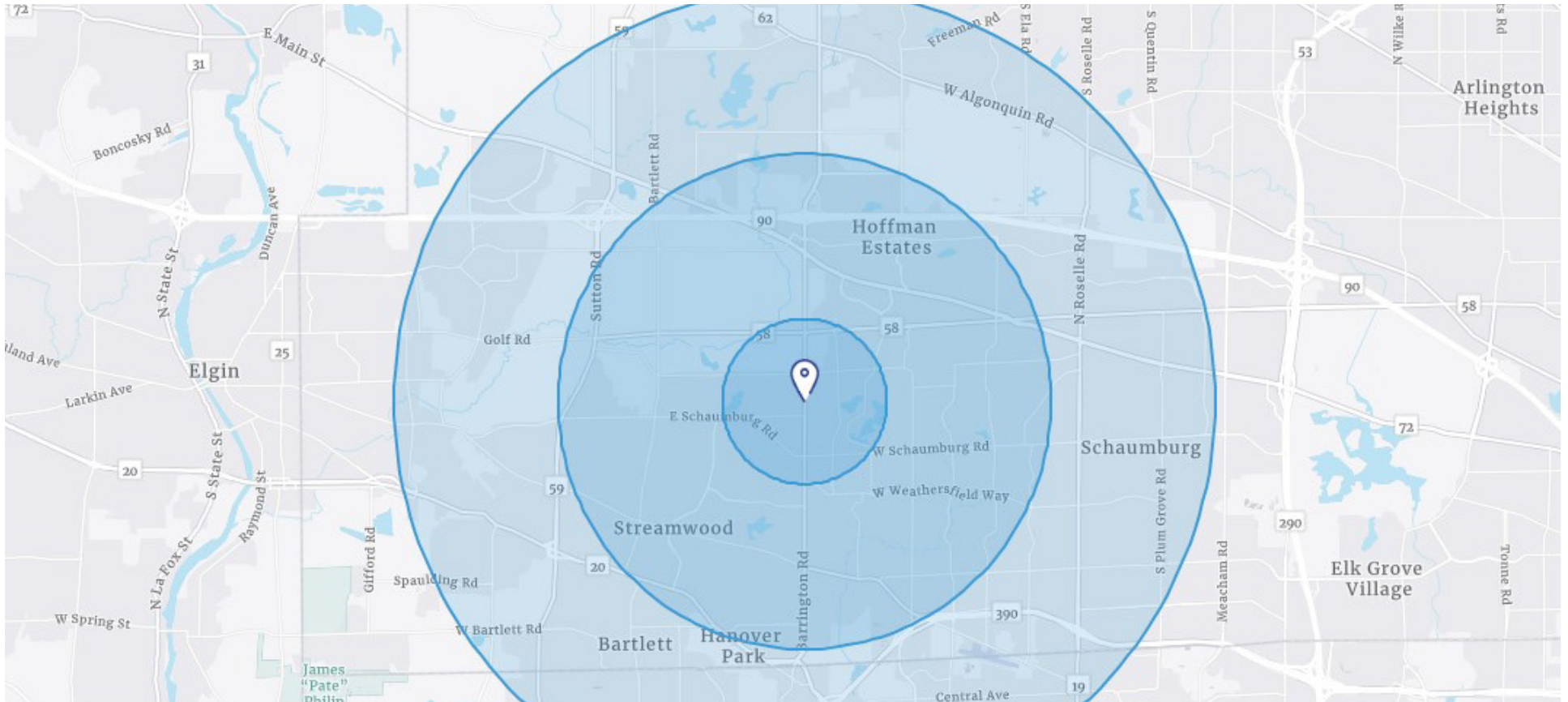
Naperville

47 min / 22 miles

Chicago

75 min / 34 miles

Demographics



1 mile



18,836
people



13,751
daytime pop



\$108,477
average HHI

3 mile



118,951
people



97,711
daytime pop



\$112,523
average HHI

5 mile



232,569
people



222,661
daytime pop



\$125,355
average

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 100-118 N Barrington Rd Streamwood IL. It has been prepared by Colliers. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, 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 detrimental to the interest of the Seller.

Owner and Colliers 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 at 100-118 N Barrington Rd Streamwood IL. 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 Seller or Colliers 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 this Offering Memorandum.



Colliers

6250 N. River Road
Rosemont, IL 60018

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Rachel Patten

Financial Analyst
+1 317 713 2348
rachel.patten@colliers.com

colliers.com