

DUNKIN'

BRAND NEW 2026 CONSTRUCTION
BRAND NEW 15-YEAR ABSOLUTE NNN LEASE

5820 OGDEN AVE
CICERO, IL 60804
CHICAGO MSA



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

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Marcus & Millichap
NNN DEAL GROUP

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INVESTMENT SUMMARY

5820 OGDEN AVE, CICERO, IL 60804

PRICE: \$2,068,965

CAP: 5.80%

NOI: \$120,000

OVERVIEW

PRICE	\$2,068,965
GROSS LEASABLE AREA (GLA)	1,850 SF
LOT SIZE	.66 Acres
BASE RENT	\$120,000
YEAR BUILT	2026

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	15 Years
LEASE COMMENCEMENT (Estimate)	5/12/2026
LEASE EXPIRATION (Estimate)	5/31/2041
RENEWAL OPTIONS	3x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None At All
TENANT	Chicagoland Commissary, LLC Strong 20 Unit Operator

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	\$120,000
YEARS 6-10	\$132,000
YEARS 11-15	\$145,200
OPTION 1	\$159,720
OPTION 2	\$175,692
OPTION 3	\$193,261

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DOWNTOWN CHICAGO
12 Miles



DUNKIN'
BRAND NEW DUNKIN'
DONUTS COMING SOON
CALL AGENT FOR DETAILS

DUNKIN'

BNSF Railway - Cicero
Intermodal Facility



W OGDEN AVE - 22,600 VPD

31ST STREET - 10,000 VPD



gerber
COLLISION & GLASS
BRAND NEW 15-YR NNN
GERBER ALSO AVAILABLE
CALL AGENT FOR DETAILS





 **jiffylube**

Advance
Auto Parts 

 **Lakeshore**
EXHIBIT SERVICE INC.

 **Public Storage**

gerber
COLLISION & GLASS
BRAND NEW 15-YR NNN
GERBER ALSO AVAILABLE
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31ST STREET - 10,000 VPD

BNSF Railway - Cicero
Intermodal Facility

DUNKIN'

INVESTMENT HIGHLIGHTS



BRAND NEW 2026 CONSTRUCTION

Newly constructed build-to-suit relocation store, in a proven location, offering investors a modern asset with long term tenant stability



BRAND NEW 15 YEAR ABSOLUTE NNN LEASE

Providing truly passive ownership with zero landlord responsibilities and long term passive income, with regular built-in increases



- (E-k@V#-) \ h-KATOK

" " strong multi-unit operator Chicagoland Commissary, LLC successfully operates 20 locations locally



INDUSTRY LEADING QSR TENANT

Dunkin' is one of the largest quick service coffee and breakfast chains globally, with more than 14,000 locations worldwide in more than 40 countries



STRATEGICALLY LOCATED MAJOR COMMERCIAL CORRIDOR

Ogden Ave is a key transportation artery with strong visibility across Southwestern Chicago, increasing customer access and sustained service demand, while the subject property benefits from proximity to major residential neighborhoods and regional thoroughfares



MARKET DEMAND & TRADE AREA STRENGTH

The suburban Chicago market remains robust with diverse economic drivers, significant population density, and strong household incomes, supporting continued demand for auto services





Walmart Supercenter Forest Park Palza

amazon DISTRIBUTION CENTER

DOWNTOWN CHICAGO 12 Miles

AutoZone

North Riverside Park Mall

ALDI

JCPenney

KOHL'S HOBBY LOBBY
Michaels petco BEST BUY
Burlington THE UPS STORE
Cane's chili's Chick-fil-A

ALDI

Marshalls

UNITED STATES POSTAL SERVICE

SMOOTHIE KING Starbucks Panera BREAD FIFTH THIRD
verizon FIVE GUYS Jimmy John's

O'Reilly AUTO PARTS

COSTCO WHOLESALE

Freedom Middle School

TACO BELL

Jewel-Osco

DUNKIN'

FAMILY DOLLAR

SUBWAY

CHASE

Hiawatha Elementary School

Cicero Train Yard

gerber COLLISION & GLASS
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Advance Auto Parts

SUBWAY DOLLAR TREE

DUNKIN'

Walgreens

metro by T Mobile

Morton East High School

MORTON MC COLLEGE

ABC Supply Co. inc.

Unity Junior High School

McDonald's

CVS pharmacy

ExtraSpace Storage

Walmart Supercenter

sam's club THE HOME DEPOT ROSS TARGET
Food4Less
Chilly AUTO PARTS T Mobile
McDonald's FIVE BEL'W KFC IHOP

MENARDS AMC THEATRES
HARBOR FREIGHT SUBWAY
Burlington Foot Locker
TACO BELL total snipes
DOLLAR TREE SALLY BEAUTY

boost mobile

AutoZone

DUNKIN'

McDonald's

DUNKIN'

Little Village Lawndale High School

Starbucks golden corral
Wendys tropical CAFE

GOLD EAGLE

43

HWY 43 - 50,500 VPD

43

W OGDEN AVE - 22,600 VPD

50

HWY 50 - 51,900 VPD

50

55

55



Columbus (Christopher) Park



DOWNTOWN CHICAGO



INDUSTRAIL AREA

J Sterling Morton West High School



HARBOR FREIGHT

MENARDS

sam's club



Minnie Miñoso Academy

Veterans Memorial Park

MORTON COLLEGE

Little Village Lawndale High School

Thomas Kelly College Preparatory High School



INDUSTRAIL AREA



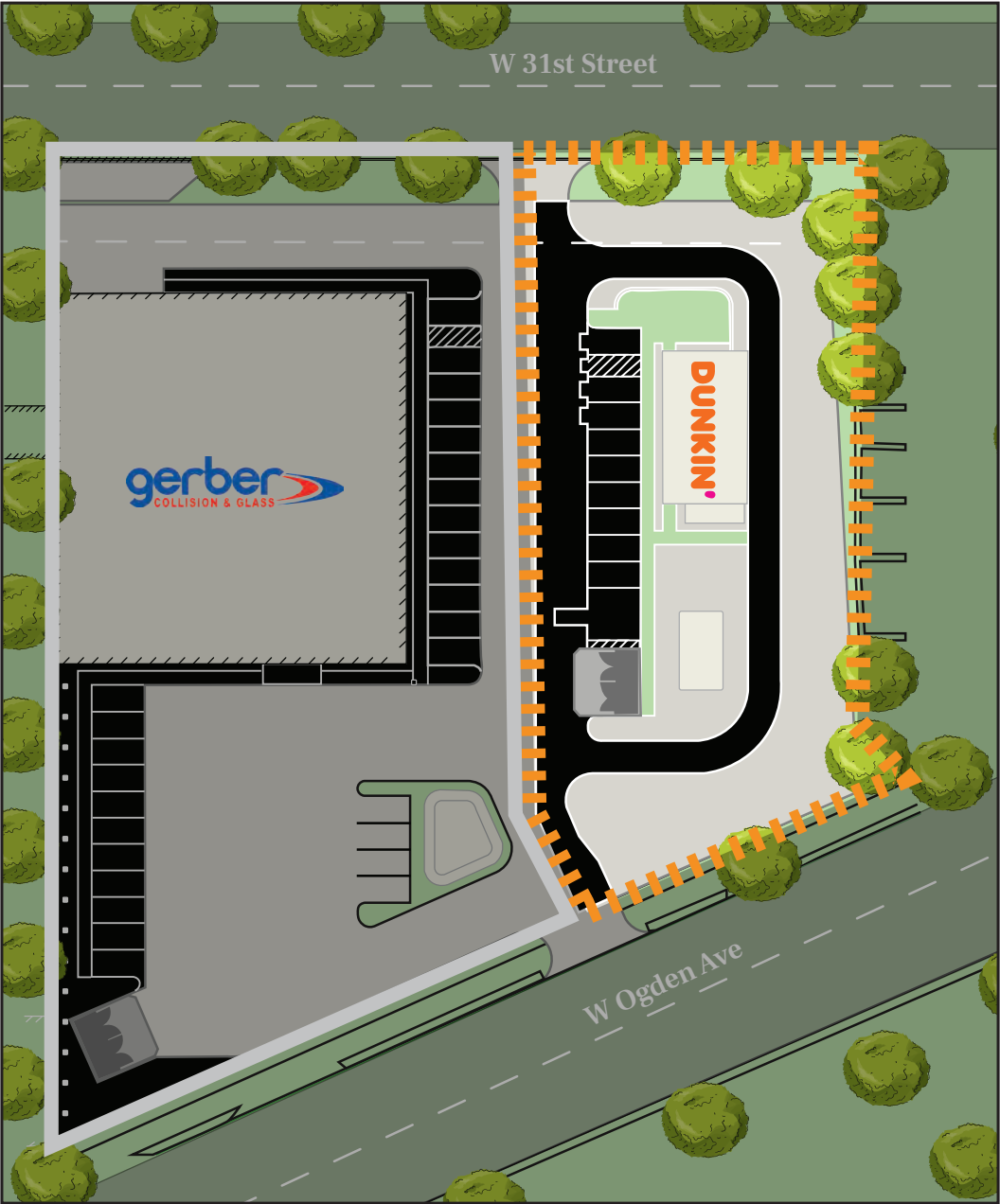
INDUSTRAIL AREA



Eberhart Elementary School

Englewood STEM High School

SITE PLAN



TENANT SUMMARY



Dunkin' is one of the largest quick service coffee and breakfast brands in the world. Founded in 1950 in Quincy, Massachusetts, the company is known for its coffee, espresso beverages, donuts, baked goods, and breakfast sandwiches designed for convenient, fast service. Dunkin' operates more than 14,000 locations across nearly 40 countries, with the majority of stores located in the United States. The brand is consistently ranked among the top coffee chains in the country by store count and customer visits and is widely recognized as a leader in the quick service restaurant industry. Nearly all locations are franchise operated, allowing the brand to grow rapidly while maintaining a scalable business model.

In 2020 Dunkin' was acquired for approximately \$11.3 billion by Inspire Brands, one of the largest restaurant companies in the world. Inspire Brands operates several major restaurant concepts and generates more than \$30 billion in annual system sales across its portfolio. Under this ownership, Dunkin' has focused on continued national expansion beyond its traditional Northeast markets, with a strong emphasis on drive thru locations, digital ordering, and loyalty programs. The company continues to grow through new franchise development and modern store formats, reinforcing its position as one of the most recognizable and widely distributed coffee brands in the global quick service restaurant sector.



Headquarters
CANTON, MA



Year Founded
(Gerber)
1950



Private Ownership
Inspire Brands
(backed by Roark Capital Group)



Locations
14,000+



Employees
270,000+



2025 Revenue
**ESTIMATED
\$13+ BIL**

CICERO, ILLINOIS

Cicero is a dense, urban suburb just west of downtown Chicago, known for its strong industrial base, central location, and deep transportation infrastructure. The village benefits from immediate access to I-290, I-55, major rail lines, and proximity to O'Hare and Midway airports, making it a key hub for logistics, manufacturing, and distribution. With its strategic location, established workforce, and business friendly environment, Cicero continues to attract investors seeking durable demand, long term tenancy, and strong fundamentals tied to the greater Chicago metro economy.

CHICAGO MSA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021.



SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



ECONOMY

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. There are over 30 Fortune 500 companies based locally, including Walgreens, State Farm Insurance and McDonald's.



EDUCATION

Backed by some of the nation's more well-regarded universities, including Northwestern University and the University of Chicago, the workforce is considered one of the most diverse and well trained among major United States metros.



DEMOGRAPHICS / CICERO, IL

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	39,438	257,381	716,827
2025 Estimate	39,498	258,240	720,386
2010 Census	41,574	271,344	760,820
2020 Census	42,406	274,247	758,138
Growth 2010 - 2020	2.00%	1.07%	-0.35%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	12,561	89,491	260,551
2025 Estimate	12,537	89,239	259,729
Growth 2025 - 2030	0.19%	0.28%	0.32%
2010 Census	11,744	83,811	240,998
2020 Census	12,502	88,830	258,340
Growth 2010 - 2020	6.46%	5.99%	7.20%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	5.63%	7.65%	7.94%
\$150,000 - \$199,999	8.35%	8.65%	7.64%
\$100,000 - \$149,999	17.00%	17.55%	16.50%
\$75,000 - \$99,999	15.58%	13.02%	12.13%
\$50,000 - \$74,999	18.06%	17.01%	15.78%
\$35,000 - \$49,999	13.64%	11.37%	11.63%
\$25,000 - \$34,999	9.43%	8.86%	8.57%
\$15,000 - \$24,999	5.61%	7.80%	8.63%
\$10,000 - \$14,999	2.42%	3.22%	4.32%
Under \$9,999	4.27%	4.86%	6.87%
2025 Est. Average Household Income	\$88,866	\$92,232	\$88,824
2025 Est. Median Household Income	\$70,816	\$73,879	\$69,910
2025 Est. Per Capita Income	\$28,355	\$32,198	\$32,552

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	39,498	258,240	720,386
Under 4	5.9%	6.0%	5.9%
5 to 14 Years	15.0%	14.8%	14.4%
15 to 17 Years	5.1%	4.9%	4.7%
18 to 19 Years	3.2%	2.9%	2.8%
20 to 24 Years	7.4%	6.7%	6.7%
25 to 29 Years	7.0%	6.6%	7.0%
30 to 34 Years	6.8%	6.7%	7.1%
35 to 39 Years	6.9%	7.2%	7.1%
40 to 49 Years	14.5%	14.1%	13.8%
50 to 59 Years	11.7%	12.0%	12.0%
60 to 64 Years	4.9%	5.3%	5.4%
65 to 69 Years	4.2%	4.5%	4.6%
70 to 74 Years	3.1%	3.3%	3.5%
Age 75+	4.4%	4.9%	5.0%
2025 Median Age	34.0	36.0	36.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
2025 Population 25 + by Education Level	25,042	167,119	471,824
Elementary (0-8)	12.84%	9.73%	7.95%
Some High School (9-11)	9.33%	8.35%	9.01%
High School Graduate (12)	38.13%	31.60%	30.37%
Some College (13-15)	15.87%	17.93%	18.02%
Associates Degree Only	6.34%	6.92%	6.66%
Bachelors Degree Only	9.40%	13.57%	14.19%
Graduate Degree	2.91%	7.92%	9.97%

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