



MATTESON | ILLINOIS
OFFERING MEMORANDUM

Marcus & Millichap
NNN FITNESS



Absolute Net
Lease



B/Stable
S&P Rating



9.6 Million
Chicago MSA Population



130,000+
Combined Nearby VPD

PROPERTY PHOTOS

Marcus & Millichap
NNN FITNESS



RETAIL AERIAL

CHICAGO
DOWNTOWN CHICAGO
32 MILES

Marcus & Millichap
NNN FITNESS



LINCOLN HWY | 34,400 VPD



MATTESON TOWN CENTER



SCICERO AVE | 21,379 VPD

INVESTMENT OVERVIEW

\$4,000,000

Purchase Price

7.50%
Cap Rate

9+ Years
Term Remaining

OFFERING DETAILS

| | |
|-------------|----------------------------|
| ADDRESS | 4701 Lincoln Mall Dr |
| CITY, STATE | Matteson, IL |
| TOTAL GLA | 23,803 SF |
| LOT SIZE | 2.20 AC |
| YEAR BUILT | 1980 |
| TENANT | Fitness International, LLC |

 [Click to View Google Map](#)

 [Click to View Street View](#)


LA|FITNESS.



Marcus & Millichap
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LEASE DETAILS

| | |
|-------------------|---------------------|
| RENT COMMENCEMENT | 12/1/2022 |
| LEASE EXPIRATION | 12/31/2034 |
| LEASE TYPE | Absolute Net |
| NOI | \$300,000 |
| RENT PSF | \$12.60 |
| PRICE PSF | \$157.54 |
| OPTIONS | (3) 5 Year |
| INCREASES | 15% at Every Option |

Secure Long-Term Absolute Net Lease

The property is secured by an Absolute Net lease generating \$300,000 in annual NOI, with no landlord responsibilities and lease term extending through December 2034, providing a long-term passive income opportunity.

Growth Market Fundamentals

Matteson is benefiting from increased public and private investment in retail, infrastructure, and residential development, positioning the area for continued growth and long-term value creation.

RENT SCHEDULE

| LEASE YEARS | ANNUAL RENT |
|--|------------------|
| Current - 12/31/2034 | \$300,000 |
| Option 1 1/1/2035 - 12/31/2039 | \$345,000 |
| Option 2 1/1/2040 - 12/31/2044 | \$396,750 |
| Option 3 1/1/2045 - 12/31/2049 | \$456,263 |

Catalyst Redevelopment Nearby

Situated across from Market Square Crossing, a transformative 50-acre mixed-use project planned to deliver up to 200,000 square feet of retail, 613 new residential units, and expansive sports and entertainment facilities, which will enhance the surrounding area's vibrancy and drive additional traffic.

Strategic Location in South Suburbs

With direct access to I-57 (79,500+ VPD) and prominent visibility along Cicero Avenue (21,000+ VPD), the property is ideally located just 30 minutes from downtown Chicago in the heart of the Southland region.



TENANT SUMMARY

LA Fitness | Fitness International LLC

Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 728+ locations across the United States and Canada. RetailStat, LLC estimates the company has annual revenue of \$2.09 billion in 2023. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

LA Fitness clubs offer state-of-the-art equipment and cardio areas, group and specialty classes, indoor heated lap pools, whirlpool spas and saunas, racquetball and basketball courts, full locker facilities, personal trainers, and babysitting. In 2022, they launched its Club Studio Fitness brand, which operates as a cutting-edge fitness experience that brings together boutique fitness classes and luxury amenities into one gym.

WWW.LAFITNESS.COM

 **40+ YRS**
In the Industry

 **728+**
Locations in
the U.S.

 **\$2.09 B**
2023 Est.
Revenue

 **14,000+**
Employees



RETAIL AERIAL

Marcus & Millichap
NNN FITNESS

TOYOTA
NISSAN
HONDA
Ford
Kia

Marshall's
Burlington
Panera
DOLLAR TREE
IHOP
Olive Garden
Starbucks
Chick-fil-A
LONG JOHN SILVER'S
MATTRESS FIRM
PET SMART

THE HOME DEPOT

DISCOUNT TIRE DIRECT

HARBOR FREIGHT
planet fitness
U-HAUL

CHRYSLER
Jeep
DODGE
RAM

White Castle
Mobil

DUNKIN' Firestone

FF
FACTORY FURNITURE OUTLET

MATTESON TOWN CENTER

CHIPOTLE MEXICAN GRILL
FIVE GUYS
theVitamin Shoppe
POTBELLY SANDWICH SHOP
U-HAUL

LA FITNESS
SUBJECT PROPERTY

MARKET SQUARE CROSSING

RECREATION
COMMUNITY
RESIDENTIAL
RETAIL

KFC

MATTESON PLAZA

Petes
CITITRENDS

JCPenney

SHERWIN WILLIAMS

sam's club
DOT.COM
SERVICES

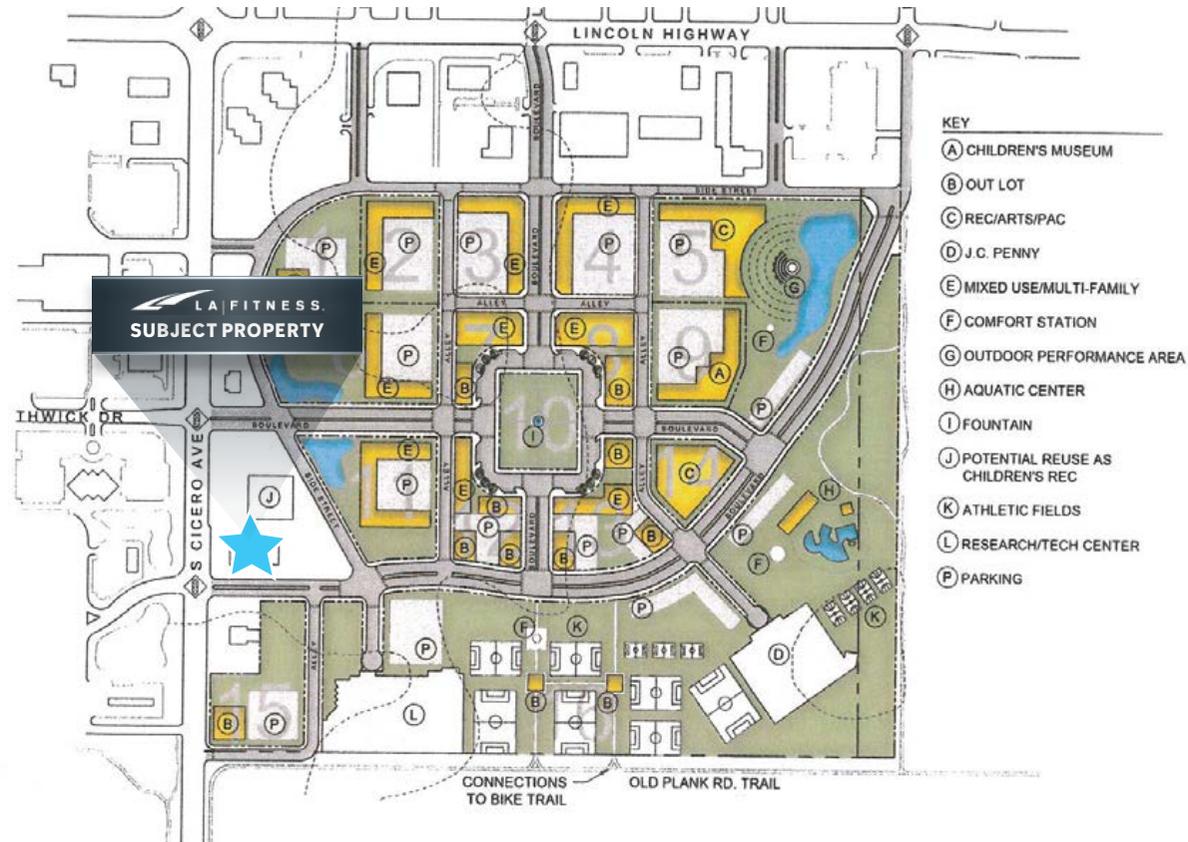
Hertz

I-57 | 79,500 VPD

S CICERO AVE | 21,379 VPD

LINCOLN HWY | 34,400 VPD





A DYNAMIC, MIXED-USE DEVELOPMENT

Matteson Market Square Crossing is a visionary brand-new mixed-use community in one of Chicago's southern suburbs' most vibrant villages, located just 30 minutes south of Chicago. The site has approximately **50 acres of land**, owned by the Village, ideally suited for redevelopment.

Formerly home to Lincoln Mall, this site offers established infrastructure with ample onsite utilities, high traffic counts, and a prime development opportunity in the heart of Matteson. Market Square Crossing provides high visibility, making it a strategic location for various land-use opportunities, including recreational/sports, office, residential for sale or lease, hotel, and retail. The site also boasts excellent proximity to the I-57 Lincoln Highway interchange, with daily traffic counts of 76,600.

The South and West portions of the site focus on sports and recreational uses, featuring both indoor and outdoor facilities designed to attract athletes from the region and beyond. At the center of the site, a community square serves as a vibrant hub, surrounded by a mix of residential, hotel, and commercial spaces. Extra-wide sidewalks enhance walkability, providing pedestrian-friendly access and ample outdoor seating opportunities for restaurants. Additionally, bicycle paths within the site connect to the Old Plank Road Trail, attracting cyclists and further enhancing accessibility.



PROPERTY AERIAL



LA FITNESS
SUBJECT PROPERTY

20,803 SF
GLA

2.20 AC
LOT SIZE

±77 SPACES
PARKING

SITE MAP



20,803 SF GLA

2.20 AC LOT SIZE

1980 YEAR BUILT

REGIONAL MAP

Marcus & Millichap
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- FRANKFORT, IL 4 MILES
- NAPERVILLE, IL 27 MILES
- AURORA, IL 35 MILES
- CHICAGO O'HARE INTNL AIRPORT 32 MILES
- CHICAGO, IL 26 MILES
- WAUKEGAN, IL 60 MILES
- ROCKFORD, IL 80 MILES



SUBJECT PROPERTY



MATTESON, ILLINOIS

STRATEGIC SUBURBAN LOCATION

Situated 25 miles south of downtown Chicago, Matteson benefits from immediate access to Interstate 57, U.S. Route 30, and major regional arterials. This connectivity provides direct access to the broader Chicago metropolitan area and positions Matteson as a convenient hub for commuters, logistics users, and regional retailers.

DIVERSE COMMERCIAL BASE

Home to over 350 businesses, including the regionally recognized Matteson Auto Mall—one of the Midwest’s largest auto dealership clusters—the village supports a balanced mix of retail, professional services, light industrial, and logistics operations.

ACTIVE ECONOMIC DEVELOPMENT INITIATIVES

Matteson is undergoing significant revitalization, highlighted by the Market Square Crossing redevelopment—a 60-acre mixed-use project transforming the former Lincoln Mall site into a dynamic district featuring retail, entertainment, and more than 600 planned residential units.



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| POPULATION | | | |
| 2024 Population | 4,424 | 54,133 | 152,261 |
| 2029 Population Projection | 4,313 | 52,864 | 149,636 |
| HOUSEHOLDS | | | |
| 2024 Households | 1,653 | 20,542 | 56,264 |
| 2029 Household Projection | 1,608 | 19,999 | 55,098 |
| HOUSEHOLD INCOME | | | |
| Avg Household Income | \$81,388 | \$85,921 | \$91,116 |
| Median Household Income | \$76,986 | \$72,310 | \$73,141 |
| EDUCATION | | | |
| Some College, No Degree | 1,096 | 13,713 | 36,330 |
| Associate Degree | 98 | 999 | 5,124 |
| Bachelor's Degree | 651 | 7,312 | 20,234 |
| Advanced Degree | 474 | 5,967 | 15,263 |
| EMPLOYMENT | | | |
| Civilian Employed | 2,164 | 26,294 | 74,862 |
| Civilian Unemployed | 161 | 1,940 | 4,913 |
| U.S. Armed Forces | 0 | 64 | 102 |

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MARK THIEL

Senior Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON

Senior Director Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307

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