

ROUTE 52 SELF STORAGE

672 US Route 52 | Amboy, IL
OFFERING MEMORANDUM



Route 52 Self Storage

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Locator Map
Regional Map
Aerial Map
Local Business Map
Major Employers Map
Traffic Counts
Drive Times
Drive Times (Heat Map)

03 Property Description

Property Features
Property Images

04 Financial Analysis

Income & Expense Analysis

05 Demographics

General Demographics
Race Demographics

06 Company Profile

Advisor Profile

Exclusively Marketed by:



Jon Fisher

MR LANDMAN
Designated Managing Broker
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Illinois #471.020503



www.mrlandman.com



01 **Executive Summary**
Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	672 US Route 52 Amboy IL 61310
COUNTY	Lee
MARKET	Dixon, IL Micropolitan Statistical Area
SUBMARKET	Lee County
GROSS SQUARE FEET	12,800
LAND ACRES	2.96
NUMBER OF UNITS	68
APN	15362000160000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$530,000
PRICE PSF	\$41.41
PRICE PER UNIT	\$7,794
OCCUPANCY	78.00%
NOI (CURRENT)	\$24,016
NOI (Pro Forma)	\$37,306
CAP RATE (CURRENT)	4.53%
CAP RATE (Pro Forma)	7.04%
GRM (CURRENT)	12.47
GRM (Pro Forma)	8.69

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2026 Population	3,728	5,915	24,406
2026 Median HH Income	\$72,745	\$76,227	\$71,078
2026 Average HH Income	\$90,939	\$94,987	\$90,379



Route 52 Self Storage (size & type)

- Route 52 Self-Storage is located just south of Amboy, IL on US Hwy 52. The property has 2.96 acres. The facility currently consists of two buildings, (1) 40' x 140' and (1) 40' x 180'. There are currently 68 units in total with 12,800 rentable square feet. The facility was constructed in 2023 This is a non-climate controlled facility. Drive up friendly. No high docks. No fence but the facility utilizes security cameras and 37 solar lights.

Route 52 Self-Storage (expansion)

- The facility sits on 2.96 acres and the current owner estimates that there is enough land to build an additional 18,000 square feet of storage!

The facility was completed in 2023 and is 72% occupied.

Rates are below market and could be raised. With the exception of the 10'x10' units all of the units are under \$.40/sq ft.

Opportunity to increase marketing with website, Google business page, Facebook, and other online storage sites.

Route 52 Self-Storage (proximity to Woodhaven RV Park)

- Although Amboy is a smaller farming community it has additional sources of renters close by. This facility is approximately three miles away from Woodhaven Lakes RV Park in Sublette, IL. Woodhaven is one of the largest RV parks in the country with over 6,000 sites! Woodhaven serves as a weekend or summer home for thousands of Chicagoland residents. This facility is in a terrific location to capitalize on these commuting campers!



Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF
10x10	100	\$60	20	\$1,200	11	9	29.4%	\$0.60	2,000
10x15	150	\$70	4	\$280	3	1	5.9%	\$0.47	600
10x20	200	\$75 - \$80	32	\$2,480	24	8	47.1%	\$0.39	6,400
10x25	250	\$90	4	\$360	4	0	5.9%	\$0.36	1,000
10x30	300	\$100	4	\$400	3	1	5.9%	\$0.33	1,200
10x40	400	\$150	4	\$600	4	0	5.9%	\$0.38	1,600
Totals/Avg	1,400	\$91	68	\$5,320	49	19		\$0.42	12,800

Notes: Unit mix as of March 20th, 2026.





02

Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Local Business Map
- Major Employers Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

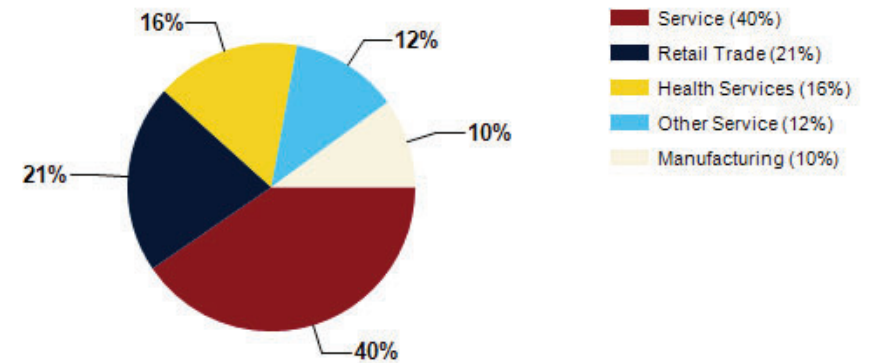
Amboy, IL

- Amboy is a city in Lee County, Illinois. The population was 2,500 at the 2010 census. The chain of Carson Pirie Scott & Co. began in Amboy when Samuel Carson opened his first dry goods store there in 1854. The Christian denomination Community of Christ, formerly the Reorganized Church of Jesus Christ of Latter Day Saints, had a general conference in Amboy on April 6, 1860, at which time Joseph Smith III reorganized the church founded by his father Joseph Smith, Jr.
- Amboy has an unemployment rate of 5.2%. The US average is 6.0%. Amboy has seen the job market increase by 1.8% over the last year. Future job growth over the next ten years is predicted to be 29.1%, which is lower than the US average of 33.5%.
- The median home cost in Amboy is \$121,800. Home appreciation the last 10 years has been 36.2%. Home Appreciation in Amboy is up 8.8%.
- Amboy violent crime is 12.1. (The US average is 22.7)
Amboy property crime is 22.0. (The US average is 35.4)
- Amboy is located:
 - 4 miles NW of Sublette, IL (Home to a 6,000 site RV Park)
 - 48 miles SW of Rockford, IL
 - 65 miles NE of Davenport, IA
 - 76 miles NW of Joliet, IL
 - 80 miles NE of Peoria, IL
 - 94 miles SW of Chicago, IL

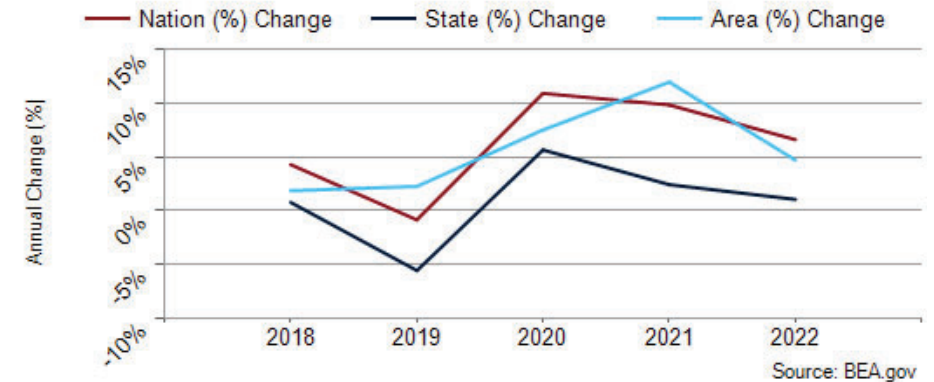
Lee County, IL

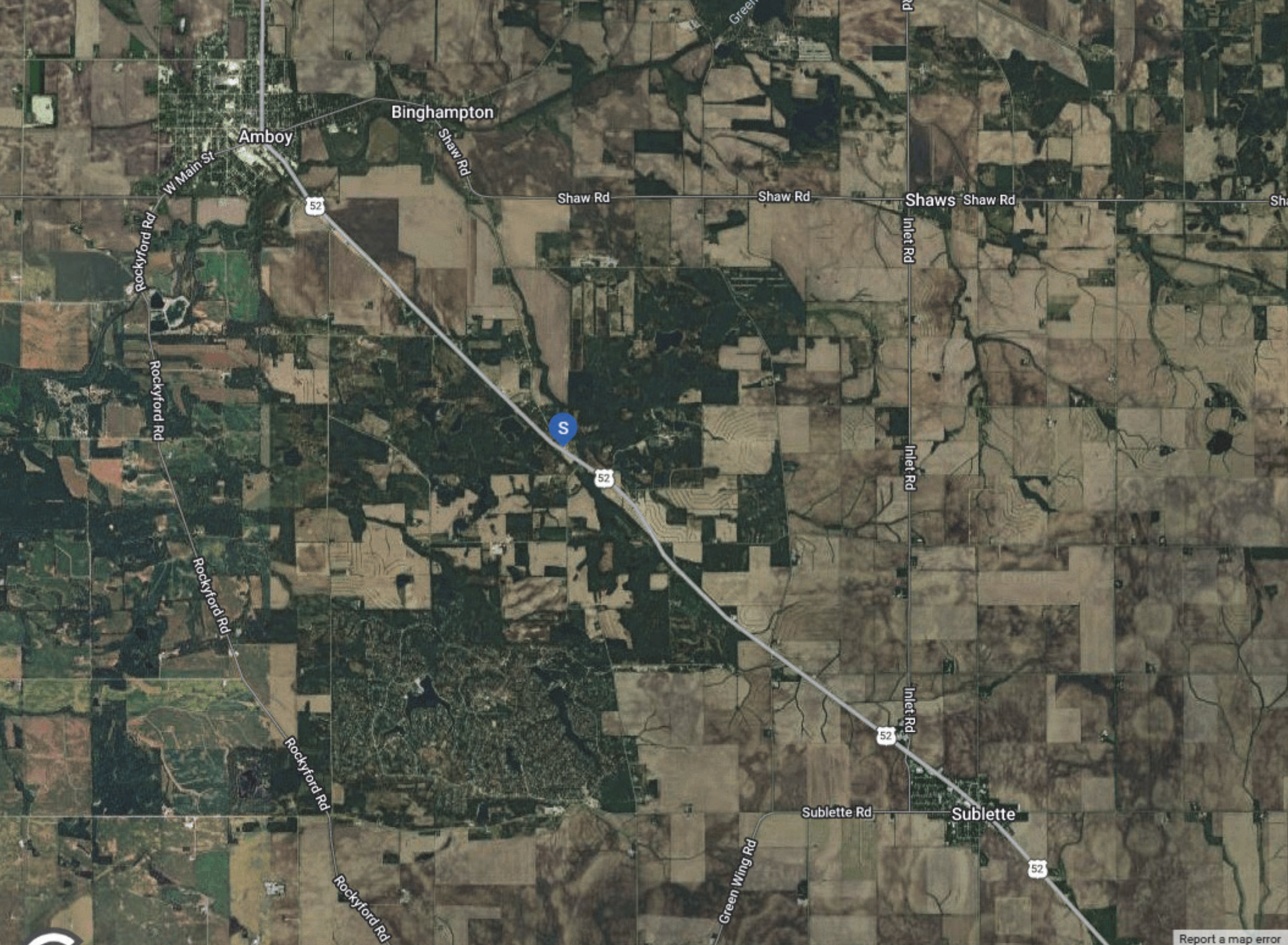
- Lee County is a county located in the U.S. state of Illinois. According to the 2020 census, it has a population of 34,145. Its county seat is Dixon. The Dixon, IL Micropolitan Statistical Area includes all of Lee County.

Major Industries by Employee Count

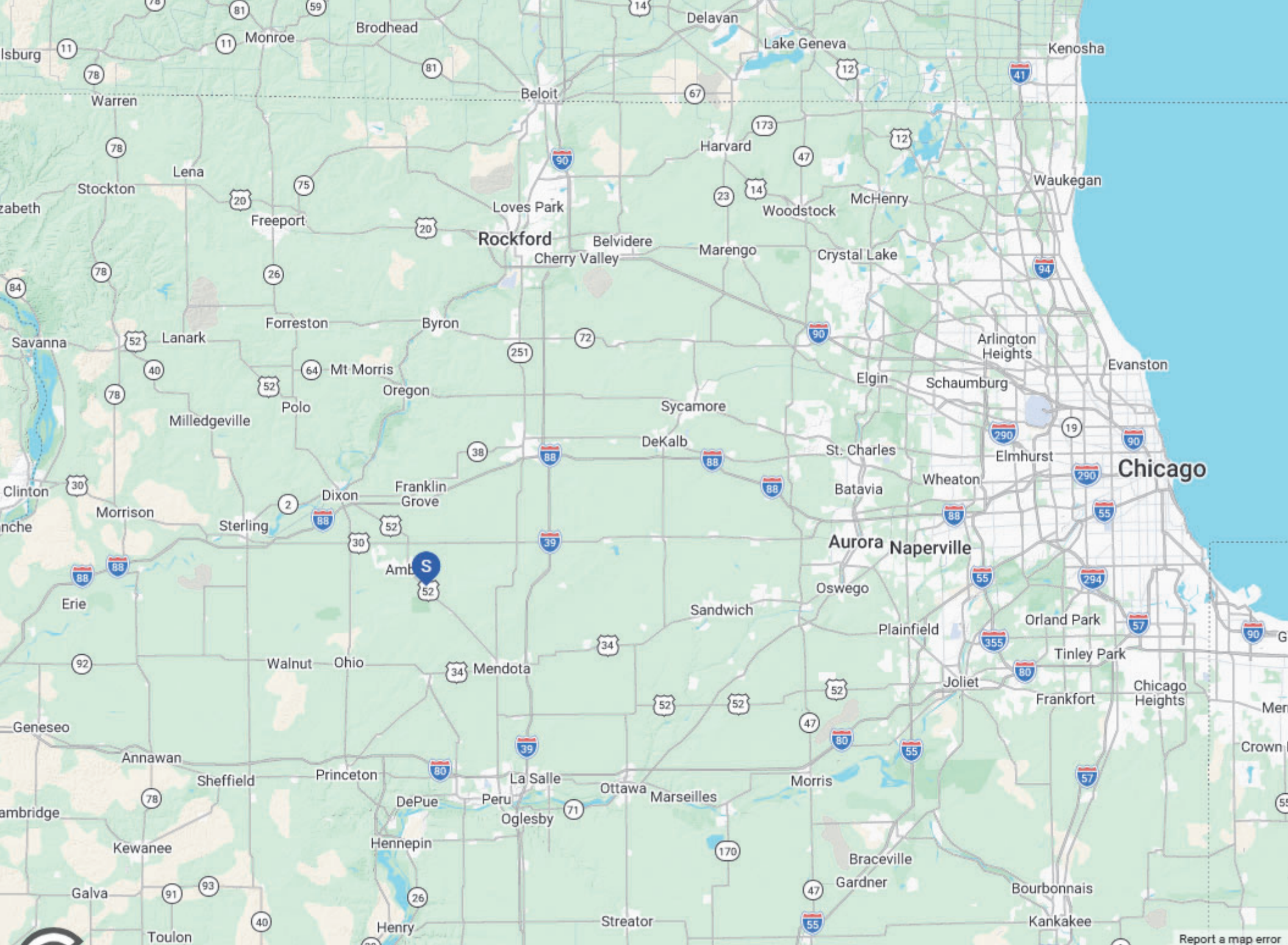


Lee County GDP Trend





[Report a map error](#)



Report a map error



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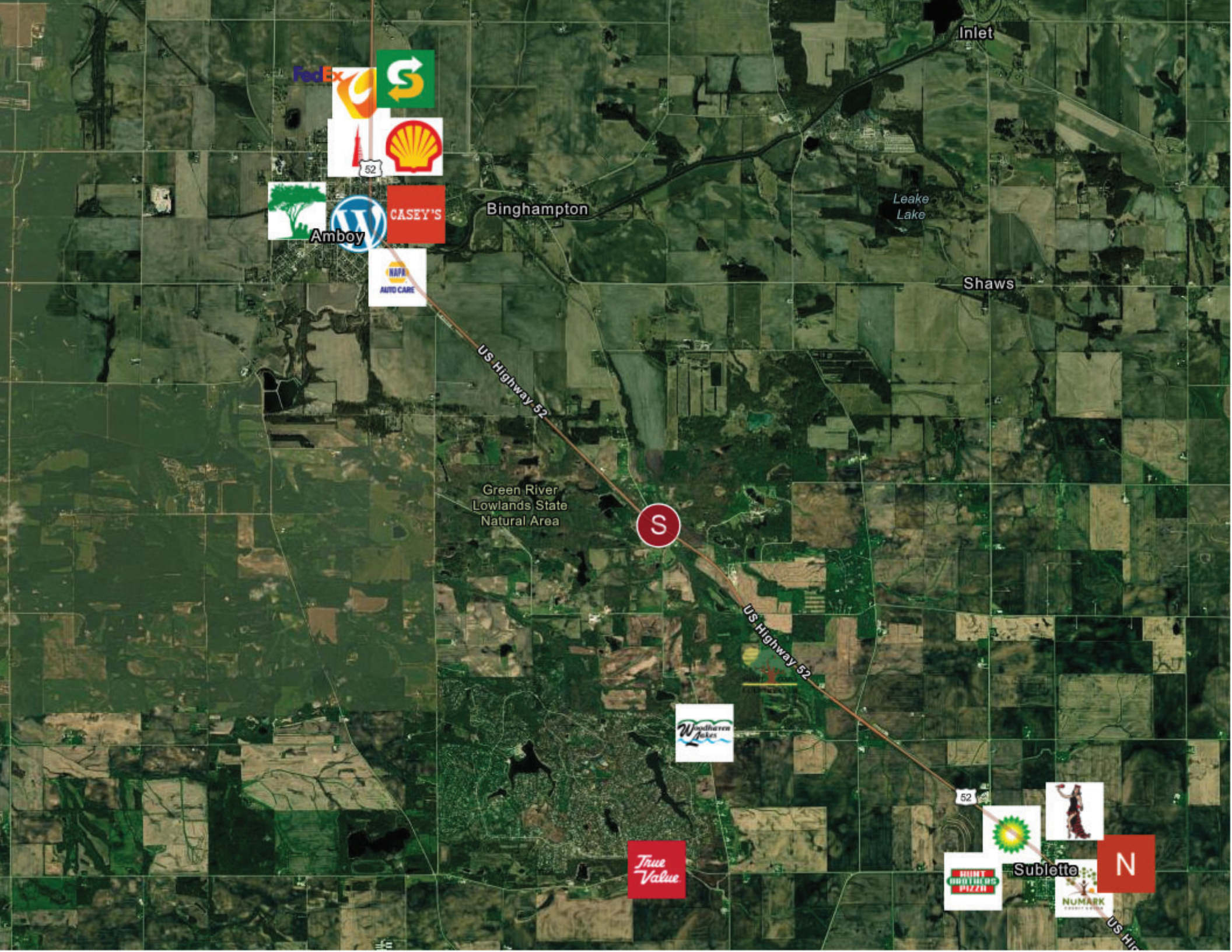
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672

673

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Report a map error



Binghampton

Inlet

Leake Lake

Shaws

Us Highway 52

Green River Lowlands State Natural Area



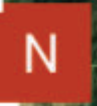
Us Highway 52



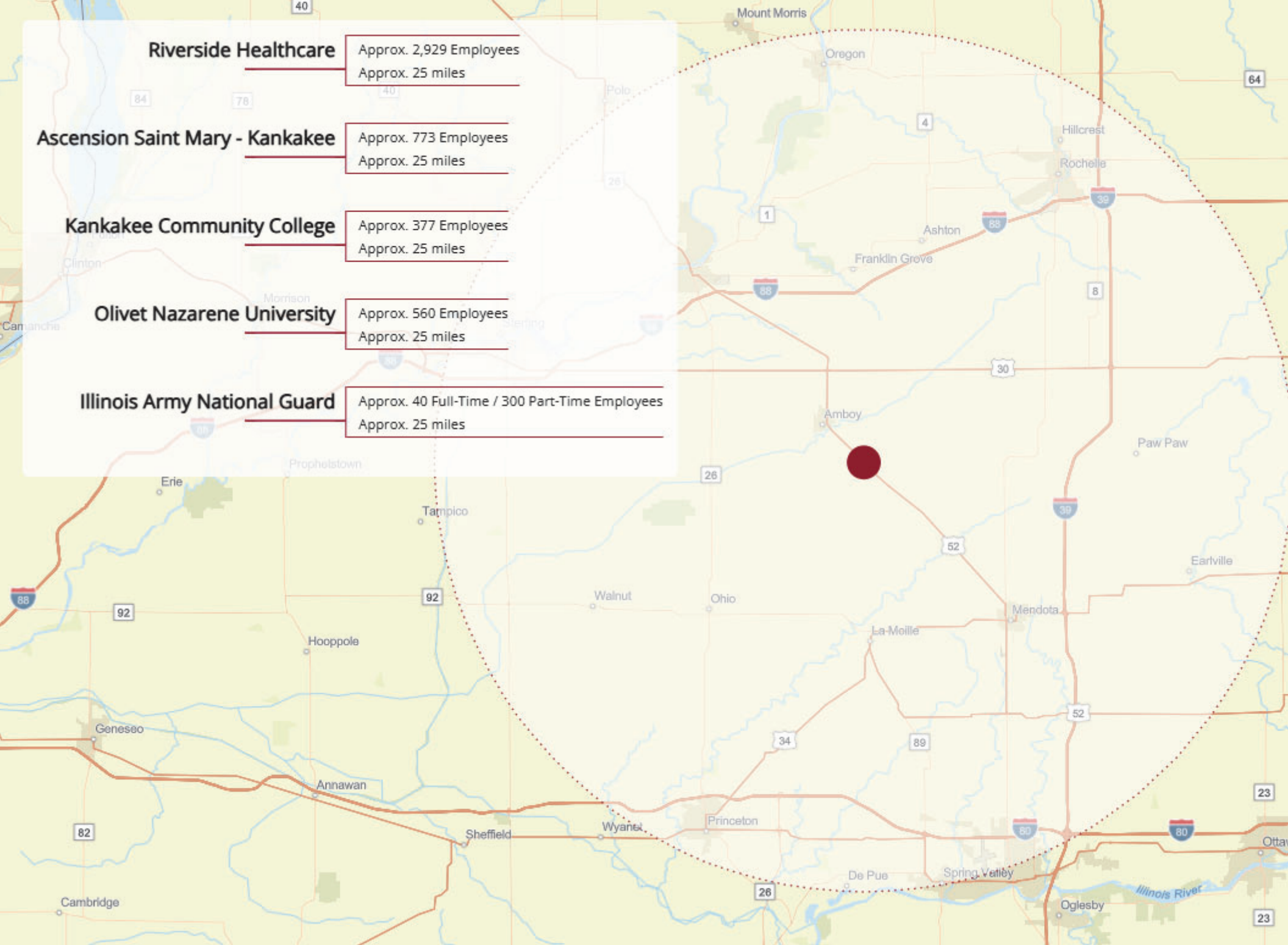
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Sublette



US HIGHWAY



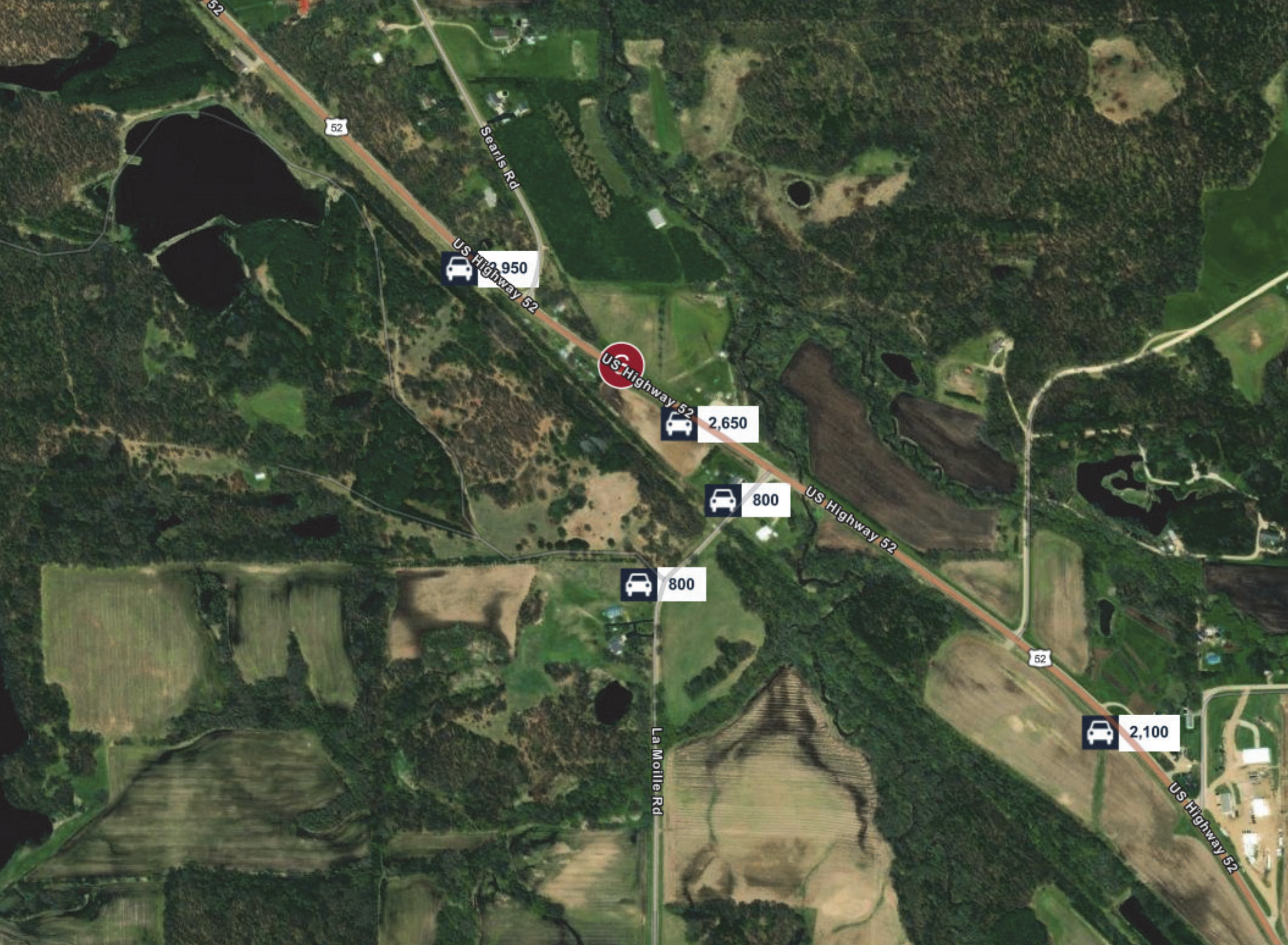
Riverside Healthcare Approx. 2,929 Employees
Approx. 25 miles

Ascension Saint Mary - Kankakee Approx. 773 Employees
Approx. 25 miles

Kankakee Community College Approx. 377 Employees
Approx. 25 miles

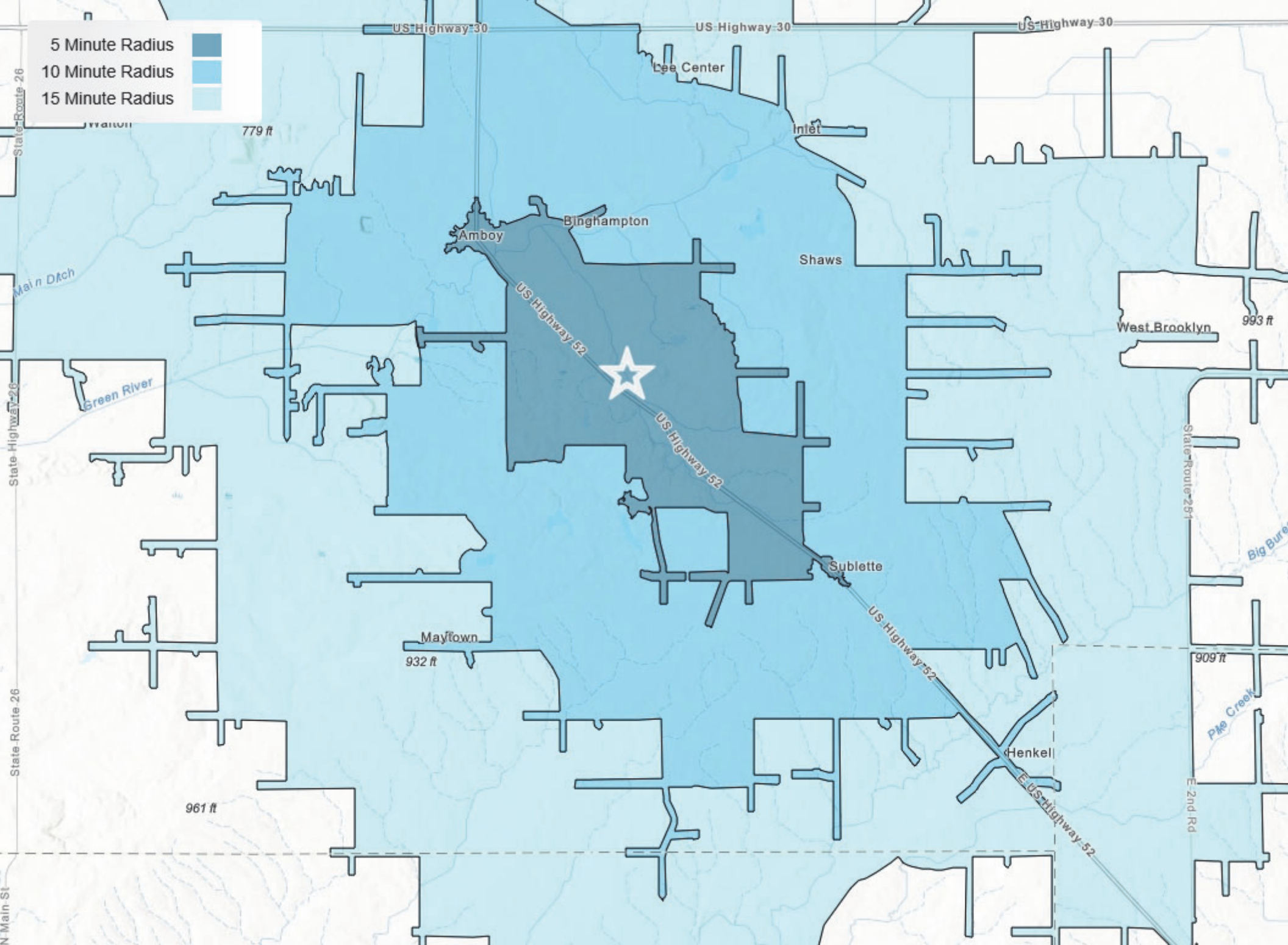
Olivet Nazarene University Approx. 560 Employees
Approx. 25 miles

Illinois Army National Guard Approx. 40 Full-Time / 300 Part-Time Employees
Approx. 25 miles



- 1** Walmart
15.86 miles | 21.0 minutes
- 2** Amboy
3.43 miles | 4.5 minutes
- 3** Chicago Midway International Airport
109.57 miles | 113.8 minutes
- 4** O'Hare
103.79 miles | 103.7 minutes
- 5** Rockford
60.54 miles | 63.9 minutes
- 6** Peoria
77.05 miles | 93.5 minutes
- 7** Bloomington
94.43 miles | 93.1 minutes
- 8** Joliet
83.79 miles | 83.1 minutes





- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius





03

Property Description

Property Features

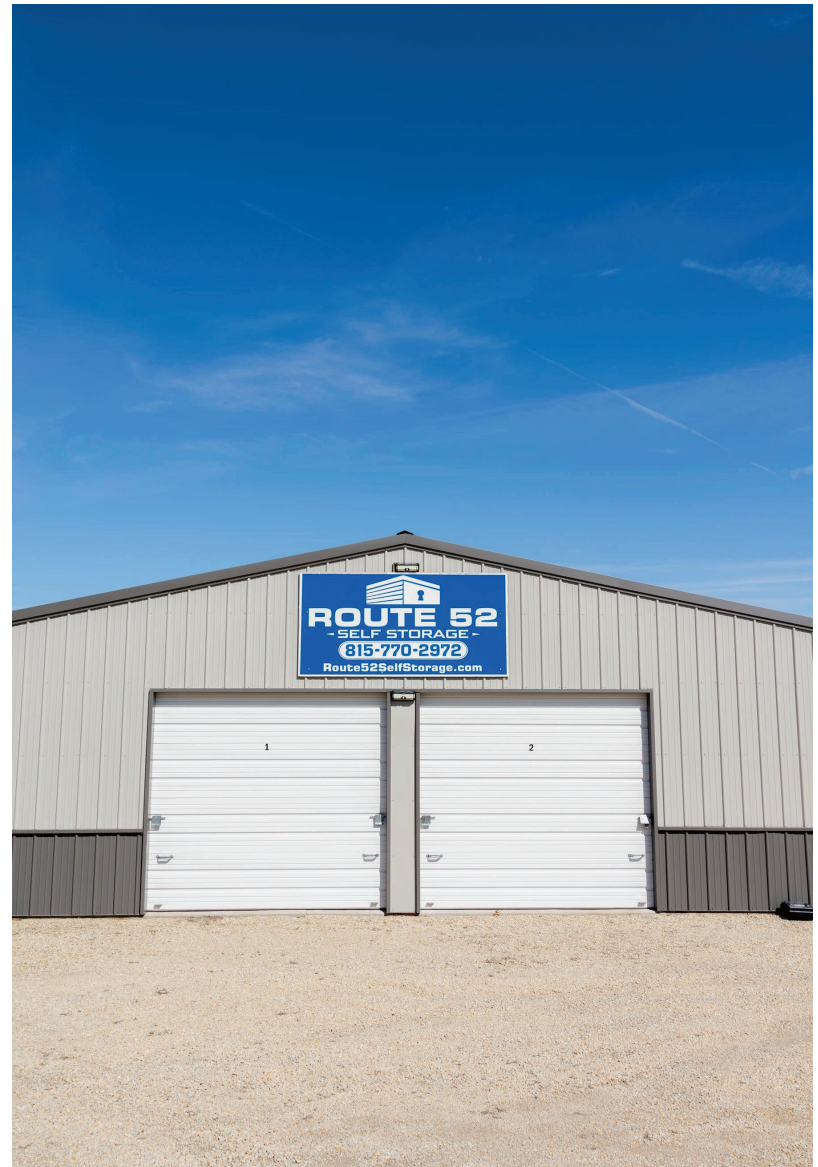
Property Images

PROPERTY FEATURES

NUMBER OF UNITS	68
NUMBER OF BUILDINGS	2
GROSS SQUARE FEET	12,800
LAND ACRES	2.96
YEAR BUILT	2023
# OF PARCELS	1
LOT DIMENSION	299x25x329x455x452
ZONING TYPE	Vacant Land / Ag
PRODUCT CLASS	A
STREET FRONTAGE	US Route 52
TRAFFIC COUNTS	2950
SOFTWARE	N/A

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Steel
PARKING SURFACE	Gravel
ROOF	Steel
FENCING	N/A
SECURITY	Solar Video Camera and security lights
CONTROLLED ACCESS	No
CLIMATE CONTROLLED UNITS	No



ArcGIS WebMap



March 23, 2026

Cadastral Layer

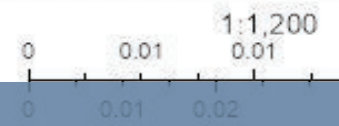
Parcel Line

Road Centerline

Parcel Points

Road

Approximate property boundaries.





04

Financial Analysis

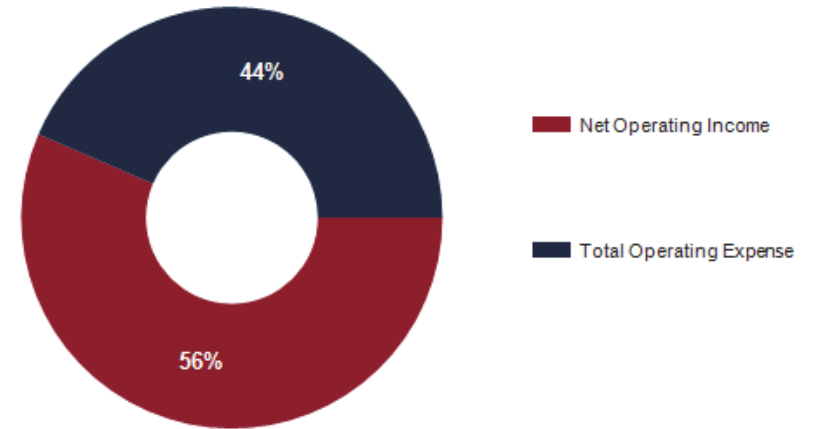
Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Potential Rent (Units)	\$42,514	\$60,994
Occupancy *	71.00%	100.00%
Effective Gross Income	\$42,514	\$60,994
Less Expenses	\$18,498 43.51%	\$23,688 38.83%
Net Operating Income	\$24,016	\$37,306

* vacancy amount factored into gross revenue

Income Notes: Current income based on EOY 2025 financials provided to the listing agent. Pro Forma reflects 100% occupancy with no increase to current pricing levels.

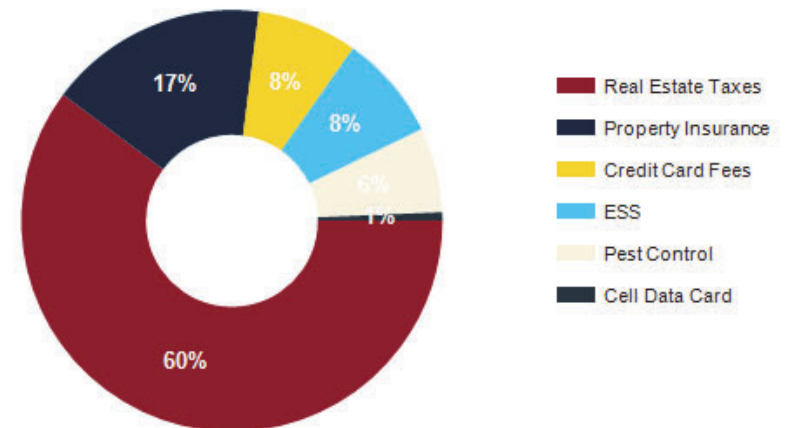


EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$11,138	\$164	\$11,694	\$172
Property Insurance	\$3,114	\$46	\$3,269	\$48
ESS	\$1,500	\$22	\$1,500	\$22
Grounds Maintenance			\$1,600	\$24
Pest Control	\$1,200	\$18	\$1,200	\$18
On Site Management			\$2,400	\$35
Credit Card Fees	\$1,426	\$21	\$1,900	\$28
Cell Data Card	\$120	\$2	\$125	\$2
Total Operating Expense	\$18,498	\$272	\$23,688	\$348
Expense / SF	\$1.45		\$1.85	
% of EGI	43.51%		38.83%	

Expense Notes: Current owner has a boots on the ground guy who was paid very little during his time of ownership. Property was only mowed twice in 2025.

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

DISTRIBUTION OF EXPENSES CURRENT





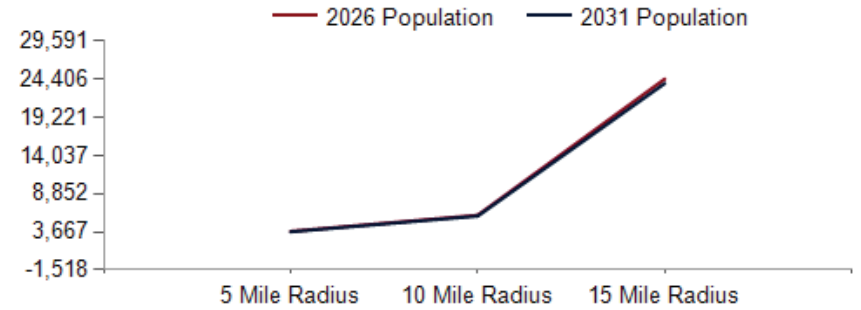
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Demographics

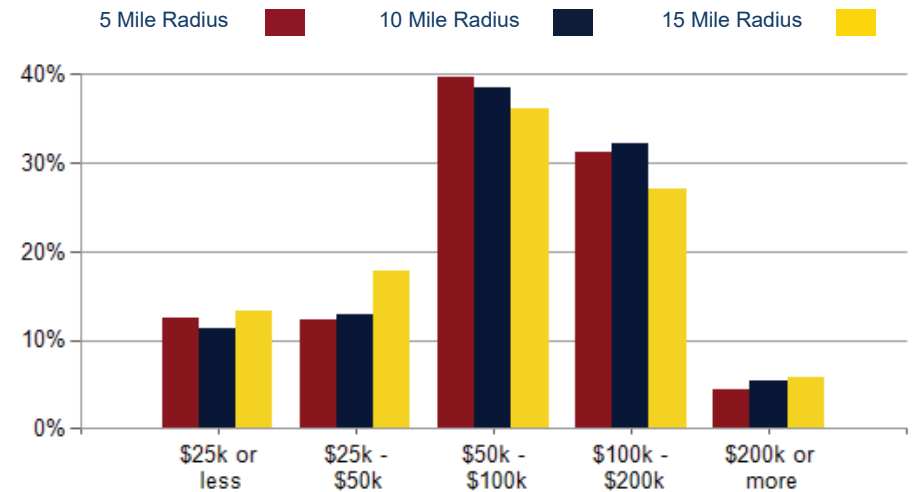
- General Demographics
- Race Demographics

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	4,439	6,965	27,641
2010 Population	4,201	6,662	27,063
2026 Population	3,728	5,915	24,406
2031 Population	3,667	5,810	23,802
2026 African American	25	40	326
2026 American Indian	13	21	127
2026 Asian	23	35	200
2026 Hispanic	197	344	3,306
2026 Other Race	61	110	1,251
2026 White	3,426	5,405	20,643
2026 Multiracial	179	301	1,842
2026-2031: Population: Growth Rate	-1.65%	-1.80%	-2.50%

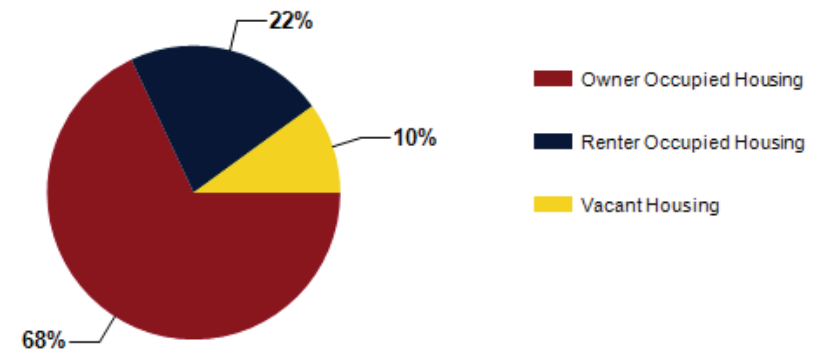
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	120	167	782
\$15,000-\$24,999	83	117	611
\$25,000-\$34,999	77	124	757
\$35,000-\$49,999	122	202	1,103
\$50,000-\$74,999	446	634	2,311
\$75,000-\$99,999	202	339	1,476
\$100,000-\$149,999	370	578	1,918
\$150,000-\$199,999	139	237	917
\$200,000 or greater	71	135	604
Median HH Income	\$72,745	\$76,227	\$71,078
Average HH Income	\$90,939	\$94,987	\$90,379



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

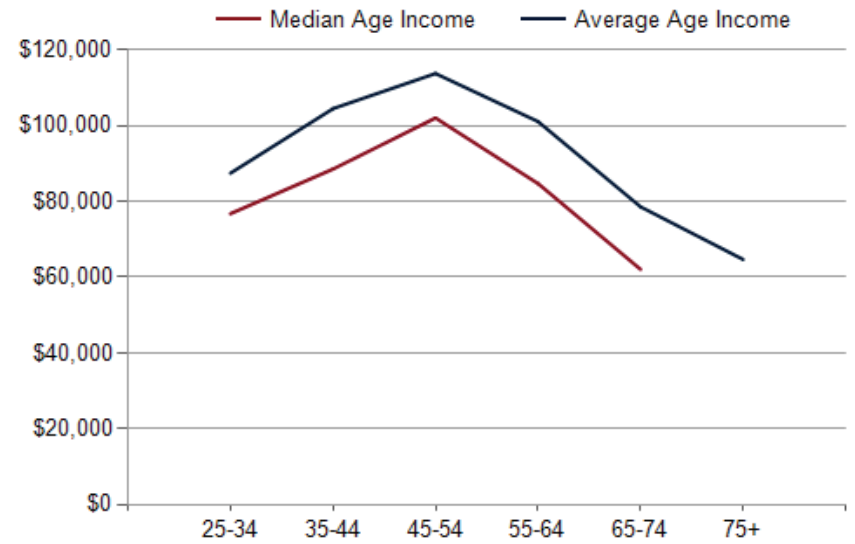
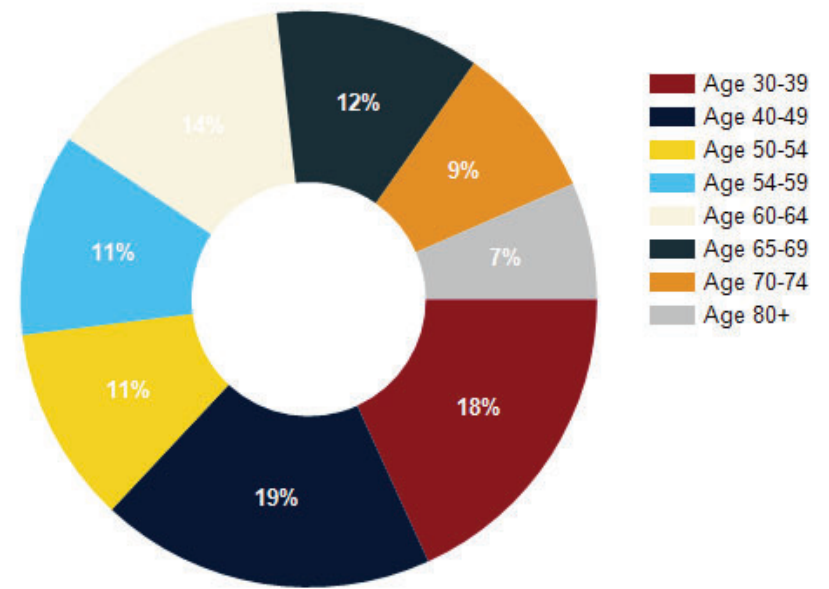


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2026 Population Age 30-34	245	364	1,401
2026 Population Age 35-39	185	304	1,362
2026 Population Age 40-44	231	357	1,414
2026 Population Age 45-49	213	325	1,438
2026 Population Age 50-54	261	401	1,501
2026 Population Age 55-59	269	443	1,570
2026 Population Age 60-64	327	519	1,782
2026 Population Age 65-69	272	443	1,692
2026 Population Age 70-74	206	336	1,377
2026 Population Age 75-79	155	263	1,126
2026 Population Age 80-84	95	164	734
2026 Population Age 85+	91	147	718
2026 Population Age 18+	3,016	4,789	19,443
2026 Median Age	46	46	44
2031 Median Age	47	47	45

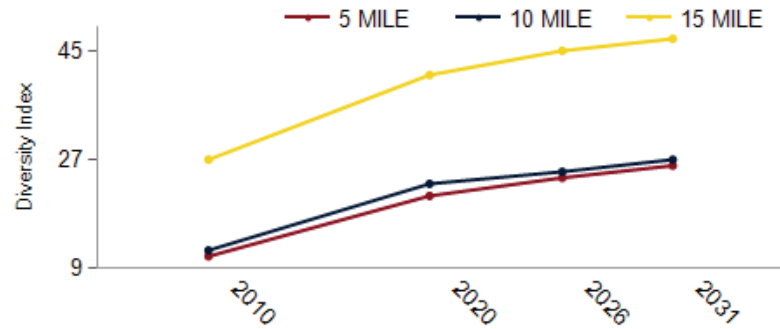
2026 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$76,759	\$80,462	\$76,822
Average Household Income 25-34	\$87,464	\$93,050	\$92,517
Median Household Income 35-44	\$88,544	\$96,612	\$90,265
Average Household Income 35-44	\$104,500	\$110,686	\$109,922
Median Household Income 45-54	\$102,041	\$102,795	\$88,867
Average Household Income 45-54	\$113,773	\$116,717	\$108,529
Median Household Income 55-64	\$84,705	\$89,696	\$80,968
Average Household Income 55-64	\$101,079	\$106,834	\$102,567
Median Household Income 65-74	\$62,050	\$63,514	\$58,830
Average Household Income 65-74	\$78,572	\$81,130	\$76,314
Average Household Income 75+	\$64,674	\$66,679	\$59,802

Population By Age



DIVERSITY INDEX	5 MILE	10 MILE	15 MILE
Diversity Index (+5 years)	26	27	47
Diversity Index (current year)	24	25	45
Diversity Index (2020)	21	23	41
Diversity Index (2010)	11	12	27

POPULATION DIVERSITY



POPULATION BY RACE

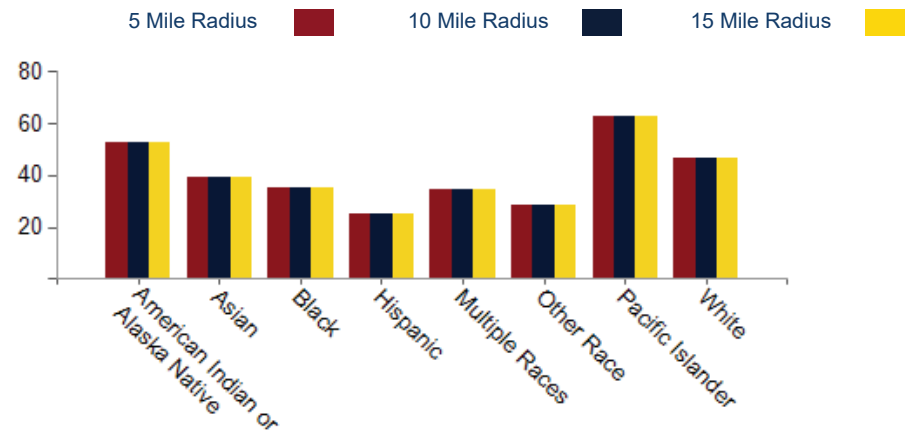


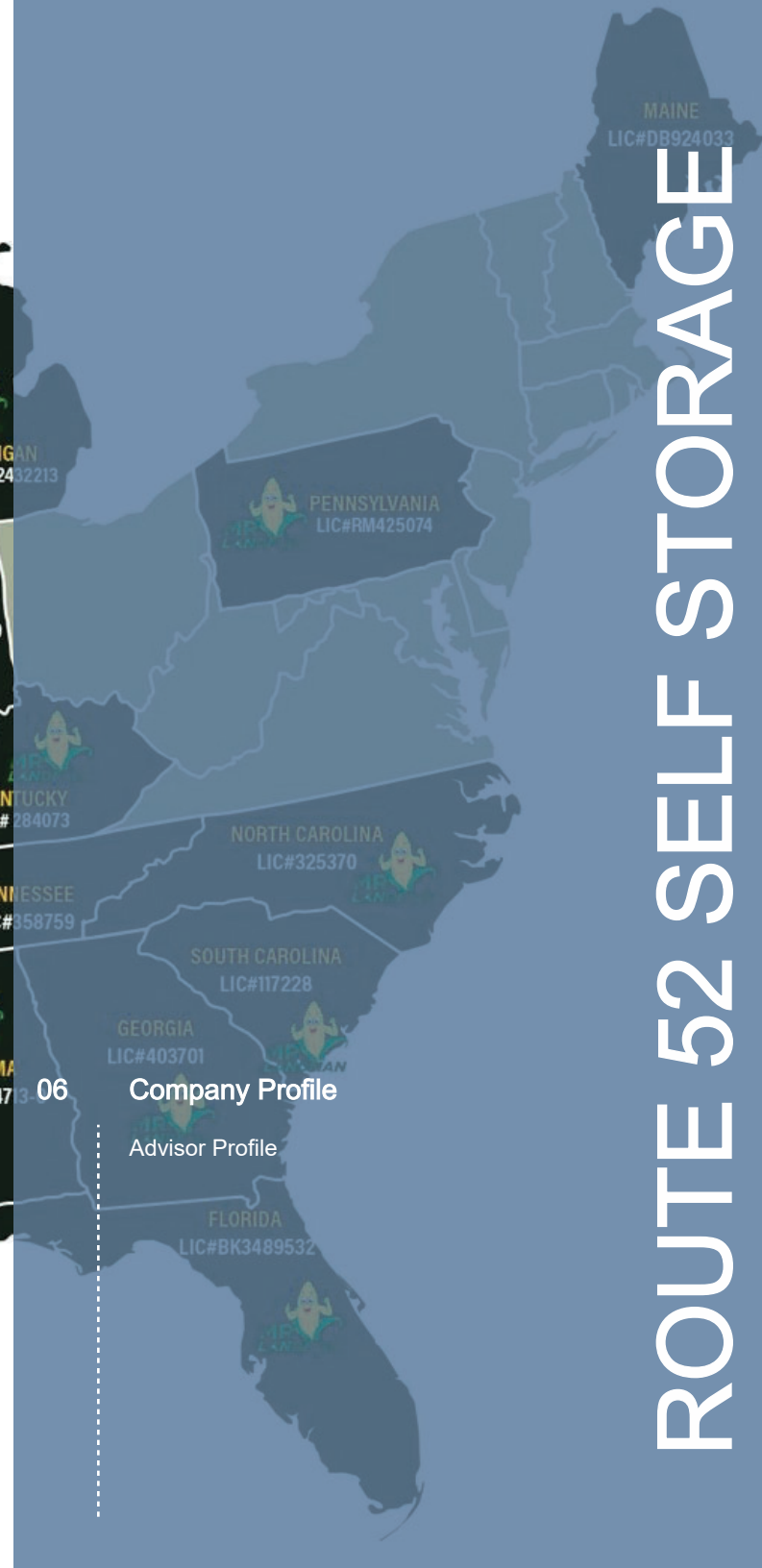
2026 POPULATION BY RACE	5 MILE	10 MILE	15 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	5%	5%	12%
Multiracial	5%	5%	7%
Other Race	2%	2%	5%
White	87%	86%	75%

2026 MEDIAN AGE BY RACE

	5 MILE	10 MILE	15 MILE
Median American Indian/Alaska Native Age	53	44	38
Median Asian Age	39	41	42
Median Black Age	35	38	32
Median Hispanic Age	25	25	27
Median Multiple Races Age	35	32	28
Median Other Race Age	28	29	29
Median Pacific Islander Age	63	53	46
Median White Age	47	48	47

2026 MEDIAN AGE BY RACE





Company Profile

Advisor Profile

MAINE
LIC#DB924033

PENNSYLVANIA
LIC#RM425074

NORTH CAROLINA
LIC#325370

SOUTH CAROLINA
LIC#117228

GEORGIA
LIC#403701

ALABAMA
LIC#00013473-06

FLORIDA
LIC#BK3489532

WISCONSIN
LIC#59034-90

MICHIGAN
LIC#650242213

MINNESOTA
LIC#40783935

NORTH DAKOTA
Broker, #10982

SOUTH DAKOTA
LIC#20262

IOWA
LIC#B68919000

NEBRASKA
LIC#20220411

ILLINOIS
LIC#471.020503

INDIANA
LIC#RB18000549

KANSAS
LIC#00247140

MISSOURI
LIC#2021009404

KENTUCKY
LIC#284073

OKLAHOMA
LIC#201422

ARKANSAS
LIC# PB00090772

TENNESSEE
LIC#358759

TEXAS
LIC#819440

LOUISIANA
LIC#995709646



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
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Licensed Louisiana Broker, License #995709646
Licensed Minnesota Broker, MR. LANDMAN, LLC, License#40783935
Licensed North Dakota Broker, MR. LANDMAN, LLC, License #10982
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Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073
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Route 52 Self Storage

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. MR LANDMAN has not made any 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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