

LOCATION & MARKET | MAPLE PARK PLACE

"Main and Main" Intersection

Maple Park Place is located in Bolingbrook, Illinois. Situated at the "main and main" intersection of Weber Road and Boughton Road, the shopping center benefits from its prominent location. The intersection sees daily traffic counts of over 60k VPD.

Lower Real Estate Tax

As part of Will County, the subject property benefits from lower real estate tax expense in Will County (relative to shopping centers situated within Cook County).

Excellent Demographics

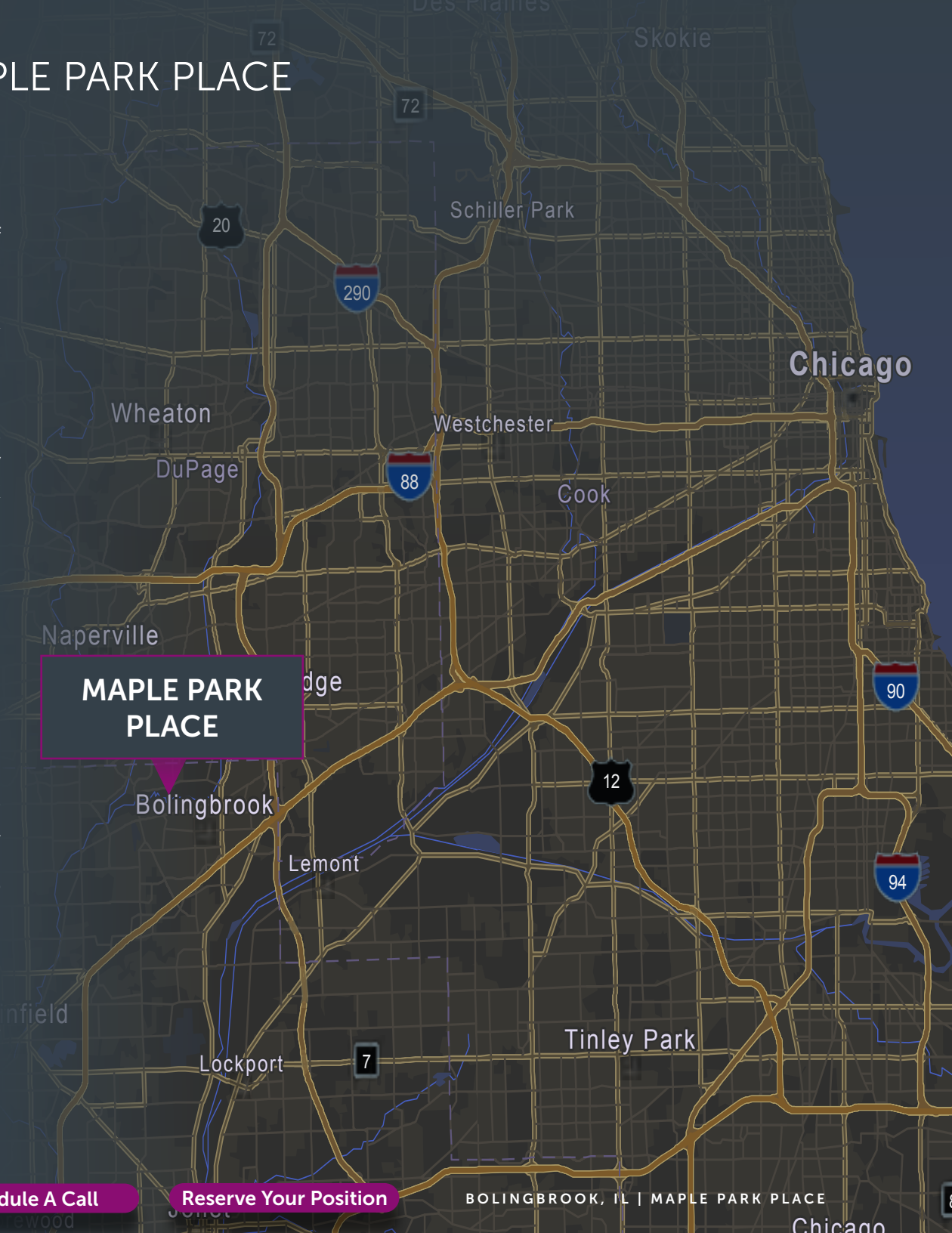
The center serves 95K residents within a 3-mile radius of the property with average household incomes of \$143K, and 222K residents earning average household incomes of \$138K within a 5-mile radius.

Connectivity

Maple Park Place is situated two and a half miles north of I-55 and five miles west of the full interchange between I-55 and I-355, both well-traveled interstates connect the subject property to Chicago and the nearby suburbs including Naperville, Lemont, Romeoville, Darien, and Downers Grove.

Healthy Submarket

The Maple Park Place submarket notable retailers included Meijer, Home Depot, Target, Kohl's, Lowe's, Marshalls, and Jewel. The overall occupancy in the submarket is a healthy 95%.



INVESTMENT HIGHLIGHTS | MAPLE PARK PLACE

Stable Income Stream | 75% Of Base Rent From National Retailers

Maple Park Place has a stable revenue stream with 75% of base rent coming from national retailers that boast a combined WALT of 5.2 years. The rightsizing of Best Buy to their prototype size coupled with the addition of ALDI solidified Maple Park Place as one of the dominant centers in the market. Recent renewals with Ross Dress For Less, Benjamin Moore, and Fantastic Sam's further support ongoing tenant retention.

Value Enhancement

Maple Park Place features a unique value-add opportunity as the shopping center is currently 94% leased, allowing FNRP to lease 6 available units totaling 13,412-square feet.



LEASE-UP OPPORTUNITY OF 13,412 SF



FNRP 360™

National Tenant Network.
Highly-Talented In-House Leasing Team.
A World-Class Operating Platform.

[LEARN MORE](#)

Dynamic Tenant Line-Up

Complementing ALDI is a diversified "best in class" tenant line-up consisting of retail, service, dining, and specialty tenants including Ross Dress For Less, Burlington, Best Buy, and Dollar Tree. The strong assortment of tenants provides the center with a strong consumer draw. A high performing X Sport Fitness (24/7) is also a significant traffic facilitator for the shopping center.



Maple Park Place is A Retail & Lifestyle Center

Strong draw from a 24hr/7 gym, providing daily visitors and cross-shopping synergies.



FIRST NATIONAL REALTY PARTNERS

[Schedule A Call](#)

[Reserve Your Position](#)

BOLINGBROOK, IL | MAPLE PARK PLACE

National Tenant Line-Up

.....



INVESTMENT HIGHLIGHTS | MAPLE PARK PLACE

Outstanding Demographics | Desirable Western Chicago Suburb

There are currently 95K residents within a 3-mile radius of the property with average household incomes of \$143K, and within 5 miles these numbers increase to 222K residents earning average household incomes of \$138K.

Exceptional Location | 60k VPD

The subject property is located at the "main and main" intersection of Weber Road and Boughton Road, where 60,600 vehicles pass each day. The center is conveniently situated five miles west of the full interchange of I-355 and I-55 and two and a half miles north of I-55, which provides convenient regional access to downtown Chicago. Bolingbrook is an affluent western suburb with over 75,000 residents in the community.

Will County Advantage

As part of Will County, the subject property benefits from lower real estate tax expense relative to shopping centers situated within Cook County. The lower tax expense will help FNRP increase future rental rates. Will County has also added almost 70,000 single family houses over the last 20 years, validating the desirability of the area.



95,000+
3-Mile Population



\$143,000+
3-Mile Avg. HH Income



222,000+
5-Mile Population



\$138,000+
5-Mile Avg. HH Income

TENANCY | MAPLE PARK PLACE

Outstanding Demographics | Desirable Western Chicago Suburb

Maple Park Place is a 94% leased, 212,320 square foot grocery-anchored center, featuring ALDI, Best Buy, Burlington, Ross Dress For Less, X Sport, Dollar Tree, and Party City.

Recent Renewals



Benjamin Moore (2030)



Ross Dress For Less (2027)



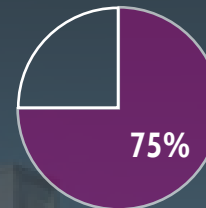
Fantastic Sam's (2026)



The Best Buy right sizing and 10-year lease extension in 2017 secured its position in the shopping center for the long term.

13,412 SF
AVAILABLE
TO BE LEASED

94%
OCCUPANCY



75% Of Base Rent Comes From National Retailers

Aldi, Burlington, Ross, Best Buy, Dollar Tree, Party City, Advanced Auto, and Benjamin Moore.

15+
YEARS

Long-Term Tenant Commitment

Best Buy, Advance Auto Parts, Benjamin Moore, Fantastic Sam's, Meineke Muffler and Car Care, and X Sport have all been operating at the center for over 15 years.



FIRST NATIONAL REALTY PARTNERS

[Schedule A Call](#)

[Reserve Your Position](#)

BOLINGBROOK, IL | MAPLE PARK PLACE

RETAIL MAP FACING SOUTHWEST | MAPLE PARK PLACE



✈ Bolingbrook's Clow
International Airport (70,000
annual landings & take-offs)



Veterans Parkway

Country Aire
Shopping Center
BIG LOTS! **Goodwill**
LUMBER LIQUIDATORS



The Landings
at Bolingbrook
PET SMART
OfficeMax
GameStop **planet fitness**



**MAPLE PARK
PLACE**

North Weber Road (33,300 VPD)



West Boughton Road (21,300 VPD)



Two Rivers Plaza
Marshall's
KOHL'S
TARGET



FIRST NATIONAL REALTY PARTNERS

[Schedule A Call](#)

[Reserve Your Position](#)

BOLINGBROOK, IL | MAPLE PARK PLACE

RETAIL MAP FACING EAST | MAPLE PARK PLACE



RETAIL MAP FACING NORTHWEST | MAPLE PARK PLACE



RETAIL MAP FACING SOUTH | MAPLE PARK PLACE



DISCLAIMER

FIRST NATIONAL REALTY PARTNERS

This document is intended for limited circulation. All of the information set forth herein is intended only for intended recipients and constitutes FNRP's "Proprietary Information" (as defined in and subject to that certain Non-Disclosure Agreement between FNRP and the recipient hereof, which is hereby incorporated herein by reference). The recipient expressly acknowledges and agrees that they will hold this information, this document, and all related documents and disclosures in the strictest confidence.

This document is not intended to be, nor should it be construed or used as, an offer to sell, or a solicitation of an offer to buy any securities, which offer may be made only at the time a qualified offeree receives a current Confidential Offering Memorandum (the "Memorandum") relating to a proposed investment opportunity. In the event of any conflict between the information contained herein and the information contained in the Memorandum, the information contained in the Memorandum shall govern, control and supersede the information contained herein. The information contained herein is not intended to provide, and should not be relied upon for, accounting, legal or tax advice or investment recommendations. Prior to investing, investors should carefully review and rely solely on the Memorandum (including the risk factors described therein) and all related investment documents, ask such additional questions of FNRP as they deem appropriate, and discuss any prospective investment with their legal and tax advisers in order to make an independent determination of the risks, suitability and potential consequences of an investment.

All investors and potential investors should be aware that an investment of this nature is a speculative investment. The possibility for significant or total loss of capital exists. FNRP employs leverage in the purchase and redevelopment of properties, which can substantially increase the risk of losses. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment.

This document is for informational and illustration purposes only. The information and data contained herein are as of the date indicated, are summary in nature, are not complete, are subject to change, do not contain important disclosures and risk factors associated with such investment, and are qualified in their entirety by the information included in the applicable Memorandum.

FNRP does not undertake any obligation to update or revise any information or data contained herein or correct inaccuracies, whether as a result of new information, future events or otherwise. Certain information contained herein includes observations and assumptions and involves significant elements of subjective judgment and analysis. No representations are made as to the accuracy of such observations and assumptions and there can be no assurances that actual events will not differ materially from those assumed. Results are likely to vary substantially from those discussed herein. Opinions expressed herein are current opinions as of the date appearing in this document only. Further, these materials may contain "forward-looking statements" and actual results may differ materially from any expectations, projections or predictions made or implicated in such forward-looking statements. Prospective investors are therefore cautioned not to place undue reliance on such forward-looking statements.

No representation or warranty is made concerning the completeness or accuracy of this information or data. These materials do not purport to be all-inclusive and may not be relied upon for making any investment decision. Certain information and data provided herein is based on third-party sources, which information and data, although believed to be accurate, has not been independently verified.



www.fnrpusa.com