



BUILD HOLDING COMPANY

OFFERING MEMORANDUM – NEW BMO HARRIS BANK	MCHENRY, IL	
CONFIDENTIAL	LOCATION:	2400 N RICHMOND RD
	DATE:	Q3 / 2026



INVESTMENT SALE – MCHENRY, IL





BMO HARRIS BANK

2400 N Richmond Rd, McHenry, IL 60051



BMO HARRIS BANK

MCHENRY, IL



2400 N Richmond Rd, McHenry, IL



+/-4,891 SF Freestanding, Renovated, single tenant banking facility leased to BMO Harris Bank in busy McHenry, IL



Highly visible site on the outlot of a Kohl's anchored center with two points of access; full access and right in, right out



Traffic Count - Richmond Rd-24,500 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,198	32,230	64,319
AVERAGE HH INCOME	\$113,594	\$110,602	\$110,933
# HOUSEHOLDS	2,071	12,816	25,614

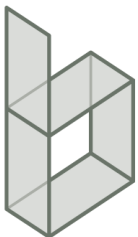
EXECUTIVE SUMMARY

OFFERING DETAILS

SALE PRICE	IN PLACE CAP RATE
\$4,624,218	5.50%
Base Rent	\$254,332



- +-4,891 SF national bank branch in McHenry, IL
- The building is ideally located on Richmond Rd, on the outlot of a Kohl's anchored center with two points of access; full access and right in, right out
- 15-year NNN lease with six (6) five (5) year options. 10% increases each 5-year period.
- December 1st, 2025, rent commencement date
- Strong building signage allowed on 2 sides of the building
- High residential density with high average HH Incomes



NATIONAL BANKING TENANT



BMO HARRIS BANK | NATIONAL BANK TENANT PROFILE

INDUSTRY:

NATIONAL BANK

COMPANY SIZE:

5001 – 10,000+
EMPLOYEES

HEADQUARTERS

CHICAGO, IL

COMPANY TYPE

PUBLIC COMPANY

- At BMO Harris, banking is our personal commitment to helping people at every stage of their financial lives.
- The truth is, people's needs change: so we change too. But we never change who we are. Which means we'll never waiver from providing our customers the best possible banking experience in the industry.
- Our incredible team of over 10,000 people, 600 plus branches and 1300 ATMs, are just the tip of the iceberg. You should get to know us. We're here to help.
- BMO Harris Bank® is a trade name used by BMO Harris Bank N.A. Member FDIC.
- BMO Harris Bank is part of BMO Financial Group.

WWW.BMOHARRIS.COM



INVESTMENT HIGHLIGHTS

NATIONAL CREDIT BANKING TENANT

- BMO Harris Bank is one of the largest national banking brands in the U.S. with 10,000+ people, 600 plus branches and 1300 ATMs

FULLY LEASED

- 15 - Year NNN lease with six (6) five (5) year options.
- \$254,332 base rent / 10% Increases every 5-years

HIGH VISIBILITY INTERSECTION

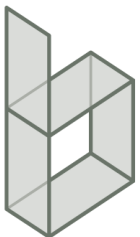
- Highly visible site with drive thru, newly constructed building and monument signage on busy corner

AFFLUENT CHICAGO SUBURB

- Average HH Income \$113,594 - 1 Mile Radius

HIGH POPULATION DENSITY

- 64,316 people - 5 Mile Radius





New Signage

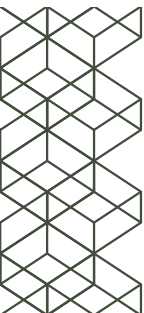
New Directional
Signage

DIRECTIONAL
SIGNAGE

Drive-Up
ATM

BMO HARRIS BANK – RENDERING

2400 N Richmond Rd, McHenry, IL 60051



Preferred Option

Painted Exterior

New Monument Sign

New Signage

New ATM



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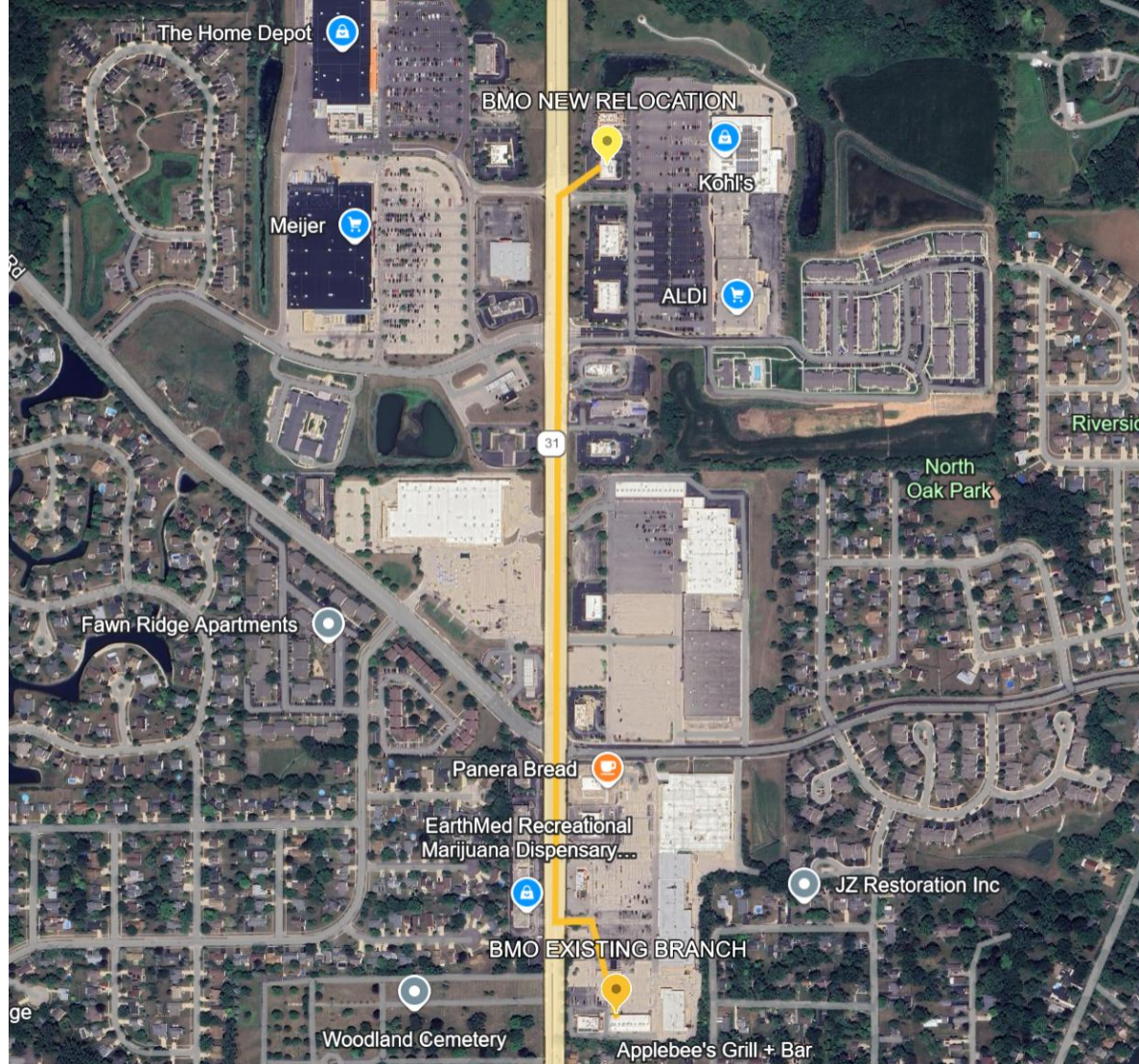


New Signage

BMO HARRIS BANK – RENDERING

2400 N Richmond Rd, McHenry, IL 60051





BMO HARRIS BANK – 0.73 Mile Relocation From Inline Branch

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BMO HARRIS BANK – 3 LANE DRIVE THRU

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SITE AERIAL

2400 N Richmond Rd, McHenry, IL 60051



GROCERY ANCHORED CENTER AERIAL

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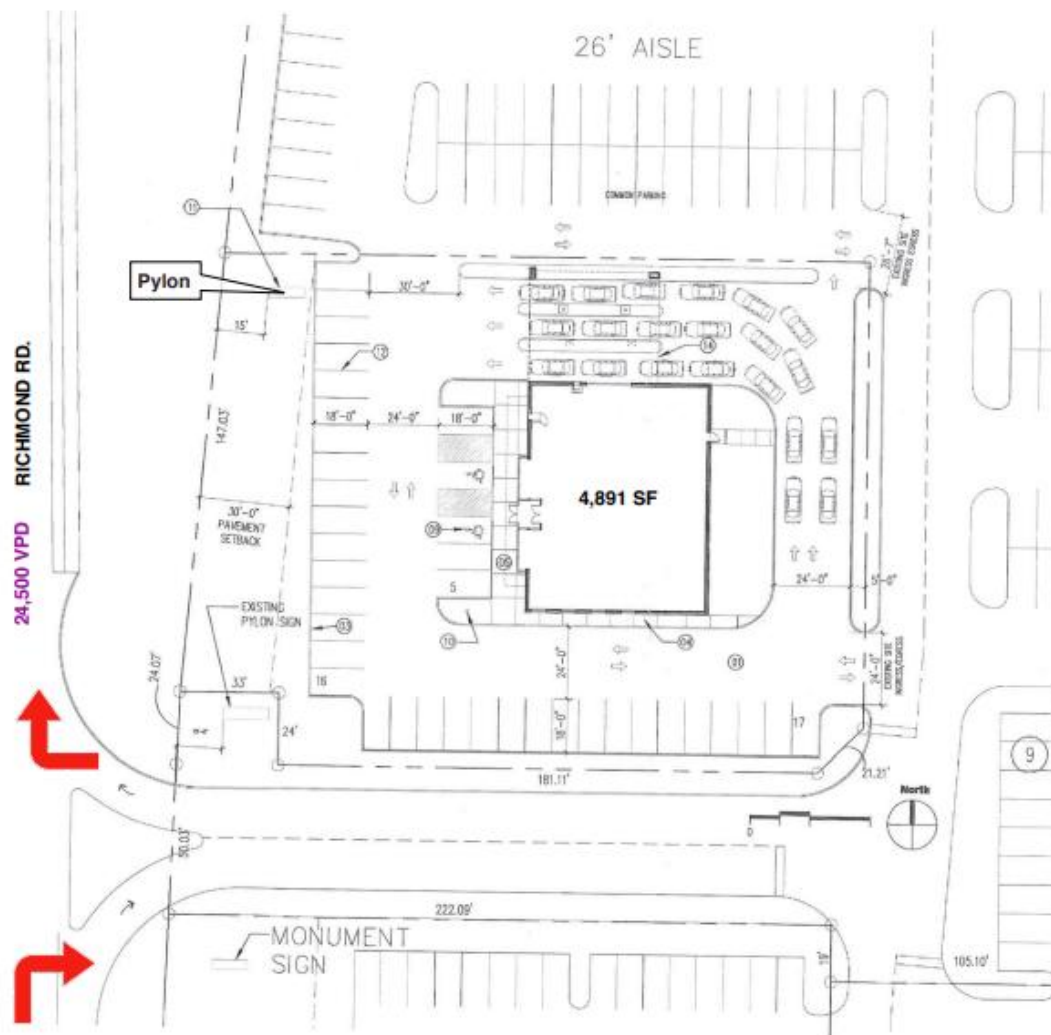
RETAIL MARKET OVERVIEW

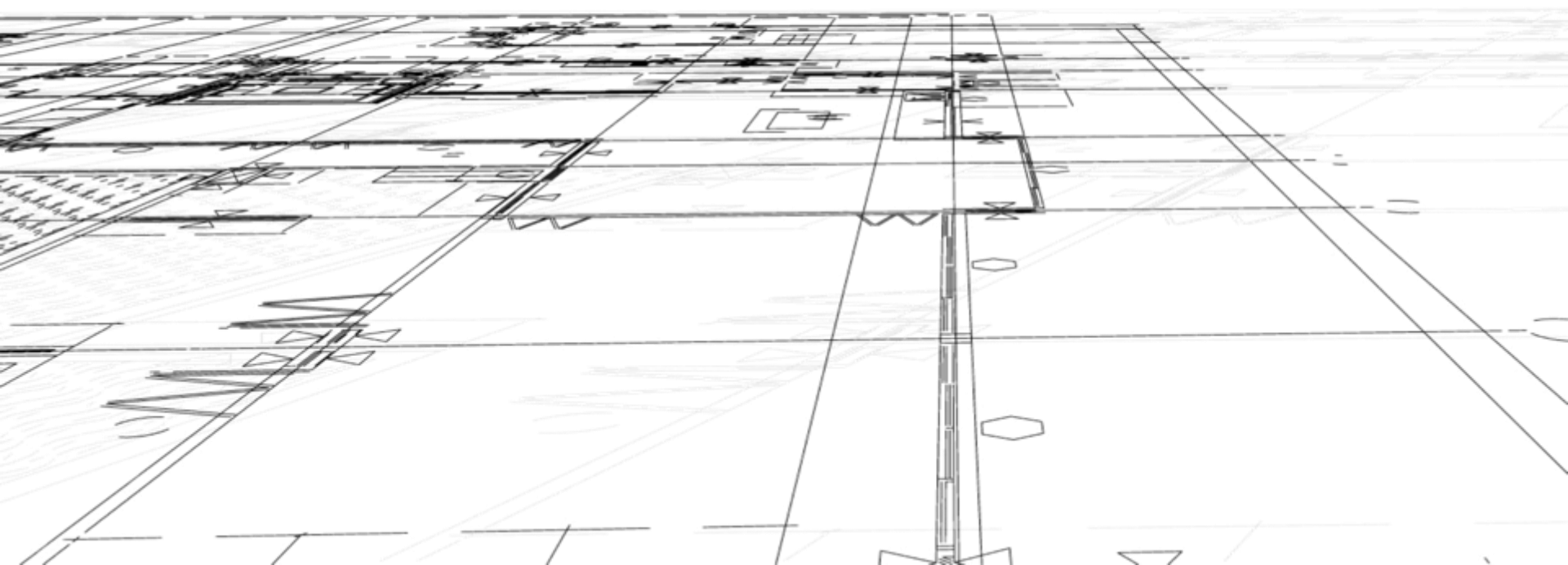
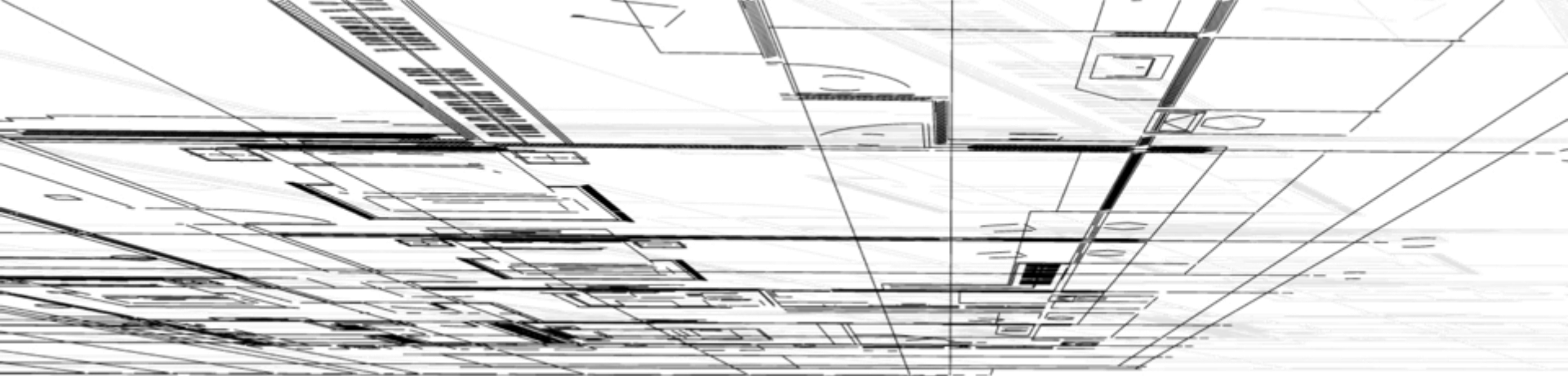
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SITE PLAN

2400 N Richmond Rd, McHenry, IL 60051





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BUILD HOLDING CO INVESTMENT OFFERING

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