

In Cooperation With ParaSell, Inc., A Licensed Illinois Broker
Lic. # 478027307 BoR: Scott Reid – Lic. # 478027307



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Beauty Brands
311 S Veterans Parkway
Normal, IL 61761

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 7,000 SF Beauty Brands Located at 311 S Veterans Parkway in Normal, IL. This Deal Includes a Corporate NNN Lease With Zero Landlord Responsibilities, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,200,000
CAP	7.00%
NOI	\$154,000
PRICE PER SF	\$314.29
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	311 S Veterans Parkway Normal, IL 61761
COUNTY	McLean
BUILDING AREA	7,000 SF
LAND AREA	1.06 AC
YEAR BUILT	2010

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Corporate NNN Lease With Zero Landlord Responsibilities
- Large 1.06 Parcel on the Hard Corner
- Recent 5-Year Lease Extension in Place With No Options Remaining
- Strategically Located in High Density Retail Corridor of Normal, IL as an Outparcel to a Target and Hobby Lobby Anchored Shopping Center and Sees Traffic Counts Exceeding 47,367 VPD
- Excellent Demographics With a Population Over 93,966 Residents Making an Average Household Income of \$88,486 Within a 3-Mile Radius
- Normal is the Smaller of Two Principal Municipalities of the Bloomington–Normal MSA and is the Seventh Most Populous Community Outside Chicago
- Home to IL State University (Serving Over 25,000 Students and Staff), and Heartland Community College (Serving 5,000 Students)
- Also Located in Normal is the Rivian Manufacturing Plant Where it Builds All-Electric Trucks Since 2021; Amazon Has Ordered More Than 100,000 Electric Vehicles to Be Built at the Plant
- Nearby Tenants Include: Hobby Lobby, Target, Starbucks, Beauty Brands, TJ Maxx, Petco, Meijers, Walmart Supercenter, Kroger, Goodwill, ALDI, Walgreens and Much More



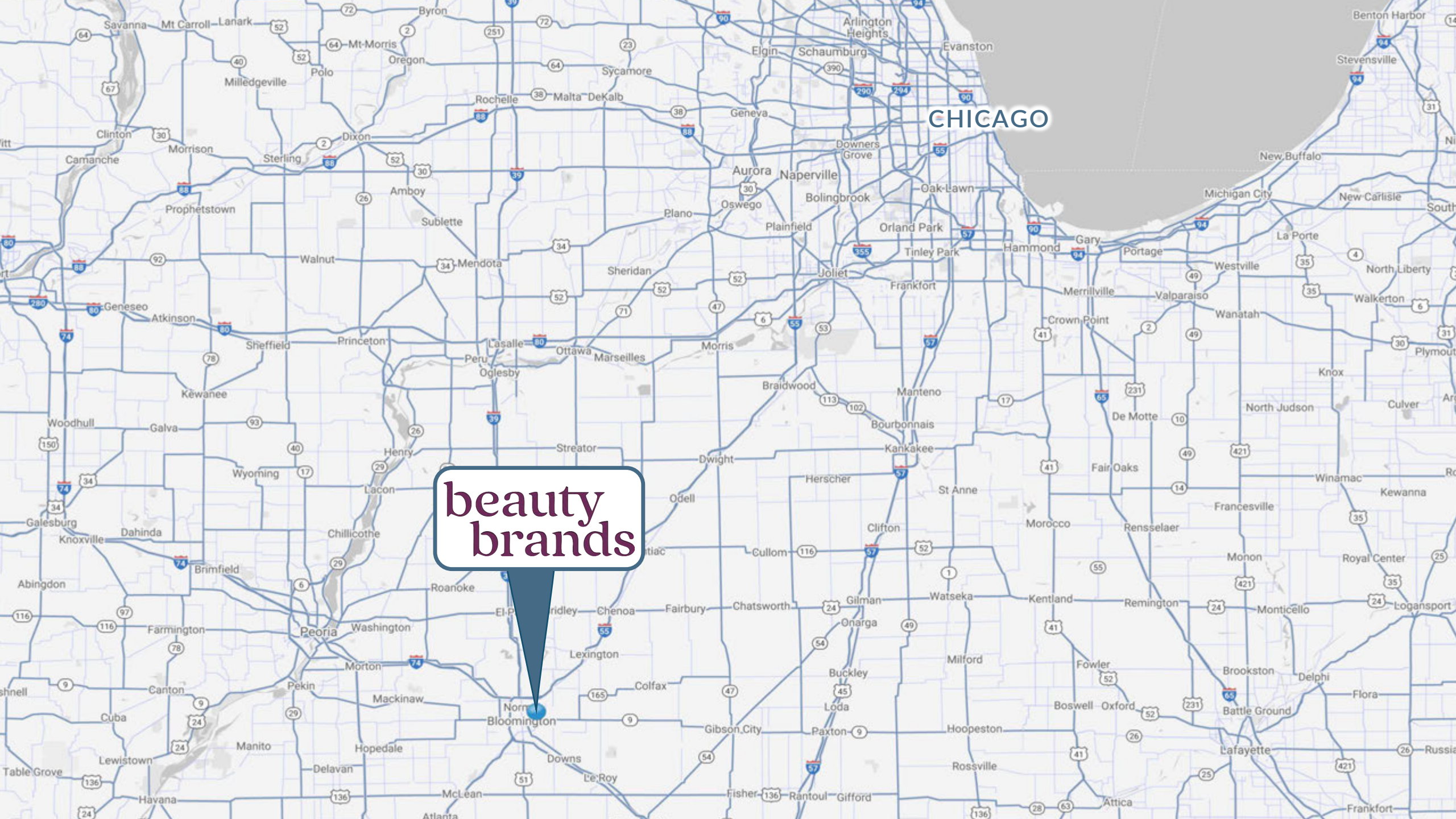
LEASE SUMMARY

TENANT	Beauty Brands
PREMISES	A Building of Approximately 7,000 SF
LEASE COMMENCEMENT	October 9, 2009
LEASE EXPIRATION	May 31, 2025
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	Percentage Rent (Equal to 5% of Gross Receipts in Excess of \$1,600,000)
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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7,000 SF	\$154,000	\$22.00
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CHICAGO

beauty
brands

Normal



beauty brands

Central Illinois Regional Airport
at Bloomington-Normal

Stevenson
Elementary School

LOWE'S

CHIMNEY SWEEP

Pizza Ranch

planet fitness KOHL'S
OLD NAVY Buckle B
FINISH LINE
rue21

ILLINOIS
9

Country Casualty
Insurance Co

GROWMARK

HuVee

DOLLAR TREE

PLATO'S

Advance
Auto Parts

BURGER KING

COUNTRY FINANCIAL

Mobile Audio
Plus

ALBUQUE
TRAMPOLINE PARK

HONDA

LA 2 BOY

Giordano's

Bob Evans

NYBAKKE

Super 8

COUNTRY FINANCIAL

Jeffrey Alans

Walgreens

THE VITAMIN SHOPPE

MIDAS

PRIDESTAFF

CLAY DOOLEY

PIZZERIA

Hampton
by HILTON

NEXT STEP
CROSS TRAINING

MATTRESS FIRM

Jason's deli

Logan's
ROADHOUSE

Chateau Hotel and
Conference Center

BUSINESS
LOOP
55

PANDA EXPRESS
CHINESE KITCHEN

CRUNCH



beauty
brands

Veterans Pkw

Von Maur Dr

beauty brands



E College Ave

E Vernon Ave



beauty brands

S Towanda Ave

S Veterans Pkwy



E Empire St



NORMAL | MCLEAN COUNTY | ILLINOIS

The Town of Normal is located in McLean County, in the heart of Central Illinois. Normal is approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis and 64 miles northeast of the State Capital in Springfield. Interstates 74, 55, and 39 intersect in Bloomington-Normal as well as U.S. Routes 51 and 150 and State Route 9. Normal is adjacent to the city of Bloomington and the two are often linked together as the "Twin Cities." Normal is the proud home of Illinois State University. Residents and visitors enjoy Normal's premiere educational institutions, exceptional recreational amenities and a diverse employment base. The Town of Normal had a population of 52,457 as of July 1, 2021.

Normal is located in one of the most productive agricultural areas in the nation, but the economy is diverse and well balanced given major employers like State Farm, Country Financial and Rivian, as well as two universities (Illinois State and Illinois Wesleyan), two community colleges (Heartland and Lincoln) and two hospitals (Carle BroMenn and OSF St. Joseph) all located within Bloomington-Normal. In addition, three major railroad lines, as well as AMTRAK, converge in Bloomington-Normal. The Bloomington-Normal airport handles commercial, commuter, corporate and private aircraft servicing the surrounding area. The local economy is based on the university and agriculture. Normal is situated in the state's richest corn (maize) and soybean producing area. Insurance and the manufacture of automobiles and tires are also important. The people of Bloomington-Normal continue to be the region's most important asset. Bloomington-Normal has a highly educated population, due in part to the large university presence in the community, but also to the types of industries that have chosen to call BN home.

The downtown area of Normal was recently made the home of the new Children's Discovery Museum, featuring three floors of unique hands-on exhibits. The district is also home to the historic and non-profit Normal Theater, a 1937 theater restored in Art Deco motif showing classic and independent films. Challenger Learning Center at Prairie Aviation Museum offers an interactive simulated space science experience for students and the general public. Grady's Family Fun Park is Bloomington-Normal's only amusement park with kiddie rides, mini-golf, batting cages, bumper boats, and go-carts. Collegiate sports fans can follow their sport locally with the Illinois State University Redbirds, a Division I athletic program. The Redbirds football team competes in the Gateway Football Conference while most of the other Redbird teams compete in the Missouri Valley Conference. Other Attractions in the area include Illinois State University Planetarium, Miller Park Zoo, Miller Park Pavilion & War Memorial, David Davis Mansion State Historic Site, Timber Pointe Outdoor Center and Illinois Shakespeare Festival.





ILLINOIS STATE UNIVERSITY
Illinois' first public university
PLANETARIUM
ILLINOIS STATE UNIVERSITY

beauty brands

	3 MILES	5 MILES	10 MILES
POPULATION	93,966	128,866	145,860
AVERAGE HH INCOME	\$88,486	\$85,406	\$89,758

(14,701 VPD)

(16,031 VPD)

(50,634 VPD)

(20,145 VPD)

(26,517 VPD)



TENANT PROFILE

They were founded in 1995 by Bob Bernstein on the idea of providing beauty needs in one location, saving customers time and making them feel beautiful. At that time, Beauty Brands was the first retail company to combine a full-service salon and spa within a dynamic retail store, a revolutionary concept in the beauty industry in the mid 90's. In 2013, the company was sold to and operated by a private equity firm. In 2019, the Bernstein family proudly reacquired Beauty Brands and reset the brand intention to focus on what really matters-the customer.

Today, Beauty Brands has become a true home for beauty. A place where the beauty within is celebrated. A place that houses all things hair, makeup, skin and nails, plus knowledgeable associates to guide customer along their beauty journey. They're more than a salon, spa & store. They operate 24 corporate-owned locations in 6 states, including Colorado, Illinois, Iowa, Kansas, Missouri and Texas. They employ more than 900 specially trained, knowledgeable customer service associates and salon professionals across these locations.



COMPANY TYPE
Private



FOUNDED
1995



OF LOCATIONS
24



HEADQUARTERS
Kansas City, MO



WEBSITE
beautybrands.com

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 Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

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, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell 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 SIG and ParaSell 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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