

EXECUTIVE SUMMARY | MAPLE PARK PLACE

OVERVIEW



Property Address

257-339 N Weber Rd,
Bolingbrook, IL 60440



Square Feet

212,320 SF / 21.73 Acres



Effective Occupancy

94%



Year Built

1992



Anchor Tenants

Aldi, Best Buy & Burlington



GROCERY-ANCHORED



UNIQUE VALUE CREATION
& NOI GROWTH



STABILIZED & ESSENTIAL
NEIGHBORHOOD
SHOPPING DESTINATION



LEASE-UP OPPORTUNITY
OF 13,412 SF



STRONG FUNDAMENTALS
WITH DYNAMIC TENANT
LINE-UP



EXCEPTIONAL
DEMOGRAPHICS WITH
HIGH INCOMES

	Population	1-Mile	3-Mile	5-Mile
2021 Estimate		8,450	95,091	222,329
2026 Projection		8,892	99,318	232,498
Average Household Income				
2021 Estimate		\$135,650	\$143,573	\$138,982
Households				
2021 Estimate		2,652	29,530	72,791
2026 Projection		2,793	30,804	75,962

MAPLE PARK PLACE



First National Realty Partners, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a grocery-anchored multi-tenant shopping center located in Bolingbrook, IL. Maple Park Place is an institutional quality, 212,320 square foot grocery-anchored shopping center that is 94% occupied and offers significant upside.

The property is under contract to be purchased for \$30,350,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Maple Park Place is anchored by a 22,633 square-foot Aldi grocery store as well as a 44,198 square-foot Burlington and 31,849 square-foot Best Buy. Aldi has been a tenant since 2018, has lease term through February 2028 and maintains five 5-year renewal options that will allow them to remain at the site until 2053. Aldi joined the center in 2018 after the prior ownership downsized Best Buy to fit their current prototype. Aldi is a privately owned, German-based discount supermarket brand with over 2,000 locations across 36 states and 11,000 stores globally. Aldi generated over \$121 billion dollars in 2021. According to Placer.ai, this Aldi location ranks in the top 30% of all stores in the state in terms of foot-traffic.

In addition to Aldi, Burlington, and Best Buy, Maple Park Place features a high-quality tenant roster including Party City, Advanced Auto Parts, Dollar Tree, Meineke, Benjamin Moore and X-Sport Fitness. The remaining 13,412 SF of vacant space in the center provides FNRP with the opportunity to increase foot traffic, enhance cash flow and create meaningful upside.

Maple Park Place is situated in a densely populated and extremely affluent suburb approximately 33-miles west of downtown Chicago. The subject property is located at the intersection of Weber Road and Boughton Road which sees over 60,000 vehicles per day. The center is situated five miles west of the I-355 and I-55 interchange, which provides convenient regional access to downtown Chicago. Within a 5-mile radius of the property, the population is over 222,300 people and expected to grow by 4.6% over the next five years. Additionally, the average household incomes are over \$138,900.



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FIRST NATIONAL REALTY PARTNERS

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