



Single-Tenant Absolute NNN Corporate Ground Lease

Shopping Center Outparcel Next to ALDI and The Home Depot

16767 Torrence Ave, Lansing (Chicago), IL 60438





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INVESTMENT HIGHLIGHTS

- **Corporate Absolute NNN Lease** – 6.5+ Years Remaining
 - Ground Lease to National Credit Tenant
- **JPMorgan Chase Bank & Co. (NYSE: JPM)**
 - S&P Rated “A+” Investment Grade Credit – S&P 100 Component
- **Largest Bank in the Country** – \$158 Billion in Revenue
 - 309,926 Employees, 4,700 Branches
- **Chicago, IL Suburb**
 - Located at Signalized Intersection on Torrence Ave near I-94
 - 30,200 Cars Per Day on Torrence Ave
- **Huge Upside Through Rent Growth**
 - 10% Increase in Less than 2 Years (Jan 2026)
- **Phenomenal Demographics**
 - Population of 240,417 in a 5-Mile Radius
 - 361,762 Daytime Employees in a 20-Min Drive
- **Neighboring National Retailers** include ALDI, The Home Depot, Walmart Supercenter, Planet Fitness, Family Dollar, Olive Garden, Dunkin’, Wendy’s, Firestone and others.
- **Legacy Coupon Clipper Asset** – Premier Pride of Ownership
 - Zero Management Expenses
- **Major Retail Intersection** – Excellent Access, Multiple Curb Cuts
- **Drive-Thru Location** – Cross-Traffic Draw with Nearby Major National Retailers



AERIAL



BUILDING SIZE
4,214 SF

LAND SIZE
0.24 ACRES

LEASE ABSTRACT

Tenant	JPMorgan Chase Bank, NA
Trade Name	Chase Bank
Lease Start	March 23, 2010
Lease Expiration	December 31, 2030
Remaining Term	6.5 Years
Base Rent	\$137,500
Rental Adjustments	10% Increase in 2 Years (1/1/2026)
Option Periods	Four 5-Years Options with 10% Increases at Each
Lease Type	NNN Ground Lease
Roof & Structure (Capital Improvements/Repairs)	Tenant Responsible



OFFERING SUMMARY

List Price	\$2,669,903
Cap Rate	5.15%
Annual Rent	\$137,500
Taxes	Net
Insurance	Net
CAM	Net

DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,003**

Households: **2,677**

Daytime Population: **8,224**

Median Age: **47.9**



Average Household Income: **\$77,474**

Median Household Income: **\$58,262**

3 MILE RADIUS:



Total Population: **114,388**

Households: **43,933**

Daytime Population: **73,584**

Median Age: **39.4**



Average Household Income: **\$87,313**

Median Household Income: **\$66,597**

5 MILE RADIUS:



Total Population: **240,082**

Households: **91,015**

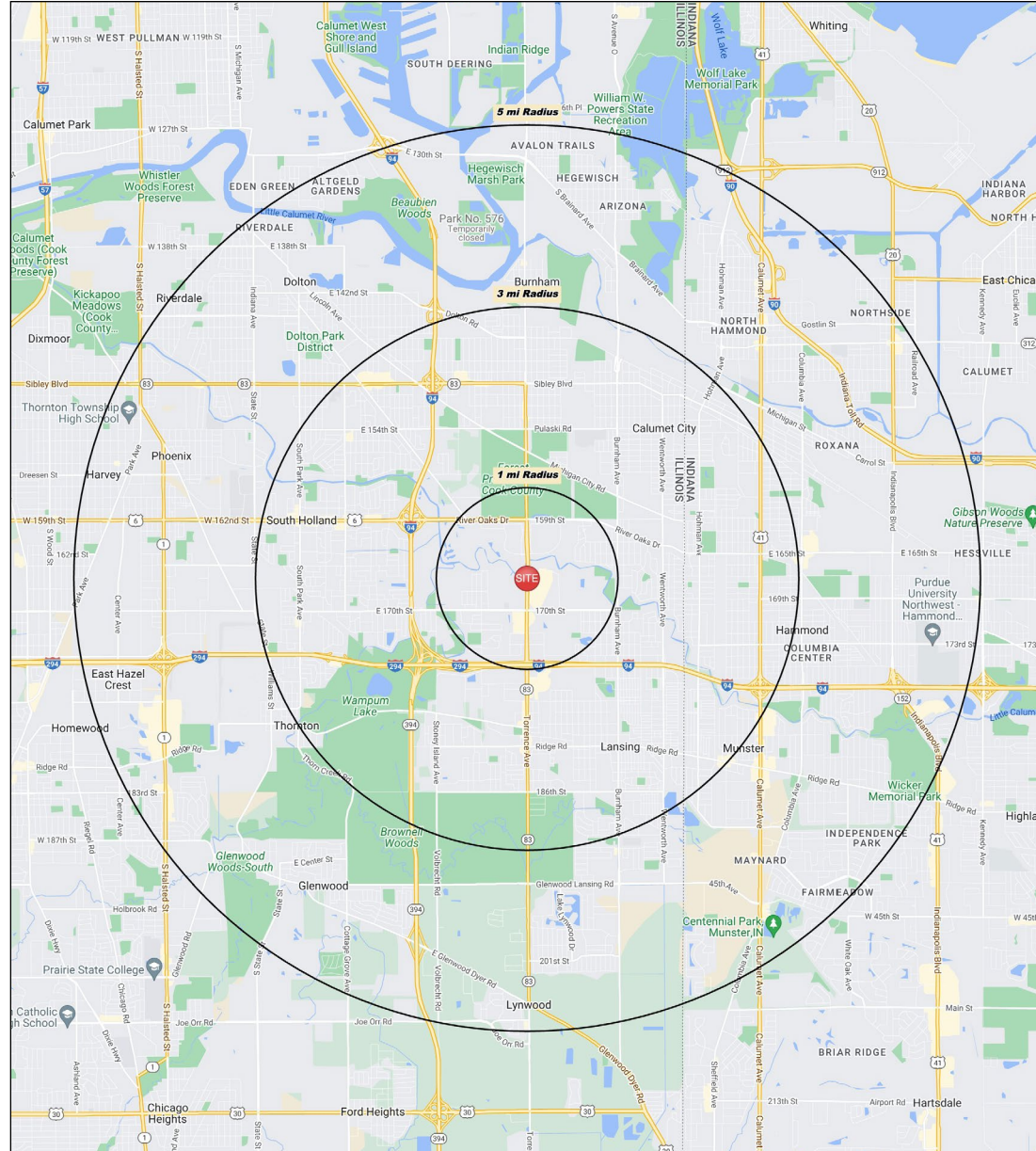
Daytime Population: **169,756**

Median Age: **38.5**

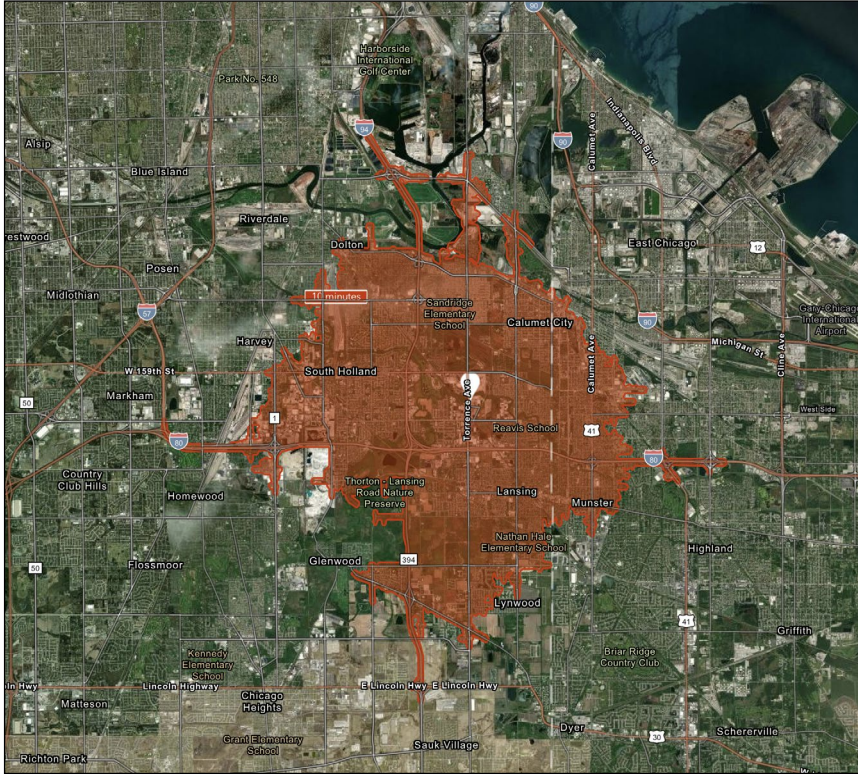


Average Household Income: **\$86,978**

Median Household Income: **\$65,940**



DEMOGRAPHICS - 10 MINUTE DRIVE TIME



KEY FACTS

146,274

Population

39.2

Median Age

\$56,369

Median Household Income

135,061

Daytime Population

TAPESTRY SEGMENTS

Family Foundations

21,327 Households

Socioeconomic Traits

Family & faith are the cornerstones of life in these communities. More than half have either attended college/ obtained a degree. Over one-third of households currently receive Social Security benefits

Household Types

Residents are a mix of married couples, single parents, grandparents, and children, young and adult.

Typical Housing

Single Family

Rustbelt Traditions

5,679 Households

Socioeconomic Traits

A mix of married-couple families and singles. The workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care.

Household Types

Half the households are married-couple families most without children.

Typical Housing

Single Family

Comfortable Empty Nesters

4,717 Households

Socioeconomic Traits

Nearly half of all householders aged 55 or older. Average labor force participation at 61%. Residents are professionals working in government, health care, or manufacturing.

Household Types

Married couples, some with children, but most without.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$961,298,636

EDUCATION

Bachelor's Degree or Higher



24%

OWNER OCCUPIED HOME VALUE

Average



\$198,215

ANNUAL HOUSEHOLD SPENDING

\$2,615

Eating Out

\$1,578

Apparel & Services

\$4,859

Groceries

\$175

Computer & Hardware

\$5,402

Health Care

AREA OVERVIEW



Single-Tenant Absolute NNN Corporate Ground Lease

- Lot Area: 0.24 AC
- Building Size: 4,214 SF
- Drive-Thru Location – Cross-Traffic Draw with Nearby Major National Retailers



CHASE OVERVIEW

JPMorgan Chase Bank, N.A., widely known as Chase, stands as a prominent American national bank headquartered in New York City. As the consumer and commercial banking subsidiary of the esteemed multinational banking and financial services holding company, JPMorgan Chase, it caters to the financial needs of millions.

Chase prides itself on delivering a diverse array of financial services, encompassing personal banking, credit cards, mortgages, auto financing, investment advice, small business loans, and payment processing. With a vast network comprising over 4,700 branches and 15,000 ATMs scattered across the nation, Chase serves as a steadfast financial companion to countless individuals and businesses.

As of 2023, Chase boasts 18.5 million checking accounts and serves 25 million debit card users, reflecting its widespread reach and impact on the financial landscape. Under the umbrella of JPMorgan Chase & Co., the bank operates globally, spanning over 100 countries, and employs a workforce exceeding 309,000 dedicated professionals.

In 2022, JPMorgan Chase & Co. held assets valued at \$2.6 trillion, cementing its position as the largest bank in the United States. Furthermore, it proudly holds the distinction of being the bank with the most extensive branch network across the nation, solidifying its reputation as a cornerstone of the American financial sector.

JPMorgan Chase (NYSE: JPM) is one of the oldest financial institutions in the United States with a history dating back over 140 years.

- \$2.6T+ Assets Under Management
- 100+ Global Markets
- 4,700+ Branches
- 15,000 ATMs
- 309k+ Employees

Chase has 4,831 branches across 48 continental states, 15% of which opened in the last five years.



Financial Growth

- Revenue for the quarter ending June 30, 2023 was \$61.172B
- A 78.69% increase year-over-year
- Revenue for the twelve months ending June 30, 2023 was \$204.032B
- A 59.03% increase year-over-year

2023 Q1

- 52% increase in profits
- Grew deposits by \$37 billion, up to \$2.4 trillion

2023 Q2

JPMorgan Chase reported second-quarter earnings that were higher than analysts' expectations, as the company benefited from higher interest rates and better-than-expected bond trading.

- Earnings: \$4.37 per share adjusted vs. \$4 per share Refinitiv estimate
- Revenue: \$42.4 billion vs. \$38.96 billion estimate
- Net income surged 67% to \$14.5 billion
- Profit surged 71% to \$5.3 billion on a 37% jump in revenue



Lansing, IL

Nestled within Cook County, the charming Village of Lansing stands as a southern suburb of Chicago, offering a serene retreat enriched with profound family values and an exceptional educational infrastructure.

Thriving Business Hub: Positioned as a world-class business center, Lansing boasts proximity to a vast market of 46 million people within a 300-mile radius and is an integral part of the dynamic Chicago metropolitan area, home to over 9 million residents.

Economic Advantages: With its advantageous tax structure and operational costs, Lansing provides an inviting environment for businesses. Its workforce is characterized by high skill levels and productivity, fostering a culture of success and innovation.

Diverse Industry Landscape: The local economy, driven by approximately 13.7k employees, spans various sectors, prominently including Health Care & Social Assistance, Manufacturing, and Transportation & Warehousing.

Lucrative Sectors: Notably, Lansing hosts industries offering competitive salaries, such as Utilities (\$84,464), Real Estate & Rental & Leasing (\$61,103), and Public Administration (\$59,119), enhancing its appeal as a lucrative business destination.



Education:

Academic Excellence: Lansing's educational landscape is enriched by esteemed institutions like Purdue University Calumet Campus and the nationally renowned University of Chicago, ranked #7 in the nation. Moreover, the University of Illinois at Chicago, with its enrollment of 33,747 students, further contributes to the intellectual vibrancy of the region. Additionally, Ivy Tech Community College Northwest provides accessible educational opportunities for local residents.

Airports:

Convenient Access: The village enjoys unparalleled connectivity facilitated by its proximity to major airports. O'Hare International Airport, serving a staggering 54 million passengers annually, and Chicago Midway International Airport, catering to 20 million passengers annually, ensure seamless global connectivity. Furthermore, Capital Region International Airport (LAN) accommodates over 352,000 passengers annually, facilitating regional travel and business engagements.

This refined overview captures the essence of Lansing's appeal, emphasizing its economic vitality, educational excellence, and strategic connectivity within the broader Chicagoland region.

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