



Marketing Brochure

Kilwins

CHOCOLATES FUDGE ICE CREAM



36 W. JEFFERSON AVE.
NAPERVILLE, IL

 CUSHMAN &
WAKEFIELD

PRICE
\$1,522,267

CAP RATE
6.00%

YEAR 1 NOI
\$91,336

LEASE TERM
6.5 YEARS

LEASE TYPE
NN*

**NN landlord responsible for roof and structure. New roof and HVAC*



WASHINGTON STREET

JEFFERSON AVENUE



PROPERTY SUMMARY

Address:	36 W Jefferson Ave
City, State:	Naperville, IL
Building Size:	1,864 +/- SF
Year Built / Renovated:	1875/2017
Site Size:	0.04 +/- AC
PIN(s):	07-13-430-038
Frontage:	25' on Jefferson Ave
Stories:	2
Zoning:	B-4 - Downtown Core District
Parking:	None

TENANCY SUMMARY

TENANT	SF	LEASE TERM	
		START	END
COMMERCIAL			
Kilwin's Chocolate	1,864	11/27/17	1/31/28
10% rental increase 2/1/2023			
RESIDENTIAL			
None			
Total:	1,864		
Occupancy:	100%		

Tenant Overview

KILWINS CHOCOLATE began as a bakery in Petoskey, Michigan in 1947 founded by Don and Katy Kilwin. In 1971, the Kilwins sold the bakery to focus on making confections such as candy, ice cream, and fudge. Shortly after in 1978, Kilwins began expanding into new stores, and by 1982, Kilwins Chocolate began franchising. Kilwins focuses their locations in popular tourist locations and have grown a loyal customer base. Kilwins is now a Top 50 Franchise according to the Franchise Business Review and a member of the International Franchise Association. They also made Entrepreneur's list of Top 100 Franchises. In 2018, Kilwins Chocolates was a vendor at Lollapalooza. Today, Kilwins Chocolates has amassed more than 140 stores in 25 states and is still headquartered in Petoskey, MI.

Sources: www.hoovers.com

BASIC FINANCIAL INFORMATION

Business Type	Confectionery
Entity Type	Private
Fiscal Year-End	January
2019 Sales	\$11.75M

TENANT OVERVIEW

Tenant Size	1,864
Lease End	1/31/28
Website	www.kilwins.com
Number of Locations	146