

# Kohl's

Batavia, IL

\$ | Price: **\$9,903,050**

% | Cap Rate: **8.00%**

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## THE OFFERING

Northmarq, is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Kohl's property located in Batavia, IL (the "Property"). The Property consists of an 86,584-square-foot anchor pad in a 274,282 SF retail power center. Kohl's is operating under a net lease that was recently extended until 2029. The lease also features \$0.35/SF rent escalations every 5 years throughout the base and option terms, providing investors with a significant hedge against inflation.

## PROPERTY SYNOPSIS

Kohls is an American department store retail chain, operated by Kohl's Corporation (NYSE: KSS). It is the largest department store chain in the United States, with 1,165 locations operating in every U.S. state except Hawaii. Kohl's was founded by Polish immigrant Maxwell Kohl, in Milwaukee, Wisconsin, in 1927. Today, the company employs nearly 99,000 employees across the United States. In FY2022, Kohl's Corporation reported revenues of \$18.09 billion and an operating income of \$246 million.

## INVESTMENT HIGHLIGHTS

- Long Operating History & Recent Extension
- Top Ranking Kohl's with Incredibly Strong Reported Sales
- Investment Grade Guarantee from Best-in-Class Tenant
- High Development Intersection in Dominant Retail Corridor
- Sephora Co-Branding Site
- Outstanding, Affluent Demographics
- New Roof with 20-Year Warranty
- Chicago MSA (NOT IN COOK COUNTY)
- Excellent Visibility



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Property Photo