

# Regency Square

## Huntley, Illinois (Chicago MSA)

:: INVESTMENT PROPERTY

### Statistics

<b>Location:</b>	12200-12300 Princeton Dr. Huntley, IL 60142
<b>Center Type:</b>	Strip Center
<b>GLA:</b>	±43,361 square feet
<b>Site Size:</b>	±8.261 acres
<b>Occupancy:</b>	100%
<b>Tenants:</b>	Aldi, Starbucks, Rookie's, Sleepy's, Athletico, SportClips, Brunch Cafe, Jimmy John's, Little Caesars, Hollywood Nail Spa
<b>Parking:</b>	±377 spaces 8.7 spaces per 1,000 sf
<b>Year Built:</b>	2013-2015



Qualified investors are extended the opportunity to acquire a 100% fee interest in Regency Square, an assemblage of five retail buildings containing a total of 43,361 square feet. The property is located at the SWC of Kingston Drive and IL Route 47 in the Chicago suburb of Huntley, Illinois.

**Rare Grocery Anchored Opportunity:** Regency Square offers the investor the rare opportunity to acquire a grocery-anchored asset in the desirable Chicago MSA. Aldi provides strong, consistent, drawing power to Regency Square. Aldi's market share in the Chicago area has grown tremendously in recent years, with approximately 71 stores in the area. Aldi has a winning formula of efficiency, with reportedly the highest productivity per item per week in the grocery industry. In 2014, Aldi was recognized as the nation's low-price grocery leader for the fourth consecutive year.

**Retail Center of Gravity:** Regency Square is surrounded by prominent retailers such as Walmart Supercenter, AutoZone, AT&T, Sprint, The UPS Store, Chase, H&R Block, Dunkin Donuts, McDonald's, Hair Cuttery, Verizon, and Walgreens, creating a superior retail destination for consumers. This retail corridor services a tremendously underserved, expansive surrounding trade area which includes Huntley, Gilberts, Hampshire, Lakewood, Lake in the Hills, and Marengo, as well as parts of Woodstock and Crystal Lake, which comprise an estimated 2015 population of 145,049 residents. Additionally, Del Webb's Sun City development is located just south of the property and is the largest retirement community in the Midwest with over 6,000 homes. Del Webb residents have direct golf cart access to Regency Square.

**Secure, National Tenant Income Stream:** The Property enjoys excellent income stability due to a considerable majority of income coming from credit tenants. Aldi's absolute NNN lease has 14 lease years remaining on its primary lease term and national and regional tenants such as Starbucks, Athletico, Sleepy's, Jimmy John's, Little Caesars, and SportClips accounting for 71% of the Property's gross leased area.

To receive a full Offering Memorandum on this opportunity, please sign and return the attached Confidentiality Agreement, or visit the property website:

[www.cbremarketplace.com/regencysq](http://www.cbremarketplace.com/regencysq).

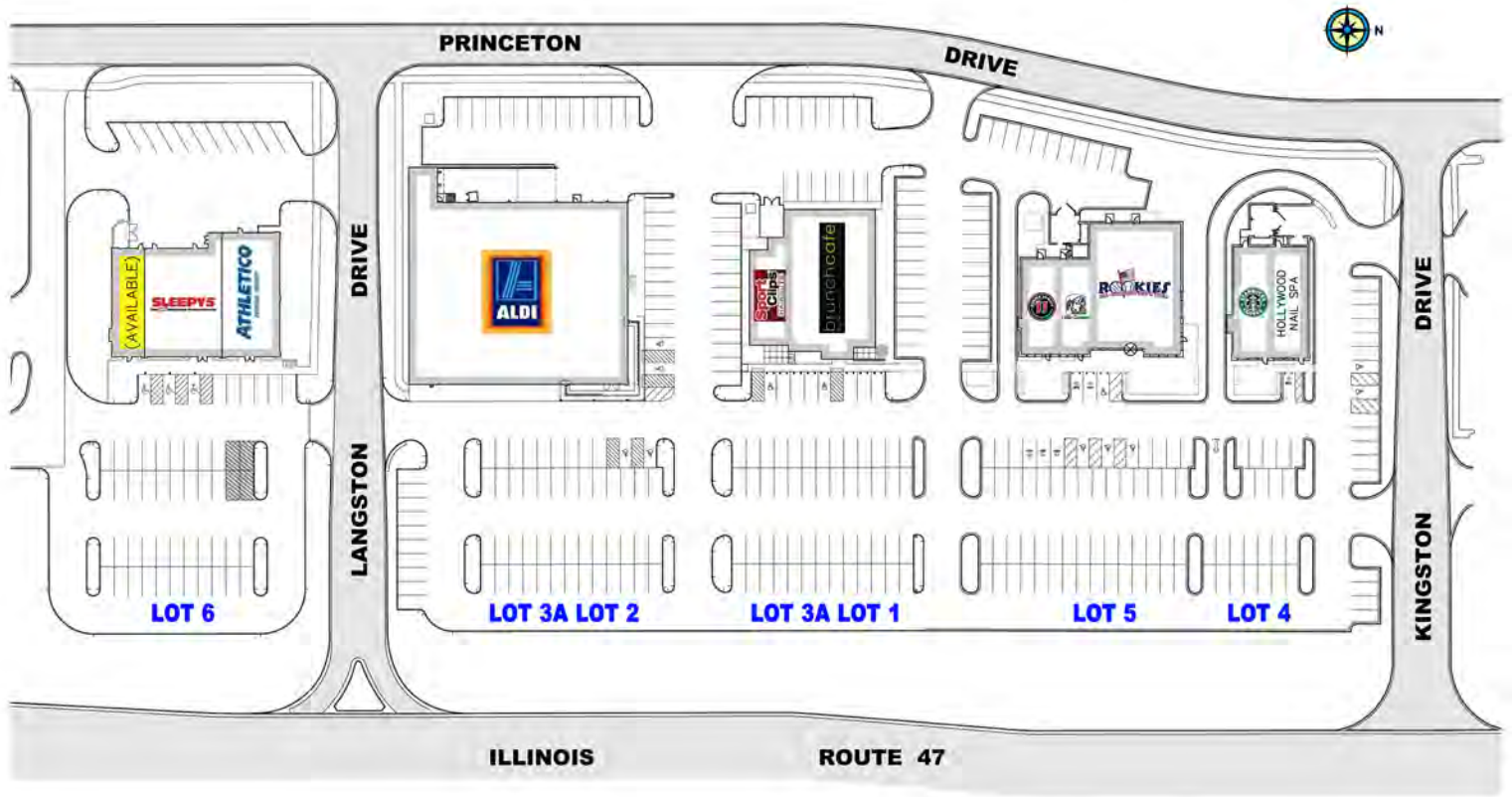
### Market Demographics

	<u>3 Miles</u>	<u>5 Miles</u>
<b>2015 Population</b>	27,575	68,691
<b>2015 Households</b>	10,891	23,553
<b>Avg. HH Income</b>	\$90,581	\$103,872

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:: SITE PLAN



Lot	GLA (SF)	Acres	Year Built	Parking Spaces	Tenants
Lot 3A Lot 1	±6,545	±1.178	2014	80	Sport Clips, Brunch Cafe
Lot 3A Lot 2	±17,014	±2.089	2014	86	Aldi
Lot 4	±3,747	±1.22	2013	41	Starbucks, Hollywood Nail Spa
Lot 5	±8,072	±1.85	2014	106	Jimmy John's, Little Caesars, Rookie's
Lot 6	±8,072	±1.924	2015	64	Sleepy's, Athletico



The site features oversize signage only 30' from Route 47 and heavy landscaping.



Stores feature high visibility, multi-sided signage.

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:: AERIAL VIEW



Parking lots and drives are concrete.



The center features outdoor patio seating and concrete seat walls with landscaping and LED lighting.

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## Huntley, Illinois (Chicago MSA)

:: MARKET OVERVIEW



**Continuous Growth:** The trade area features powerful, growing demographics in an area that has seen explosive population growth over the past 15 years, which growth is projected to continue into the foreseeable future. Huntley was the fastest growing community (in terms of percentage increase) and 4th fastest growing in terms of number of new residents in Illinois for 2000-2010. Within a five mile radius, there are an estimated 68,691 residents, a figure which is projected to grow by 6.26% over the next five years. This dramatic population growth has helped bring Huntley to the attention of companies seeking a new or expanded location in Chicago's northwest suburbs, such as Weber-Stephen and Centegra Hospital. Furthermore, the Village underwent over \$100 million in roadway improvements in 2014, which included a new I-90 interchange at Route 47, funneling new business and consumers to the area.

**Incredible Job Growth:** In the next 24 months, the Huntley area will enjoy tremendous high-quality job growth comprising nearly 2,000 new opportunities, including Weber-Stephen (500 new jobs), Centegra Hospital (1,000 new jobs), Alden Senior Living Development (200 new jobs) and Life Spine (200 new jobs).

**High Traffic Location, with Great Ease of Access and High Visibility:** Centrally positioned to the immediate south of the intersection of Route 47 and Kreuzer Road, which provides excellent visibility with a combined traffic count of 29,900 vehicles per day. Access to the property is superior to all other sites in the market, with approximately 1/3rd of shopping center traffic coming from Princeton Drive on the west.

**Outstanding, Affluent Demographics:** Huntley has an affluent population base, with average household incomes of \$103,872, translating into \$25,566 more buying power per household than the Illinois average and \$29,709 more than the national average.

**CBRE**  
700 Commerce Drive  
Suite 500  
Oak Brook, IL 60523

:: **Derrick Almassy**  
Vice President  
+1 630 573 7045  
derrick.almassy@cbre.com

:: **Richard Frolik**  
Executive Vice President  
+1 630 573 7012  
richard.frolik@cbre.com

:: **Steve Kundert**  
Debt & Structured Finance  
Vice President  
+1 630 573 7044  
steven.kundert@cbre.com

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