

**BEST RETAIL CORNER  
IN SOUTH ELGIN!**



### PROPERTY SPECIFICATIONS

<b>PROPERTY TYPE:</b>	Neighborhood Center	<b>CAP RATE:</b>	7.0 %
<b>BUILDING SIZE:</b>	9,976 SF	<b>NOI:</b>	\$308,061
<b>PRICE:</b>	\$4,400,870	<b>REAL ESTATE TAXES:</b>	\$82,405

The Chipotle Center is currently a 100% leased neighborhood center, anchored by Chipotle and Heartland Dental, dba Dental Care of South Elgin. It is located at the best retail intersection in South Elgin, McDonald and Randall Road, with 45,000 VPD. The trade area includes South Elgin, Elgin and St. Charles. Adjacent retailers include Kohl's, TJMaxx, Home Depot and Jewel.

*Please fill out attached confidentiality agreement to receive full offering package.*

#### Presented By:

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Acceptance hereof is acknowledgment that this is a Confidential Offering Presentation prepared solely for the use of prospective investors in determining their intention with respect to the acquisition of the above referenced property.

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**AGREED TO AND ACCEPTED**

This \_\_\_th day of \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_

Company: \_\_\_\_\_

Title: \_\_\_\_\_

**Return signed document to: Dave Schmidt at Realty Metrix Commercial**  
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