



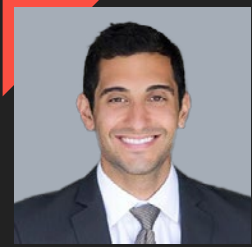
INVESTMENT OPPORTUNITY

Shell Gas & Convenience

10860 Wicker Avenue, St. John, IN 46373 (Chicago MSA)



EXCLUSIVELY LISTED BY:



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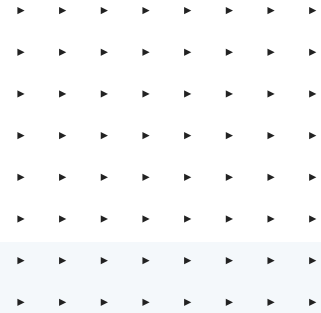


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Investment Summary

Helios Investment Services is Pleased to Present Exclusively For Sale the 4,925 SF Shell Gas and Convenience Located at 10860 Wicker Avenue in St. John, IN. This Deal Includes an Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Unique Investment.



OFFERING SUMMARY

PRICE
\$1,950,000

PRICE PER SF
\$396.09

CAP RATE
7.00%

GUARANTOR
Personal

NOI
\$136,553*

*NOI Reflects 1.25% Rental Increase on May 1, 2024



PROPERTY SUMMARY

ADDRESS

10860 Wicker Avenue, St. John, IN 46373

COUNTY

Lake

BUILDING AREA

4,925 SF

LAND AREA

1.40 AC

YEAR BUILT

2019



INVESTMENT HIGHLIGHTS

- > Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- > Over 16+ Years Remaining on the Lease
- > Four (5) Year Option Periods and 1.25% Annual Rental Increase
- > Strong Personal Guarantees
- > Drive-Thru Equipped Building Located on a Signalized Intersection With Dual Access Off Wicker Blvd and W 109th Avenue With Combined Traffic Counts Exceeding 46,006 VPD
- > Affluent Neighborhood With a Population of 70,117 People Making an Average Household Income of Over \$106,688 Within 5-Mile Radius
- > St. John's Newest Shopping Center, Shops 96, Occupies Over 21 Acres Throughout U.S. 41 and 9th Place
- > St. John is Located 24 Miles Southeast of Chicago and Part of Chicago MSA
- > Shops 96 is Home to St. John Malt Brothers Brewing and Other Commercial Retail Tenants
- > 2019 Safewise Ranked the Town of St. John as the No. 1 Safest Place in Indiana and No. 19 Safest Place in the Nation
- > St. John is Home to Many of Indiana's Top-Rated Schools Public and Private Schools Including: Lake Central, Kolling and St. John University
- > Neighboring Tenants Include: Coyne Veterinary Center, First Merchants Bank, Chop House on Wicker, Cousins Subs, Kubiak's Service & Towing, Family Express, Gerber Collision & Glass, Forever Green Landscape Center, Subway, Anytime Fitness, First Savings Bank, Park Place of St. John and Many More

Lease Summary

TENANT

Shell

PREMISES

A Building of Approximately 4,925 SF

LEASE COMMENCEMENT

April 15, 2020

LEASE EXPIRATION

April 30, 2040

LEASE TERM

16+ Years Remaining

RENEWAL OPTIONS

4 x 5 Years

RENT INCREASES

1.25% Annually

LEASE TYPE

Absolute NNN Ground

USE

Gas Station & Convenience Store

SQUARE FOOTAGE

4,925 SF

ANNUAL BASE RENT

\$136,553

RENT PER SF

\$27.72

RESPONSIBILITIES

Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



E85
269⁹
DIESEL 6
339⁹

HELIOS INVESTMENT SERVICES



Location

St. John, Indiana is a town located in the west-central portion of Lake County, Indiana. St. John is one of the fastest-growing communities in Indiana. St. John is located just 30 miles from downtown Chicago. Located just outside Chicago, it's become an oasis for urban professionals and their families desiring a small town environment with all the conveniences of a major urban center. St. John's ever-increasing population has brought major investments into infrastructure and expanding sustainable development within the town. All of this growth and investment make St. John an ideal location for expanding commercial and retail operations. The Town of Saint John had a population of 19,815 as of July 1, 2021. People move to St. John to have the best of both worlds. With easy access to major expressways (I-80, I-90, I-94 & I-65), St. John is in the path of regional travel.

The town is home to a growing number of local businesses and commercial chains in its US 41 Commercial Corridor and Frontage Road Retail Area. Most recently, several major retail chains have purchased land to take advantage of St. John's growth and growth-friendly policies. The St. John business community is alive with activity. Boasting 14 financial institutions, St. John proves that growth and prosperity are here to stay. Other large, successful businesses in St. John include Strack & Van Til, Target, Schilling Home Center, Community Hospital Outpatient Centre, Alsip Home & Nursery, Walgreen's & Fire Service, Inc. St. John is also just a short drive from major international airports as well as several smaller, regional airfields. St. John is within commuting distance of the major manufacturing and steel production which occurs along Indiana's lakeshore. St. John has a large daytime population — including 10,057 students, teachers and staff in the Lake Central School Corporation. Lake Central is one of the town's larger employer.

St. John, Indiana has a wide variety of attractions to visit for people of all age groups. The city is home to a number of parks such as the Lemon Lake County Park, Deep River County Park, and Buckley Homestead County Park. Nearby is the Hoosier Prairie State Nature Preserve. Both Sauzer's Kiddieland and the Palmira Golf & Country Club are in the area. Smuggler's Cove is recommended, there's also Family Mini Golf or Balmoral Park Harness Racing while in town. Spend some time relaxing at Munster Branch Lake County Public Library. Jasper Co Fairgrounds is easily within reach and always has been consistently enjoyed by the locals. One should also visit the Chicago Zoological Society – Brookfield Zoo or try Iroquois County State Conservation Area.



LOCATION HIGHLIGHTS

- > 30 miles from Downtown Chicago in one of the fastest-growing communities in the state.
- > St. John is home to a growing number of local businesses and commercial chains
- > 2019 Safewise Ranked the Town of St. John as the No. 1 Safest Place in Indiana and No. 19 Safest Place in the Nation







TARGET McDonald's
Goodwill ALDI
DOLLAR TREE
TSC TRACTOR SUPPLY CO Starbucks
T-Mobile
FIFTH THIRD BANK Arby's

The Shrine of Christ's Passion

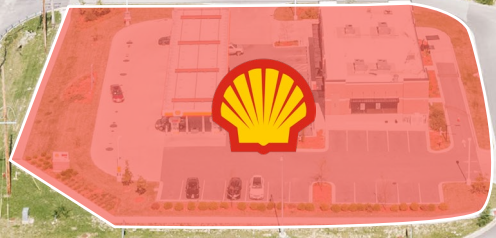
Decor Tile, Inc

ALSIP HOME & NURSERY 50th

Kubiak's Service & Towing

COYNEVET
Your love. Their loyalty. Our passion.

First Merchants



Wicker Avenue

W 109th Avenue



Lincoln Elementary School

Biesecker Prairie Nature Preserve

Wicker Avenue



W 109th Avenue





KOHL'S *Chick-fil-A* **TARGET** **BIG LOTS!**
Office DEPOT **BED BATH & BEYOND** *Michaels*
McDonald's **NORDSTROM rack** **PETSMART**
Olive Garden **BEST BUY** **LOWE'S** **WHOLE FOODS**
TACO BELL **HURGER KING** **DSW** **McALISTER'S DELI**
Burlington **HomeGoods** **LONGHORN STEAKHOUSE** **DICK'S**

AMC **MENARDS**
ALDI **THE HOME DEPOT** **planet fitness** **Wendy's**
O'Reilly AUTO PARTS **golden corral** **WILD WINGS**

Walmart **Best Western** **McDonald's**
SALLY BEAUTY **Walgreens** **IHOP**
maunces **POPEYES** **White Castle**
Calver's **DUNKIN'**
FIVE GUYS **HOOTERS** **KFC**

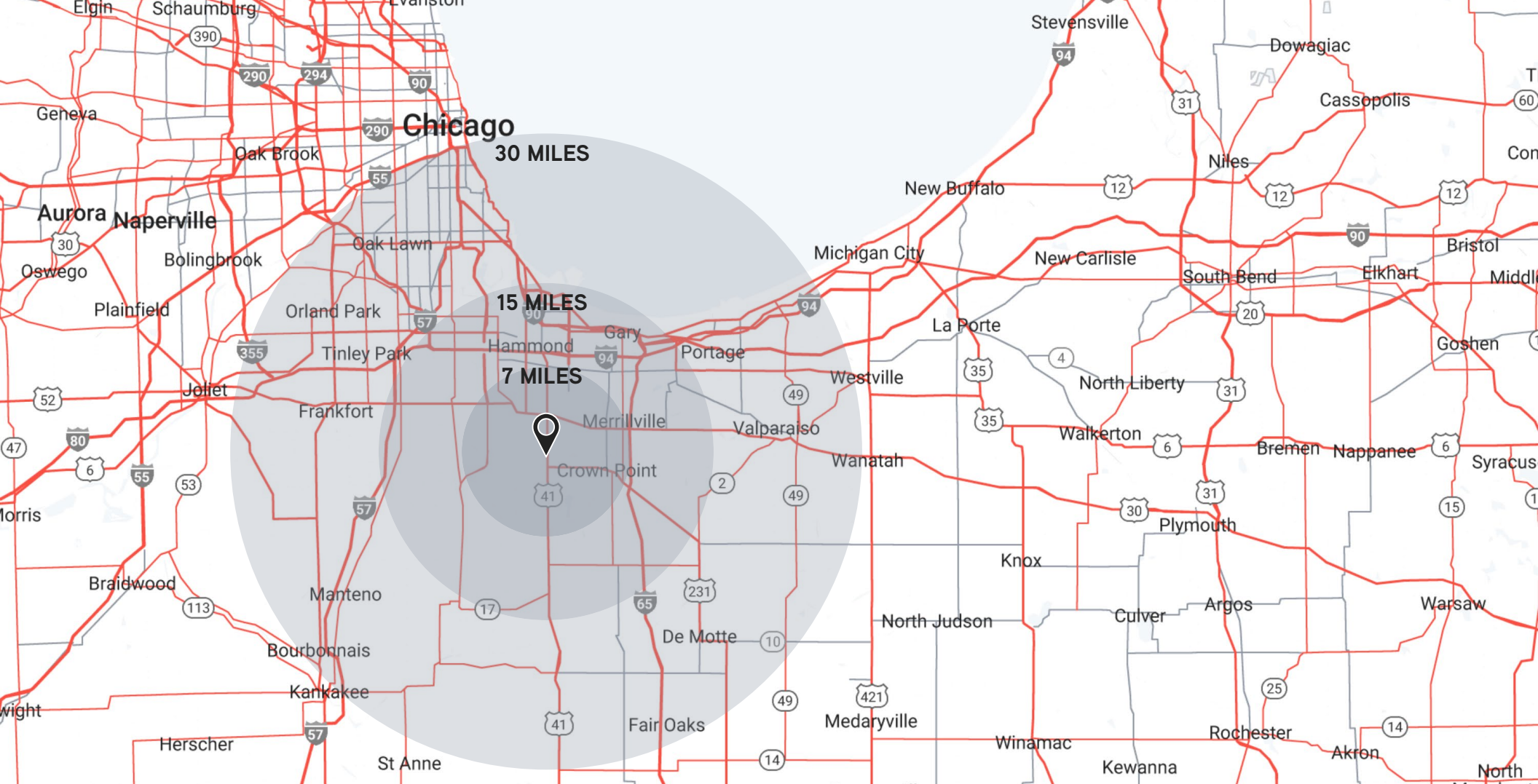
Goodwill **WALMART** **TACO BELL**
COLD STONE **Walgreens** **McDonald's**
HURGER KING **CHASE** **The UPS Store**
T Mobile **Chick-fil-A** **Starbucks**
Speedway **Dairy Queen** **7-Eleven**

CVS pharmacy
Speedway
Pepino's
ANYTIME FITNESS
The Links **LONGSHOTS**

Speedway **TACO BELL**
 Lake Central High School **Smoothie King**
NORTHWOODS FALLS
DYI **DE YOUNG** **WHITE IRIS**

TARGET **McDonald's**
Goodwill **ALDI**
DOLLAR TREE **Starbucks**
TSC TRACTOR SUPPLY CO
T Mobile
FIFTH THIRD BANK **Arby's**





DEMOGRAPHICS



Population

3 Miles	21,670
5 Miles	70,117
10 Miles	302,854



Average Household Income

1 Miles	\$118,468
3 Miles	\$106,688
5 Miles	\$90,526



Area Feel



Tenant Profile

Shell is an international energy company with expertise in the exploration, production, refining and marketing of oil and natural gas, and the manufacturing and marketing of chemicals. They are a global group of energy and petrochemical companies with more than 80,000 employees in more than 70 countries. They use advanced technologies and take an innovative approach to help build a sustainable energy future. Shell is a global group of energy and petrochemical companies that aims to meet the world's growing need for more and cleaner energy solutions in ways that are economically, environmentally and socially responsible. The parent company of the Shell group is Royal Dutch Shell plc. There are 12,925 Shell locations in the United States as of September 28, 2021.

Royal Dutch Shell plc is incorporated in England and Wales, has its headquarters in The Hague and is listed on the London, Amsterdam, and New York stock exchanges. Royal Dutch Shell was formed in 1907. Shell companies have operations in more than 70 countries and territories with businesses including oil and gas exploration and production; production and marketing of liquefied natural gas and gas to liquids; manufacturing, marketing and shipping of oil products and chemicals and renewable energy projects.



AT A GLANCE

INDUSTRY

Fuel

HEADQUARTERS

Houston, TX

LOCATIONS

12,925+

FOUNDED

1912

COMPANY TYPE

Subsidiary

WEBSITE

shell.us

Confidentiality Agreement

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Helios Investment Services and should not be made available to any other person or entity without the written consent of Helios Investment Services.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Helios Investment Services has not verified, and will not verify, any of the information contained herein, nor has Helios Investment Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Helios Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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