

# Chase Bank (Ground Lease)

📍 16767 Torrence Ave, Lansing, IL, USA



## Property Overview

Price/Rent PSF	\$2,395,000.00
Asset Type	Retail
Trade Type	Sale
SQ. FT. Available	INQUIRE
Date Available	08/07/2018

## Contact



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## Description

The subject property is a 4,214-square foot Chase Bank located in Lansing (Chicago MSA), Illinois. Chase Bank features over thirteen years remaining on a triple net ground lease with ten percent (10%) rental increases in January 2021 and at each of the four 5-year option periods. The site features a drive-thru with four ATMs. Deposits have been increasing year-over-year since opening and has increased 18% since prior year. Chase (NYSE: JPM), a publicly traded company with an investment grade credit rating of "A+" by Standard and Poor's, has a net worth in excess of \$254.19 billion and annual revenue exceeding \$90.31 billion.

### Investment Highlights

13.5+ Years Remaining on a NNN Ground Lease Featuring 10% Rental Increases Every 5 Years throughout the Initial Term and Options - Chase (NYSE: JPM), a Publicly Traded Company with an Investment Grade Credit Rating of "A+" by Standard and Poor's, has a Net Worth in Excess of \$254.19 Billion and Annual Revenue Exceeding \$90.31 Billion  
Deposits Have Increased Year-Over Year Since Opening - Up 18% Since Last Year - Features Drive-Thru with Four ATMs  
Features Easy Access and Excellent Visibility Along Torrence Avenue to Daily Traffic Counts in Excess of 30,200+ Vehicles - Close Proximity to I-80/I-94 (137,500+ VPD) - Excellent Signage Enhances this Exposure  
Excellent Centralized Location - Within a Strong Retail Trade Corridor - Located within The Landings Plaza and Pad Site to Ultra Foods and Burlington Coat Factory - Surrounded by Numerous National and Regional Major Traffic Drawing Retailers Including Walmart, The Home Depot, Jewel-Osco, OfficeMax, Best Buy, Bed Bath & Beyond, TJ Maxx, and Many More  
One-Half Mile South of River Oaks Mall, a 1.2M SF Premier Shopping Destination Featuring 140 Variety Stores Including Anchors Macy's and JC Penney, Bath & Body Works, Foot Locker, FYE, LensCrafters, rue21, The Children's Place, Victoria's Secret, and More  
Site is Surrounded by Residential Neighborhoods, Apartment Complexes, and Near Numerous Amenities Including Hotel Establishments, Hospitals, and More  
Numerous Schools within a 5-Mile Radius with Strong Student Populations Including Illiana Christian High School (520+ Students), Memorial Jr High School (866+ Students), Thornton Fractional South High School (2,314+ Students), and More  
Densely Populated Area - Optimal Demographics with a Population Over 950,000 Within 5 Miles of the Site

# Location

