

OFFERING MEMORANDUM

Wolf Point Shopping Center • Value Add Retail • Chicago MSA

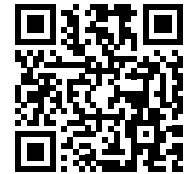
1902-1960 S. Wolf Road // Wheeling, IL 60090

Online auction conducted via

R MARKETPLACE

June 8 - 10, 2026

Click or scan for more



<https://tinyurl.com/WolfPoint-Auction>



*Value Add
Retail
Opportunity*

OFFERED BY:

ARI TOPPER, CFA

Principal / Broker

312.275.3113

ari@baumrealty.com

OWEN WIESNER

Senior Associate / Broker

312.275.3119

owen@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200

Chicago, IL 60642

www.baumrealty.com



THE AUCTION SALE PROCESS

An online auction event will be conducted on ReallINSIGHT Marketplace ("RI Marketplace") in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RI Marketplace. For further information, please visit the FAQ, Bidder Registration (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for June 10, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the FAQ, Bidding (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.

CONTACT INFORMATION

Ari Topper, CFA	Owen Wiesner	Eric Kim
P: 312.275.3113	P: 312.275.3119	P: 202.715.9544
E: ari@baumrealty.com	E: owen@baumrealty.com	E: ekim@realsight.com

DATES

Auction Start Date: June 8, 2026
Auction End Date: June 10, 2026

Register and sign the CA at [RiMarketplace.com](https://rimarketplace.com) to access full property financials and due diligence information.

Click or scan to register



<https://tinyurl.com/WolfPoint-Auction>

Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale the Wolf Point Shopping Center located at 1902-1960 S. Wolf Road in Wheeling, Illinois. The Wolf Point Shopping Center consists of one (1) single-story retail building totaling 33,050 SF of rentable building area sitting on ±184,146 SF (4.23 acres) of land. The center is 100% leased to a diverse mix of local, service-oriented tenants such as the La Rosita Grocery Store, Arnett Animal Hospital, and the Chinese Munch In (Chinese restaurant), among others.

Located at the northwest corner of E. Camp McDonald Road & S. Wolf Road, the Property offers high visibility and strong street traffic with this intersection seeing over 15,650 vehicles per day (VPD). The Property is situated across the street from the Prospect Heights Metra Station.

The offering gives investors the opportunity to capture significant upside through strategic capital improvements, active leasing, and increasing the below market rental rates. The Property also presents a rare chance to control a sizable and well-located parcel at an attractive land basis, providing investors with flexibility and optionality to pursue multiple business plans, including traditional lease-up, partial redevelopment, or repurposing of the existing building(s) to an alternative use such as small bay industrial. Given its location in a strong industrial pocket near Chicago Executive Airport (PWK), a full scale redevelopment of the property to an industrial use is also a viable option in the future.

The ±27,123 SF Ascot Shopping Center, located directly across the intersection, is also up for auction on RI Marketplace in the June 8th Event. Contact Broker for more information.

Asking Price:	Contact Broker
Net Operating Income (NOI):	\$219,722
Occupancy:	100%
Leasable Area:	±33,050 SF
Land Area:	±184,146 SF

INVESTMENT HIGHLIGHTS

- ▶ Ability to improve and upgrade the center through exterior façade upgrades, parking lot improvements, landscaping, and updated signage
- ▶ Large swath of land adjacent to the PWK Industrial corridor
- ▶ Diversified tenant mix operating service-oriented businesses
- ▶ Offered well below replacement cost and an attractive land basis offering optionality and future development upside



PROPERTY DESCRIPTION

Address:	1902-1960 S. Wolf Road Wheeling, IL 60090
County:	Cook
Description:	Single-story multi-tenant retail building
Number of Units:	8
Occupancy:	100%
Total Building Area:	±34,307 SF
Total Rentable Building Area:	±33,050 SF
Total Land Area:	±184,146 SF
Zoning:	B-3 (Wheeling)
PINs:	03-23-401-009-0000 03-23-401-010-0000
2024 (Payable 2025) Real Estate Taxes:	\$200,343



PROPERTY PHOTOS





*Value Add
Retail
Opportunity*

OFFERING MEMORANDUM

Wolf Point Shopping Center • Value Add Retail • Chicago MSA

1902-1960 S. Wolf Road // Wheeling, IL 60090