OFFERING MEMORANDUM

Marcus & Millichap
TAG INDUSTRIAL GROUP

NNN INDUSTRIAL | 9.5 YEARS REMAINING | CHICAGO MSA

1870 ELMDALE AVENUE

GLENVIEW, IL 60026

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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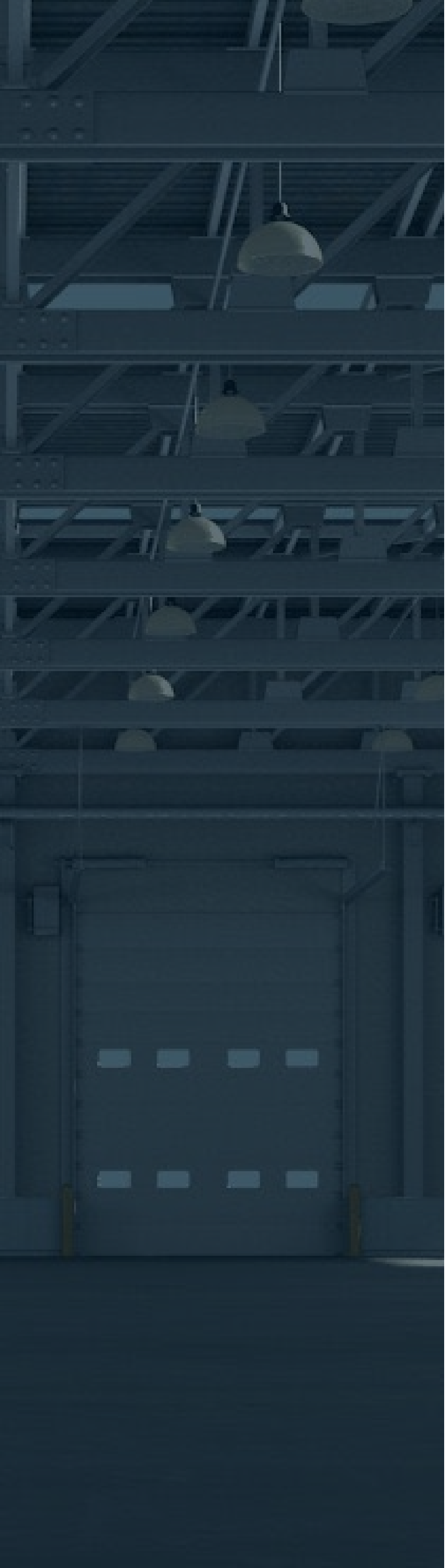
Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Fully Occupied, 44,458-Square-Foot Net Lease Industrial Asset Situated on 2.13 Acres
- Zoned I-2, Featuring Masonry Construction, 21’ Clear Height, One Grade Door, Four Dock Doors, and Heavy Power with 800a and 277/480v
- ~9.5 Years of Lease Term Remaining at $6.70/SF Triple-Net with 3% Escalations, Generating 7.01% Cap Rate | One Five-Year Renewal Option at Fair Market Value
- Occupied by Lakeshore Academy, Leading Gymnastics School in Chicago Area for Four Decades
- Well-Positioned in Proximity to I-294 and I-94, 10 Miles from O'Hare Airport and 24 Miles from Downtown Chicago
- Outperforming North Cook Submarket: 4.5% Rent Growth in Q2 2026 vs. 1.7% National Averages

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1870 Elmdale Avenue in Glenview, Illinois. The subject property consists of approximately 44,458 square feet of industrial space situated on 2.13 acres. This fully occupied industrial asset features masonry construction, 21’ clear height, one grade door, four dock doors, and heavy power with 800 amps and 277 to 480 volts. Zoned I-2, the property is ideal for contractors, small businesses, and light manufacturing. With proximity to Interstates 294 and 94, the property is 10 miles from O'Hare International Airport and 24 miles from downtown Chicago.

The opportunity to acquire this property presents a unique investment chance, with a triple-net lease term of approximately 9.5 years remaining at $6.70 per square foot. Generating a 7.01 percent cap rate, the lease carries 3 percent rent escalations and can be renewed once for five years at fair market value. The property is occupied by Lakeshore Academy, a leading gymnastics school in the Chicago area for four decades, demonstrating a stable and long-term commitment to the location. The North Cook County submarket is outperforming national averages, with 4.5 percent rent growth in Q2 2026, compared to the 1.7 percent national average, making this a compelling investment opportunity.

The Chicago metropolitan area, where the North Cook County submarket is situated, is a major economic hub with a population of over 9.5 million people, spanning across multiple counties and thousands of square miles. The region is experiencing steady job growth and population migration, driven by its diverse economy and high quality of life. Major transportation infrastructure, including O'Hare Airport, Interstates 294 and 94, and six Class 1 railroads, provides exceptional connectivity to the rest of the country and globally. The market is home to numerous corporate headquarters, including those in the manufacturing, logistics, and technology sectors, which drive demand for industrial space. Given its strategic location, proximity to major transportation routes, and strong market fundamentals, this property is well-positioned to maintain its competitive advantage and provide a stable source of income for investors.

PROPERTY DETAILS

1870 ELMDALE AVENUE, GLENVIEW, IL 60026

Number of Suites	1
Number of Buildings	1
Total Square Feet	44,458 SF
Year Built	1983
Lot Size	2.13 acres
Clear Height	21'
Parking Spaces	58
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	4
Grade Level Doors	1
Construction	Masonry
Power	800a @ 277/480v
Type of Lighting	LED
Zoning	I-2
Roof Type	TPO
Age/Condition of Roofs	<5 Years
HVAC Units	3.0
Age/Condition of HVAC	Good
Sprinklers	Wet
Market	IL-Chicago MSA
Submarket	North Cook County
Market Vacancy	7.10%

OFFERING HIGHLIGHTS

1870 ELMDALE AVENUE

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$4,300,000	7.01%	7.22%

Offering Price	$4,300,000
Cap Rate	7.01%
Pro Forma Cap Rate	7.22%
Price/SF	$96.72
Total Square Feet	44,458
Rental Rate	$6.70
Lease Type	NNN
Lease Term	9.5 Years
Rental Increases	3% Annually
Tenancy	Single-Tenant
Occupancy	100.00%

DEBT QUOTE

	FIXED	FLOATING
LTV	62.5%	65%
Term	5-Year	5-Year
Amortization	25-Year	25-Year
Interest Rate	6.81%	6.15%

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PROPERTY NAME:	1870 Elmdale Ave
PROPERTY ADDRESS:	1870 Elmdale Ave, Glenview, IL 60026
TENANT:	LAKESHORE ACADEMY GYMNASTICS NORTH INC., an Illinois corporation
GUARANTOR:	LAKESHORE ACADEMY OF ARTISTIC GYMNASTICS, INC., an Illinois corporation
TENANT'S ADDRESS	1870 Elmdale Ave., Glenview, IL 60026

CURRENT TERM:	LEASE COMMENCEMENT	RENT COMMENCEMENT	LEASE EXPIRATION	DURATION/TERM LENGTH	NOTES
	05/29/2025	05/29/2025	03/31/2036	130 full calendar months	

EARLY OCCUPANCY DATE:	04/14/2025
EARLY OCCUPANCY CONDITIONS:	Following Landlord's receipt from Tenant of: (i) fully-executed copy of this Lease, (ii) evidence of Tenant's insurance coverages, (iii) the Security Deposit, (iv) the Advance Rental, (v) the fully executed HVAC Contract, and (vi) evidence of insurance coverages for Tenant's contractors. Early access is for up to 45 days prior to Commencement Date solely for performing the Work, without obligation to pay Base Rent or Tenant's Share of Operating Costs.
SQUARE FEET – RENTABLE & USABLE	44,458

BASE RENT SCHEDULE:	PERIOD	ANNUAL	MONTHLY	ANNUAL PSF
	Months 01-12	$288,977.04	$24,081.42	$6.50
	Months 13-24	$297,646.32	$24,803.86	$6.70
	Months 25-36	$306,575.64	$25,547.97	$6.90
	Months 37-48	$315,772.92	$26,314.41	$7.10
	Months 49-60	$325,246.20	$27,103.85	$7.32
	Months 61-72	$335,003.52	$27,916.96	$7.54
	Months 73-84	$345,053.64	$28,754.47	$7.76
	Months 85-96	$355,405.32	$29,617.11	$7.99
	Months 97-108	$366,067.44	$30,505.62	$8.23
	Months 109-120	$377,049.48	$31,420.79	$8.48
	Months 121-130	$388,360.92	$32,363.41	$8.74

OPTION 1	PERIOD	ANNUAL	MONTHLY	ANNUAL PSF
	One 5-year renewal option at Prevailing Rental Rate (not less than then-current Base Rent rate)	N/A	N/A	N/A

LEASE TYPE	Triple Net (NNN)
SECURITY DEPOSIT:	$72,244.26 (paid in two installments: $36,122.13 upon execution and $36,122.13 on the Commencement Date)

REAL ESTATE TAXES:	TENANT	Tenant pays 100% of real estate taxes as part of Operating Costs (Tenant's Share is 100%). Includes all taxes, assessments, impositions, levies, charges, excises, fees, and licenses levied on the Project, including ad valorem and non-ad valorem assessments, franchise taxes, margin taxes, and Rent Sales Tax. Any tax savings from a Class 6b Property Tax Incentive actually realized by Landlord shall be passed through to Tenant as a reduction in Taxes.
	LANDLORD	Landlord is responsible for billing and administering real estate taxes as part of Operating Costs. Landlord is in the process of applying for a Class 6b Property Tax Incentive from the Village of Glenview; any savings realized shall be passed to Tenant.
INSURANCE:	TENANT	Tenant must maintain: (A) Commercial general liability insurance: $1,000,000 per occurrence, $5,000,000 general aggregate (per location), $1,000,000 products/completed operations aggregate, $100,000 damage to premises rented; no sexual abuse or molestation exclusion; (B) Property insurance covering full value of all improvements, betterments, furniture, trade fixtures and personal property; max $10,000 deductible per occurrence; (C) Workers' compensation to statutory limits and employer's liability: $1,000,000 each accident/each employee/aggregate. All policies (except workers' comp and employer's liability) must name Landlord, its members, managers, parent, affiliates, subsidiaries, successors, assigns, property manager and mortgagee as additional insureds. Must be issued by companies rated A-:VIII or better. Certificates due 10 days prior to Commencement Date or entry, and 15 days prior to each renewal; 30-day cancellation notice (10 days for non-payment).
	LANDLORD	Landlord carries fire and extended coverage insurance, boiler insurance, public liability and property damage insurance, rent insurance and other insurance on the Project as part of Operating Costs. Landlord will use commercially reasonable efforts to ensure costs are consistent with similarly-situated institutional owners of comparable projects in the geographic region.
COMMON AREA MAINTENANCE:	TENANT	▪ Tenant pays 100% of Operating Costs including all CAM expenses as Tenant's Share is 100%. ▪ Estimated monthly payment: $15,856.67, subject to annual adjustment. ▪ Tenant responsible for removal of its own trash and rubbish; must participate in any common trash/rubbish removal program established by Landlord. ▪ Tenant must keep adjacent sidewalks clean. ▪ Tenant must keep all merchandise and personal property within the Premises; must not obstruct sidewalks, driveways or other areas outside the Premises.
	LANDLORD	▪ Landlord provides and maintains Common Area including snow and ice removal. ▪ Landlord may change the arrangement, layout and/or size of the Common Area. ▪ Landlord may designate employee parking areas and establish/modify/enforce rules for parking. ▪ Operating Costs include: subdivision maintenance fees, property owners association fees, constructing/operating/repairing/maintaining on-site or off-site utilities, exterior maintenance of buildings, repainting, repairing structural portions and roofs of buildings, fire sprinkler/suppression systems, utilities to Common Area, water and sanitary sewer service, and a property management fee based on gross revenues of the Project.

MANAGEMENT/ADMIN:	TENANT	▪ Tenant pays property management fee as part of Operating Costs (Tenant's Share 100%). ▪ Tenant pays a construction supervision fee equal to 3% of Total Construction Costs to Landlord for construction oversight during buildout. ▪ Tenant pays Landlord's reasonable attorneys' fees and costs if Landlord pursues rights or remedies under the Lease. ▪ Tenant pays 15% administrative fee on top of costs if Landlord performs repairs/maintenance that Tenant failed to perform. ▪ Tenant pays 15% administrative fee on any mechanic's lien claim paid by Landlord. ▪ Tenant pays 15% administrative fee on Landlord Move-Out Costs if Tenant fails to complete Move-Out Responsibilities. ▪ Tenant may be charged a reasonable fee for Landlord preparation/review/negotiation of legal documentation for transactions not solely between Landlord and Tenant.
	LANDLORD	▪ Landlord manages and administers Operating Costs billing, including annual reconciliation within 120 days of calendar year end. ▪ Landlord may estimate Tenant's Share of Operating Costs and adjust annually. ▪ Landlord supervises the Work and coordinates the relationship between the Work, the Building, and the Building's systems.
UTILITIES:	TENANT	▪ Tenant pays for all gas, electricity, and other utilities used in the Premises commencing upon tender of possession. ▪ Payments made directly to the supplier for separately metered/submetered utilities. ▪ Water and sanitary sewer costs included in Operating Costs unless Landlord elects to bill directly to Tenant as 'Water Costs'. ▪ Tenant responsible for utility costs during early access period (construction activities).
	LANDLORD	▪ Landlord supplies utilities to Common Area as part of Operating Costs. ▪ Landlord shall use reasonable diligence to restore utility service interrupted by Landlord's fault. ▪ Water and sanitary sewer service to the Project is part of Operating Costs unless separately billed to Tenant.
REPAIRS & MAINTENANCE:	TENANT	Tenant responsible for all maintenance, repair and replacements not required by Landlord, including: HVAC equipment (roof mounted or otherwise); electrical and plumbing equipment; all fixtures; wiring and plumbing lines; doors, door frames, molding, trim, windows, window frames, closure devices, hardware, plate glass, and floor slab/covering. Tenant responsible for rooftop flashing around rooftop A/C unit. Tenant must enter into an HVAC Contract with a licensed, Landlord-approved contractor for quarterly maintenance (minimum) per Schedule I-A. Tenant must maintain Premises in clean, attractive condition and good repair. Upon termination, Tenant must surrender Premises broom-clean, in good repair, free of Hazardous Materials, subject to reasonable wear and tear and casualty damage. Tenant must perform all Tenant Move-Out Responsibilities per Schedule I. If Tenant fails to perform repairs within 30 days of written notice (60 days aggregate if not completable in 30 days), Landlord may perform and Tenant pays cost plus 15% administrative fee. During initial Lease Term, if HVAC unit fails and requires replacement (evidenced by HVAC Contractor written report), Landlord pays replacement cost, amortized at 8% per annum over 12-year assumed useful life; Tenant pays amortized amount as Additional Rent monthly, provided no Event of Default and Tenant has maintained the HVAC Contract.
	LANDLORD	Landlord repairs and maintains: (1) roof (exclusive of flashing around rooftop A/C unit); (2) Common Areas; (3) structural portions of Premises (foundation and members supporting the roof only); (4) utility lines (mechanical, sewer, fire/life safety, water, gas, electrical) outside the boundaries of the Premises or serving other premises in common. All costs included in Operating Costs to the extent permitted. Conditioned on receipt of written notice from Tenant. If damage is caused by Tenant's acts/omissions or unauthorized entrants, Tenant bears the cost. Landlord shall cause mechanical, electrical, plumbing and HVAC systems to be in good working order on the Commencement Date; if Tenant notifies Landlord within 30 days of Commencement Date (Warranty Period) of failure, Landlord shall cure.
TERMINATION RIGHTS:	▪ Landlord may terminate Lease upon any Event of Default by Tenant (Section 15.02). ▪ Landlord may terminate Tenant's right to possession without terminating the Lease upon Event of Default (Section 15.02). ▪ Landlord may cancel Lease within 15 business days after submission of Tenant's written request for consent to assign or sublease all or substantially all of the Premises for all or substantially all of the remainder of the Lease Term (Section 8.02); Tenant may rescind the proposed transfer within 3 business days of Landlord's cancellation notice. ▪ Landlord may terminate Lease upon Taking (eminent domain) upon written notice to Tenant effective as of the date of such Taking (Section 18.01). ▪ Lease terminates upon expiration of the Lease Term (Month 130 expiration date) unless renewed per Exhibit E. ▪ Tenant's renewal option terminates if: (1) Lease or Tenant's right to possession is terminated; (2) Tenant assigns interest or sublets (other than Permitted Transfer); (3) Tenant fails to timely exercise option; (4) Tenant fails to timely accept or reject Landlord's Prevailing Rental Rate determination; or (5) Tenant rejects Prevailing Rental Rate but fails to timely require broker determination (Exhibit E).	
ESTOPPEL:	▪ Tenant shall execute and deliver to Landlord a certificate stating: (a) whether Lease is in full force and effect; (b) whether Lease has been modified or amended; (c) whether any existing defaults exist under the Lease; and (d) such other reasonably requested information (Section 20.02). ▪ Certificate must be delivered within 5 days following receipt of Landlord's written request. ▪ Guarantor is also obligated to execute and deliver estoppel statements following written request by Landlord (Exhibit F - Guaranty). ▪ Within 10 business days after Landlord's written request, Tenant will execute a certificate or letter confirming the commencement and expiration dates of the Lease (Exhibit D form). Tenant's failure to timely execute shall be deemed an admission of the accuracy of the facts stated therein (Section 3.01).	
EMINENT DOMAIN:	If during the Lease Term any portion of the Project is taken by eminent domain or conveyed in lieu thereof (a 'Taking'), Landlord may terminate the Lease upon written notice to Tenant, effective as of the date of such Taking (Section 18.01). All sums awarded or agreed upon between Landlord and the condemning authority for the Taking, whether as damages or compensation, will be the property of Landlord. Tenant hereby assigns to Landlord all proceeds, whether by way of compensation or damages, otherwise payable to Tenant for the leasehold interest by reason of such taking (Section 18.02). No provision for partial taking rent abatement or Tenant termination right is specified.	
TENANT FINANCIAL REPORTING:	Within 10 days after written request (not more than once annually during the Lease Term), Tenant shall provide Landlord a copy of its most recent financial statement including both a balance sheet and income statement (Section 24.09).	

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Lake Shore Gymnastics Academy	A	44,458	100.0%	6/1/25	4/1/36	$6.70	$24,804	$297,646	$310,406	Jun-2027	3.00%	NNN	One 5-Year Renewal Option | "Prevailing Market Rate"
Total		44,458				$6.70	$24,804	$297,646	$310,406				

Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
Total Current Rents: $25,114		Occupied Current Rents: $25,114	Unoccupied Current Rents: $0

Notes: Underwriting to 11/1/2026 Transfer of Ownership

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OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	301,367		6.78	310,406		6.98	
Expense Reimbursement Income							
Net Lease Reimbursement							
CAM	23,423		0.53	24,126		0.54	Pro-Forma Grossed 103%
Insurance	3,727		0.08	3,839		0.09	Pro-Forma Grossed 103%
Real Estate Taxes	98,110		2.21	103,016		2.32	Pro-Forma Grossed 105%
Management Fees	17,776		0.40	18,391		0.41	4% EGR
Total Reimbursement Income	$143,036	100.0%	$3.22	$149,372	100.0%	$3.36	
Effective Gross Revenue	$444,403		$10.00	$459,778		$10.34	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
CAM	23,423		0.53	24,126		0.54	
Insurance	3,727		0.08	3,839		0.09	
Real Estate Taxes	98,110		2.21	103,016		2.32	
Management Fee	17,776	4.0%	0.40	18,391	4.0%	0.41	
Total Expenses	$143,037		$3.22	$149,372		$3.36	
Expenses as % of EGR	32.2%			32.5%			
Net Operating Income	$301,366		$6.78	$310,406		$6.98	

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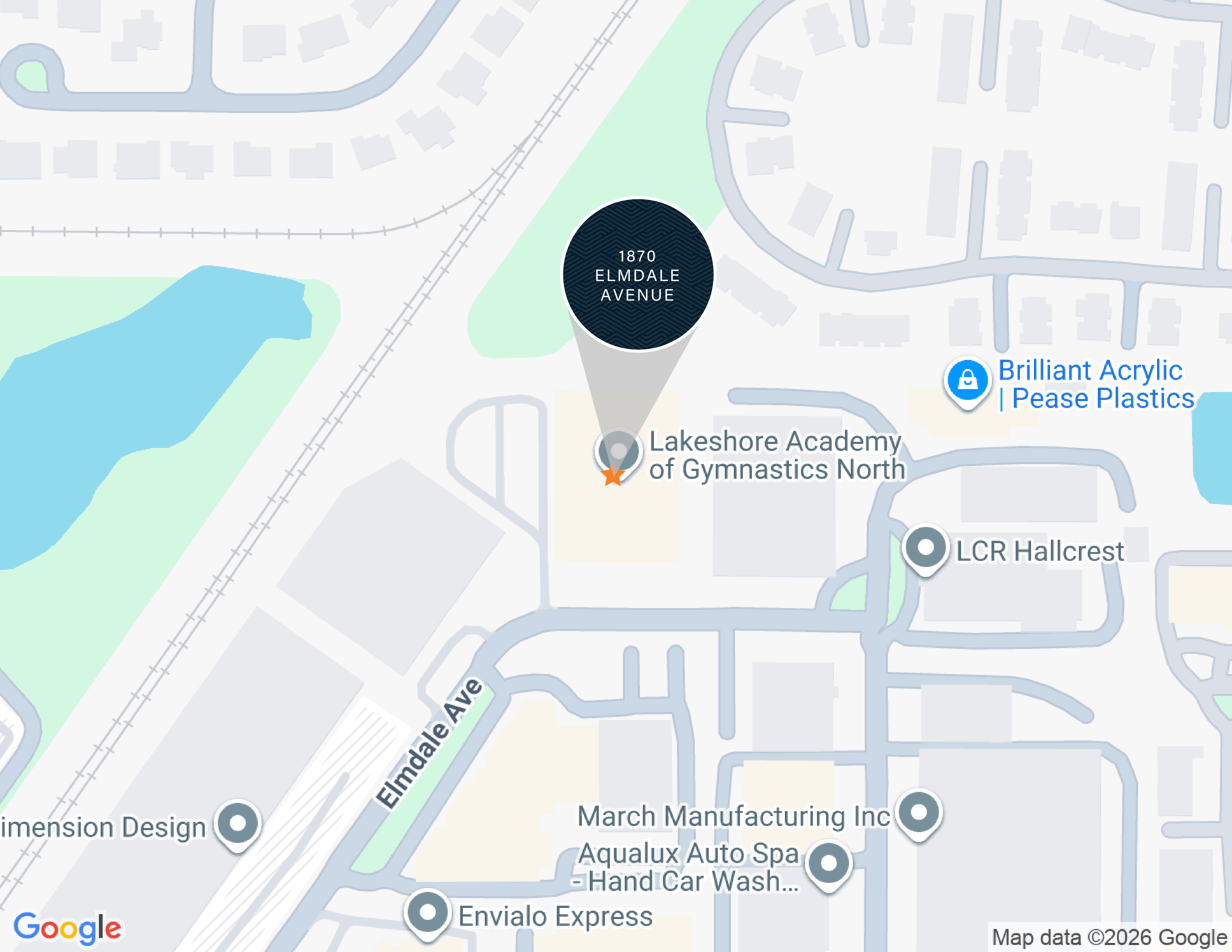
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Brilliant Acrylic | Pease Plastics
Lakeshore Academy of Gymnastics North
LCR Hallcrest
Elmdale Ave
imension Design
March Manufacturing Inc
Aqualux Auto Spa - Hand Car Wash...
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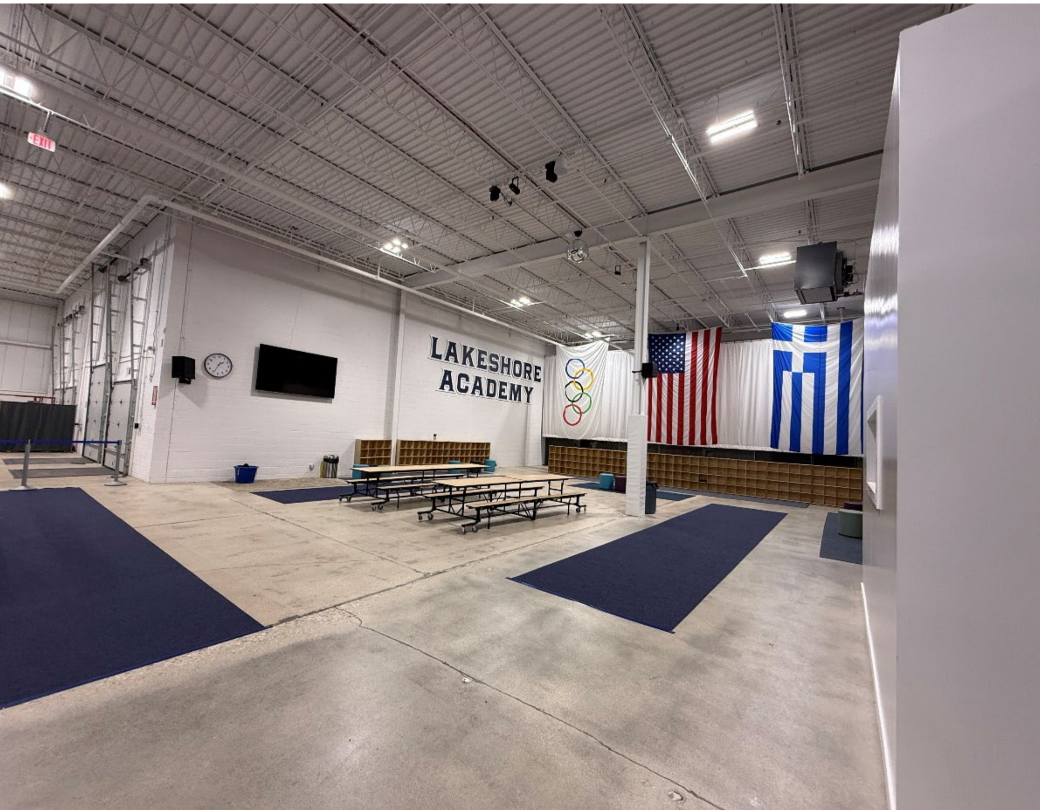
1870
ELMDALE
AVENUE


LAKESHORE ACADEMY
GYMNASTICS · CHEER · TUMBLING


ONLY STAFF AND STUDENTS
BEYOND THIS POINT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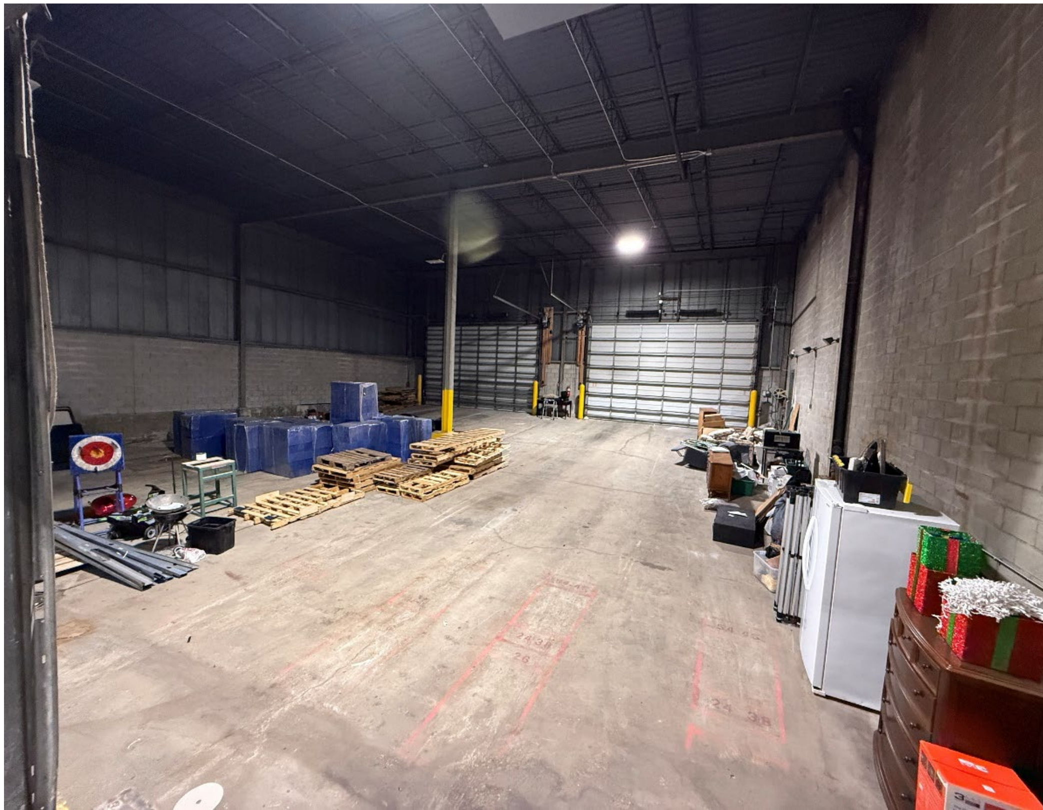
LAKESHORE
ACADEMY



TENANT SUMMARY

TENANT
Lakeshore Academy

HEADQUARTERS
Chicago, IL

NUMBER OF LOCATIONS
3

www.lakeshoreacademy.com

Lakeshore Academy is a leading Chicago-area gymnastics school that has served children and families since the early 1980s. The academy offers structured, engaging recreational gymnastics classes designed to promote fitness, balance, coordination, and confidence at critical developmental stages. Its competitive gymnastics teams have earned state, regional, and national championships, reflecting a strong culture of athletic excellence. Lakeshore Academy also operates Hidden Peak, a premier rock-climbing gym offering children's climbing instruction and a competitive youth bouldering team with national and international competitors. Certified instructors and coaches provide expert, child-focused instruction across both gymnastics and climbing programs (Lakeshore Academy).

MARCUS & MILLICHAP
CAPITAL CORPORATION

CAPABILITIES

MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.

Closed 1,659 Debt and equity financings in 2025

National platform operating within the firm's brokerage offices

$11.9 billion total national volume in 2025

Access to more capital sources than any other firm in the industry

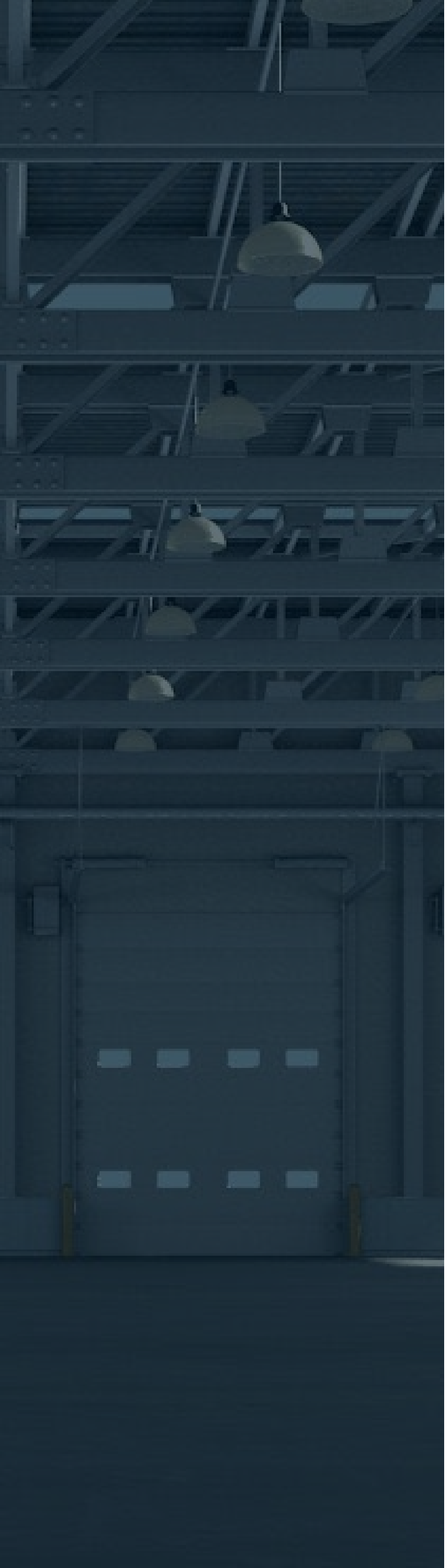
WHY MMCC?

Optimum financing solutions to enhanced value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

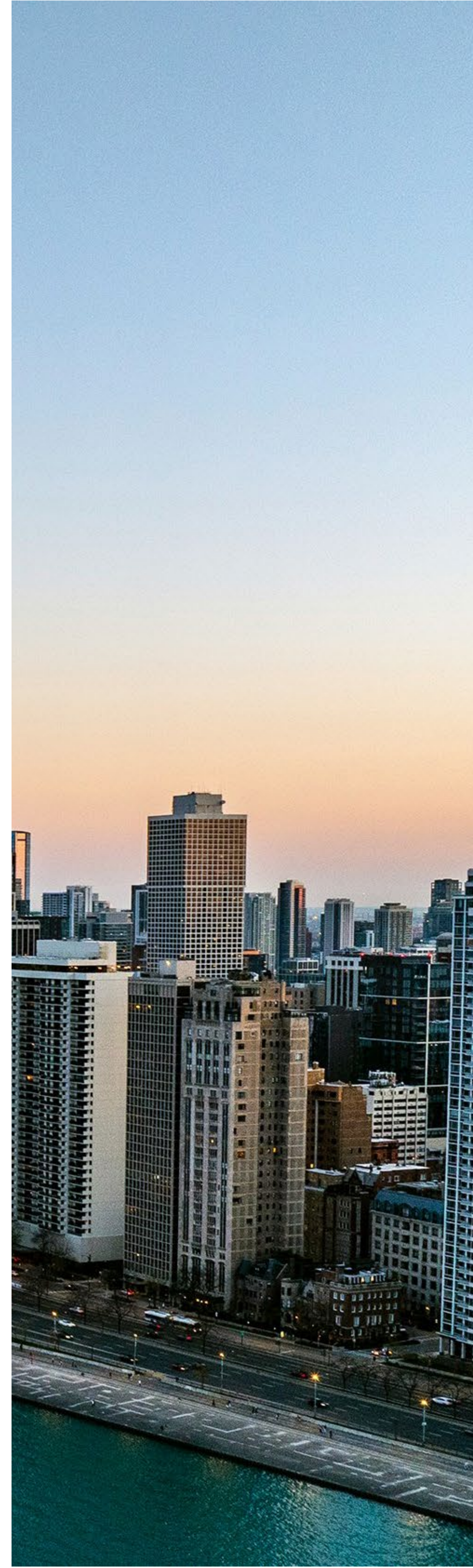
CHICAGO
ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana. The metro houses 9.4 million people and comprises 14 counties. The city of Chicago contains 2.6 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020 and 2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

SECOND-LARGEST METROPOLITAN AREA

WEALTH OF INTELLECTUAL CAPITAL

LARGE, DIVERSE EMPLOYMENT BASE



METROPLEX GROWTH

ECONOMY

The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially. Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.

9% MANUFACTURING

11% GOVERNMENT

7% FINANCIAL ACTIVITIES

4% CONSTRUCTION

3% INFORMATION

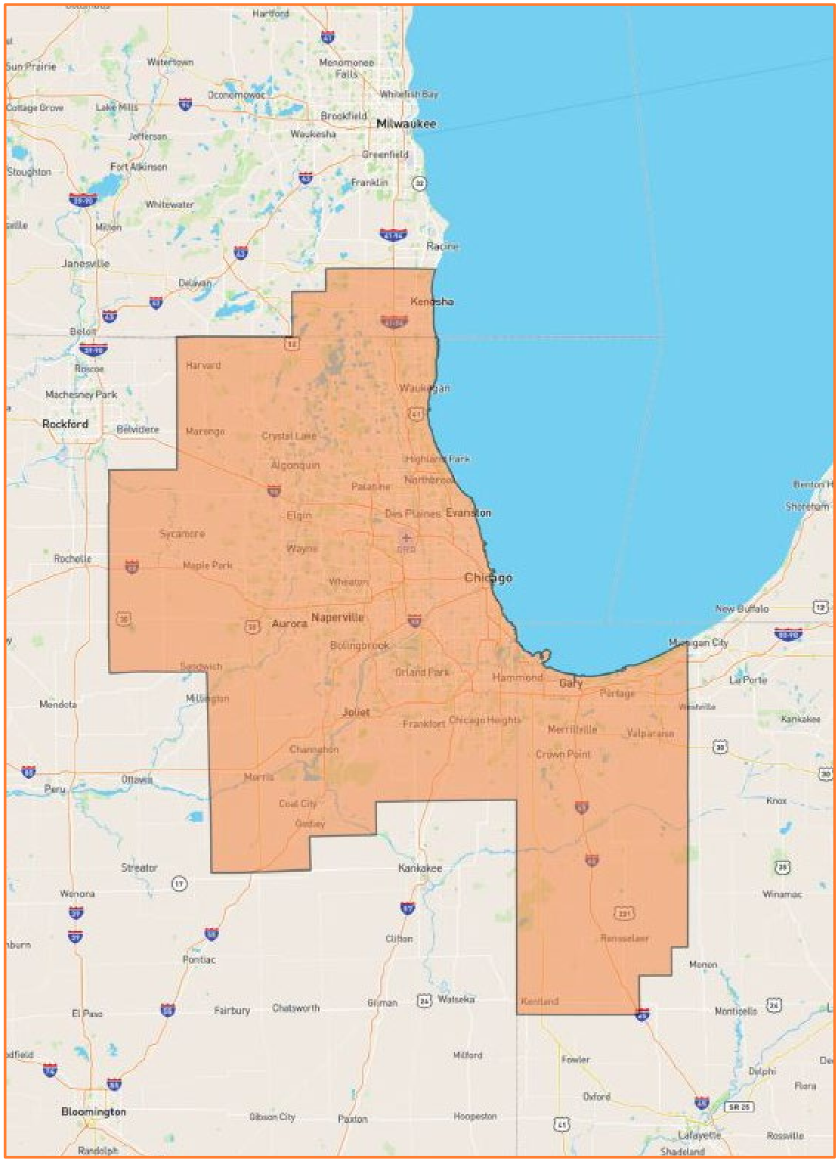
20% TRADE, TRANSPORTATION AND UTILITIES

15% EDUCATION AND HEALTH SERVICES

18% PROFESSIONAL AND BUSINESS SERVICES

9% LEISURE AND HOSPITALITY

4% OTHER SERVICES



METROPLEX GROWTH

TRANSPORTATION

The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 miles across the metro. The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub. Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region. Amtrak routes originate from Union Station, while the "L" serves the city of Chicago. The Metra commuter rail provides passenger service in the suburbs. International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.

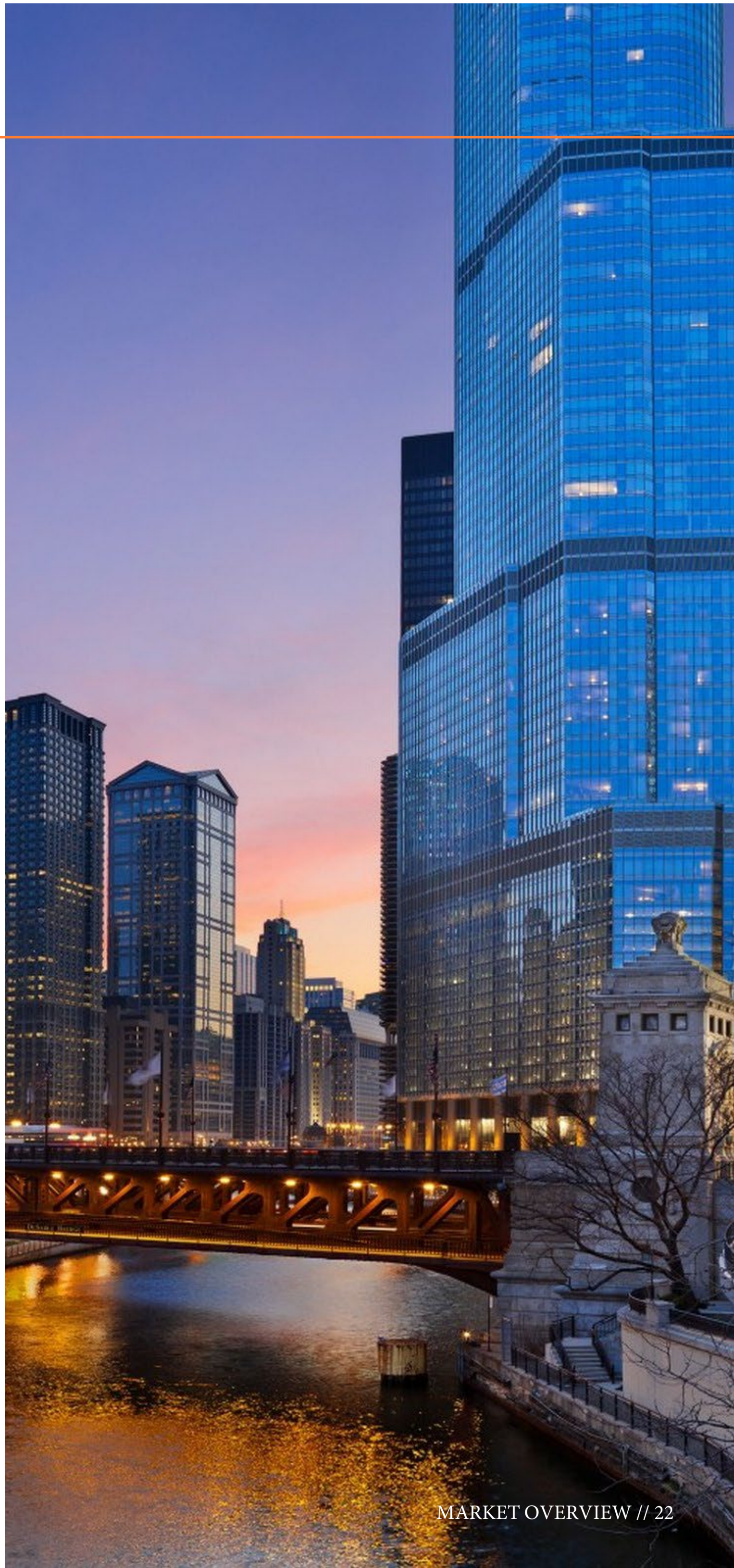
17.2
MILLION TEU'S
Moved Through Metro in 2024

3
International **AIRPORTS**

7
RAIL LINES
For Freight, Passengers & Commuter

QUALITY OF LIFE

The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities. The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver. Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.



METROPLEX GROWTH

DEMOGRAPHICS

Chicago is the second-most populous metro in the U.S. with 9.4 million residents. During the next five years, however, the population is expected to lower marginally. World-class education institutions, including Northwestern University and the University of Chicago, help provide the metro with a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 16 percent have also earned a graduate or professional degree, which is well above the national level. Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is roughly in line with the U.S. median, as well as a household income above the national level. More people are renting as thousands of new apartments are completed. Local homeownership is slightly below the national rate of 65 percent.

POPULATION
9.4M
2025-2029* Growth
0.0%

HOUSEHOLDS
3.7M
2025-2029* Growth
0.4%

MEDIAN AGE
39
U.S. Median
39

MEDIAN HOUSEHOLD INCOME
$96,000
U.S. Median
$76,000

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

NNN INDUSTRIAL | 9.5 YEARS REMAINING | CHICAGO MSA

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