

# WALMART SUPERCENTER OUTPARCEL

Single Tenant NN Investment Opportunity



dba **JUSTTIRES**

Goodyear Tire & Rubber Co.



3540 West Touhy Avenue

**SKOKIE (CHICAGO MSA) ILLINOIS**

ACTUAL SITE



# EXCLUSIVELY PRESENTED BY



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# PROPERTY PHOTO

TENANT: GOODYEAR TIRE & RUBBER CO. DBA JUST TIRES



## DEAL FEATURES: \$5,817,000 | 5.90% CAP

- Credit: Corporate lease guaranteed by Goodyear Tire & Rubber Company (Nasdaq: GT)
- In-fill Chicago MSA Location: 30,000+ VPD and a population exceeding 300,000 within 3 miles
- Walmart Supercenter Outparcel: Touhy Marketplace, which is one of the most visited shopping centers in IL according to Placer.ai (ranked 97/1,070)
- Long-Term: 9+ years of term remain on 15-year NN lease; built in 2015
- Inflation Hedge: 10% rent increases every 5 years
- Depreciation: Fee Simple ownership provides depreciation benefits - consult an accountant for more information

# PROPERTY PHOTOS

TENANT: GOODYEAR TIRE & RUBBER CO. DBA JUST TIRES





DOWNTOWN CHICAGO

LINCOLN VILLAGE

LINCOLNWOOD TOWN CENTER

TOUHY MARKETPLACE

ST LOUIS AVE.

W TOUHY AVE.





# OFFERING SUMMARY



## OFFERING

<b>Asking Price</b>	\$5,817,000
<b>Cap Rate</b>	5.90%
<b>Net Operating Income</b>	\$343,200

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	3540 West Touhy Avenue, Skokie, IL 60076
<b>Rentable Area</b>	6,258 SF
<b>Land Area</b>	0.64 AC
<b>Year Built</b>	2015
<b>Tenant</b>	Goodyear Tire & Rubber Co. dba Just Tires
<b>Stock Symbol</b>	Nasdaq: GT
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof & Structure
<b>Lease Term Remaining</b>	9+ Years
<b>Increases</b>	10% Every 5 Years & Beg. of Each Option
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	February 1 <sup>st</sup> , 2016
<b>Lease Expiration</b>	January 31 <sup>st</sup> , 2031

TENANT NAME	SF	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
<b>Goodyear Tire &amp; Rubber Co.</b>	6,258	February 2016	January 2031	Current	-	\$28,600	\$343,200	3 (5-Year)
dba Just Tires				February 2026	10%	\$31,460	\$377,520	10% Increase Beg. of Each Option

## Goodyear Tire & Rubber Co. Lease | 9+ Years Remaining | Scheduled Rental Increases | Options to Extend

- The tenant, Goodyear Tire & Rubber Company, doing business as Just Tires, is an American multinational publicly traded tire manufacturing company (Nasdaq: GT)
- More than 9 years remaining on the initial term of the lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years and at the beginning of each option period, generating NOI and hedging against inflation
- Next rental increase in February 2026

## NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Ideal management-free investment for a passive investor
- Tenant pays for CAM, taxes, insurance and maintains majority of the premises
- Well-maintained, built-to-suit prototype recently constructed in 2015
- Investor benefits from fee-simple ownership of the building and land
- Potential for depreciation benefits, check with your accountant for tax advice

## Touhy Marketplace | Walmart Supercenter Outparcel | Primary Retail Corridor | Excellent Visibility & Access

- Just Tires is strategically located at the signalized, hard corner intersection of W Touhy Avenue and St. Louis Avenue, averaging roughly 43,100 vehicles passing by daily
- The subject property positioned as an outparcel to Touhy Marketplace, which is anchored by Walmart Supercenter and includes other nation/credit tenants such as Jollibee, PNC Bank, Wendy's, Mattress Firm, T-Mobile and more
- Across the street from Lincolnwood Town Center, a 421,000 SF shopping mall with over 83 stores and services
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers

## Extremely Strong Demographics in 5-mile trade area

- More than 742,000 residents and 281,000 employees support the trade area
- Features an average household income of \$105,667
- Strong Chicago suburb, located 15 miles from downtown and 12 miles from O'Hare International Airport

## BRAND PROFILE

TENANT: GOODYEAR TIRE & RUBBER CO. DBA JUST TIRES



### GOODYEAR TIRE AND RUBBER COMPANY DBA JUST TIRES

#### [justtires.com](http://justtires.com)

**2019 Employees:** 63,000

**2019 Revenue:** \$14.75 Billion

**2019 Assets:** \$17.19 Billion

**2019 Equity:** \$4.35 Billion

**Credit Rating:** S&P: BB

Since the day we opened the doors at Just Tires first Chicago store in 1991, Just Tires has always been committed to being the best tire retailer in the country. They strive to accomplish this goal by carrying the best selection of tire brands at competitive prices and by having a staff of highly-skilled tire specialists available to answer your questions. At Just Tires, they are much more than tires. Their team of auto care professionals help keep your vehicle running in top condition by providing auto services including brake repair, wheel alignment, oil changes, preventive maintenance, towing and much more. Give customers vehicle the tire and service care it deserves by trusting the experts at Just Tires.

## Location



Skokie, Illinois  
Cook County  
Chicago MSA

## Parking



There are approximately 28 parking spaces on the owned parcel.  
The parking ratio is approximately 4.47 stalls per 1,000 SF of leasable area.

## Access



W. Touhy Avenue: 1 Access Point  
Saint Louis Avenue: 1 Access Point

## Parcel



Parcel Number: 10-26-402-067  
Acres: 0.64  
Square Feet: 27,878 SF

## Traffic Counts



W. Touhy Avenue: 43,100 Vehicles Per Day  
Lincoln Avenue: 27,500 Vehicles Per Day  
Interstate 94: 165,000 Vehicles Per Day

## Construction



Year Built: 2015

## Improvements



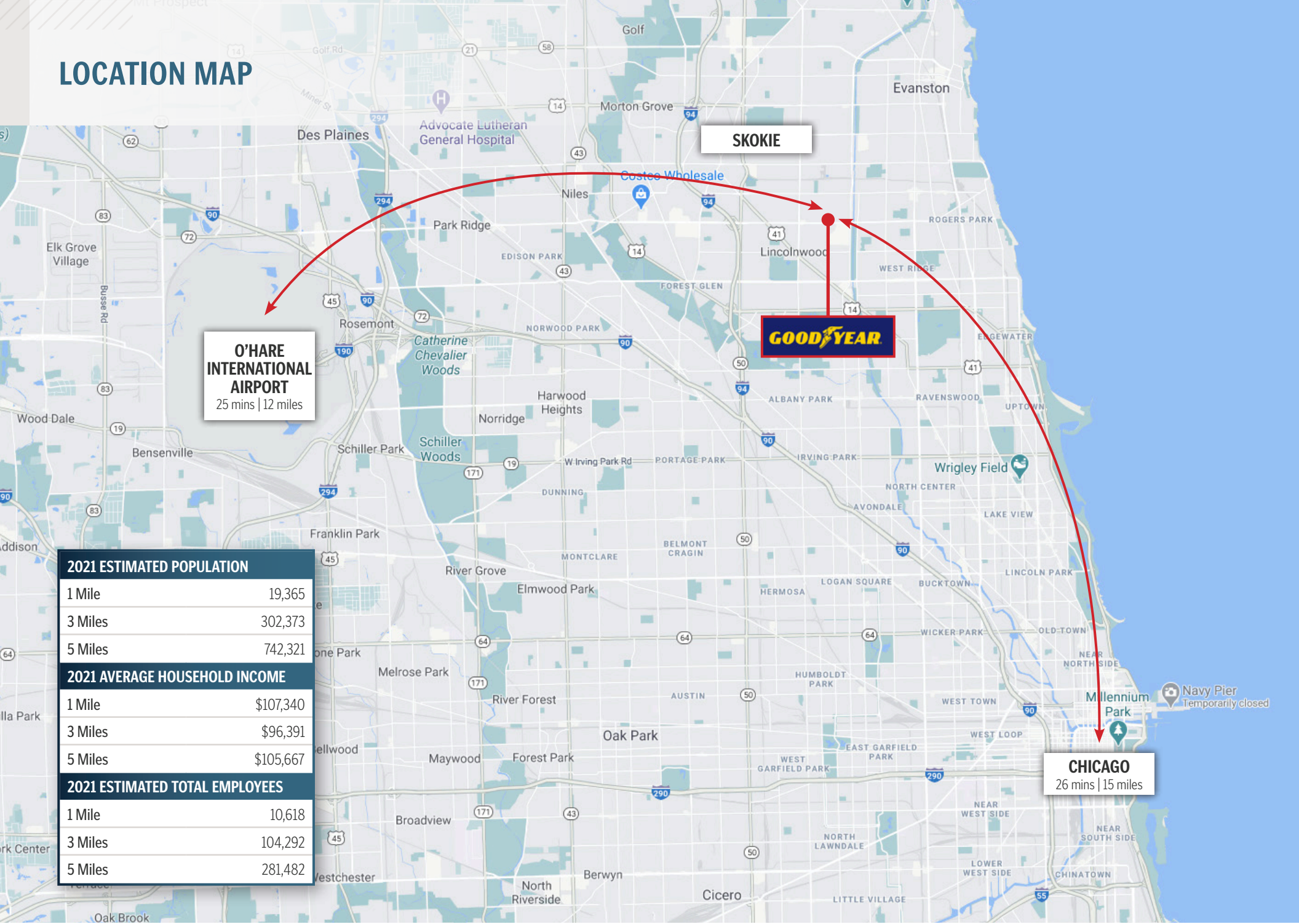
There is approximately 6,258 SF of existing building area

## Zoning



B2: Commercial

# LOCATION MAP



**O'HARE INTERNATIONAL AIRPORT**  
25 mins | 12 miles

**SKOKIE**



**CHICAGO**  
26 mins | 15 miles

**2021 ESTIMATED POPULATION**

1 Mile	19,365
3 Miles	302,373
5 Miles	742,321

**2021 AVERAGE HOUSEHOLD INCOME**

1 Mile	\$107,340
3 Miles	\$96,391
5 Miles	\$105,667

**2021 ESTIMATED TOTAL EMPLOYEES**

1 Mile	10,618
3 Miles	104,292
5 Miles	281,482





# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	19,365	302,373	742,321
2026 Projected Population	19,180	298,301	733,614
<b>HOUSEHOLDS &amp; GROWTH</b>			
2021 Estimated Households	6,543	115,704	302,633
2026 Projected Households	6,457	114,312	299,607
<b>INCOME</b>			
2021 Estimated Average Household Income	\$107,340	\$96,391	\$105,667
2021 Estimated Median Household Income	\$84,840	\$65,693	\$74,157
2021 Estimated Per Capita Income	\$36,463	\$37,031	\$43,230
<b>DAYTIME POPULATION</b>			
2021 Estimated Total Businesses	757	8,731	22,735
2021 Estimated Total Employees	10,618	104,292	281,482



Westfield Old Orchard Mall





## SKOKIE, ILLINOIS

Skokie, Illinois, in Cook county, is 12 miles NW of Chicago, Illinois. The municipality is regarded as a suburb of Chicago. Numerous films have been made in Skokie, including Risky Business, The Weather Man, She's Having a Baby and Sixteen Candles. Skokie is regarded as an upscale community and includes one of the most diverse populations in the suburbs of Chicago. The Village of Skokie had a population of 64,328 as of July 1, 2020. The community took the name of the Village Skokie in 1940. The community experienced a significant population growth during the 1940s and 1950s due to the baby boomers moving to the suburbs.

Downtown Chicago is approximately 30 minutes away by train. The workforce includes a large number of executives and professional workers. Manufacturing, retail, services and finance are some of the major factors for the economy. Kafco International, Rauland Borg, Lambert Technologies, Quartet Manufacturing, Thomas Industries, CFM, Harris Systems, Standard Grinding & Mfg. Co. and Welsh Vacuum are some of the city's notable industrial and manufacturing companies. The city is also home to Rand McNally and Peapod, the online grocery delivery business.

Top employers are NorthShore University HealthSystem, Federal-Mogul, Niles Township High School District 219, Macy's, Georgia Nut Company, Nordstrom, Village of Skokie, Illinois Circuit Court of Cook County, Skokie Park District, Generation Brands.

Skokie and nearby Attractions are Skokie Festival of Cultures, North Shore Center for the Performing Arts, Northlight Theater, Skokie Valley Symphony Orchestra, Wilmette Theatre, Ravina Festival Concerts, Skokie Theatre, Adler Planetarium, Centre East, Brauer Museum of Art, Skokie Northshore Sculpture Park, Glessner House Museum, Naper Settlement, Peggy Notebaert Nature Museum, Westfield Shoppingtown Old Orchard, Exploratorium Indoor Children's Playground for Art, Devonshire Cultural Center.



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PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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