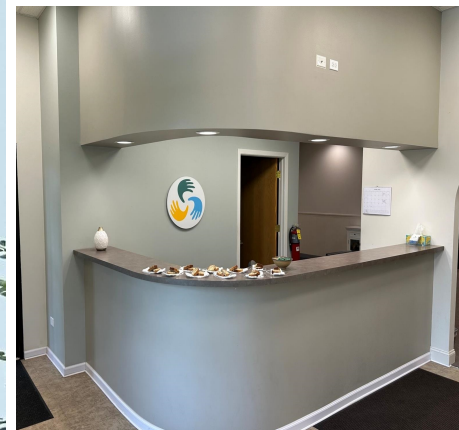


127 Capista Office Condominium



OFFERING MEMORANDUM | PROFESSIONAL COMMERCIAL OFFICE CONDO FOR SALE

127 Capista Drive
Shorewood, IL 60404

Frank Marmo
Townline Real Estate Advisors LLC
Managing Broker
(708) 606-2432
frank@treallc.com
471.010347



127 Capista Office Condominium

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 - Advisor Profile

Exclusively Marketed by:

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01 **Executive Summary**
Investment Summary

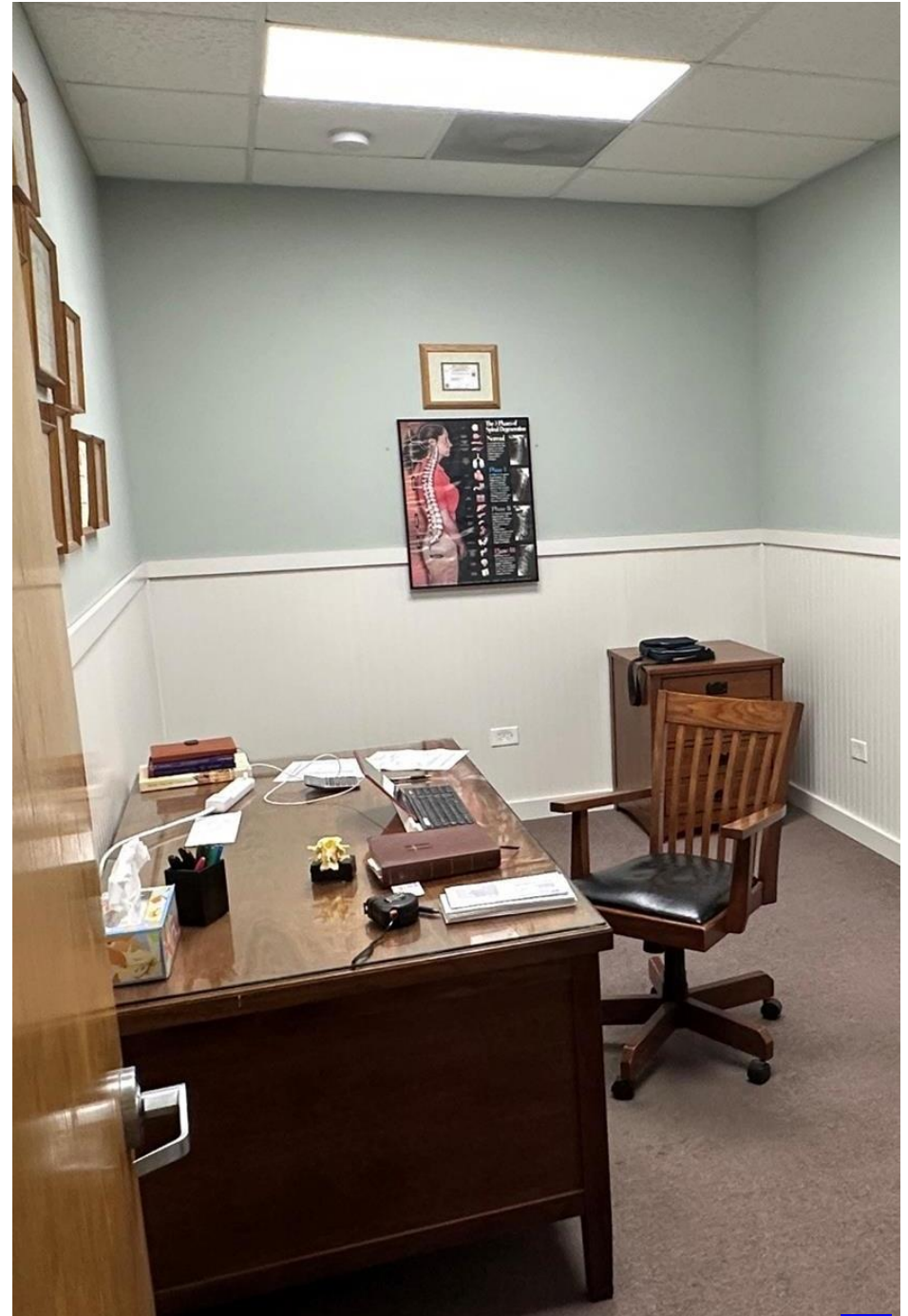
OFFERING SUMMARY

ADDRESS	127 Capista Drive Shorewood IL 60404
COUNTY	Will
BUILDING SF	3,775 SF
LAND ACRES	2.25
LAND SF	98,010 SF
YEAR BUILT	2008
APN	05-06-04-401-015-1004
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$675,000
PRICE PSF	\$178.81

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,701	69,850	155,217
2026 Median HH Income	\$118,056	\$122,902	\$108,000
2026 Average HH Income	\$133,790	\$137,323	\$126,199



Professional Office Condominium For Sale

- Townline Real Estate Advisors LLC, as exclusive listing agent, is pleased to present the opportunity to acquire an improved professional office condominium unit located at 127 Capista Drive in Shorewood, Illinois. The subject property comprises ~3,775 rentable square feet of built-out professional office space situated within an established, multi-unit professional and flex condominium office complex park in the heart of Will County's growing southwest suburban marketplace. The condo unit is part of the Capista Gregory Condominium Association.

The property is currently owner-occupied as a chiropractic medical office and will be delivered with vacant possession at closing — presenting an exceptional opportunity for an owner-user to acquire turnkey, purpose-built professional space in a highly accessible and demand-driven submarket, or for an investor to acquire a well-located asset and lease to a medical or other professional tenant at current market rates.

Investment Highlights:

- •Rare opportunity to acquire a move-in ready, medical/professional office condo in the high-demand Shorewood submarket
- •3,775 SF of purpose-built chiropractic/medical office space with full healthcare build-out in place and with a warehouse in back of unit with drive-in door.
- •Turnkey infrastructure: reception area, treatment/exam rooms, private offices, private bathrooms, and warehouse space
- •Owner-user occupancy — available with vacant possession at closing, no lease-up risk for owner-occupants
- •Situated within an established multi-tenant professional and flex condominium park on Capista Drive
- •Excellent regional access via I-55 and Route 59 corridors — positioned in the heart of the southwest suburban Chicago market
- •Ideal for medical, healthcare, chiropractic, physical therapy, professional services, or general office users
- •Will County location benefits from strong residential and commercial growth trends supporting sustained professional services demand





02

Location

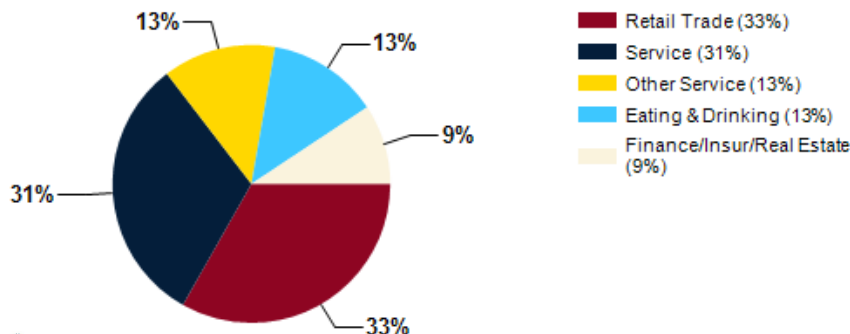
Location Summary

Local Business Map

Location Overview

- Shorewood is a thriving, incorporated village in Will County, Illinois, positioned immediately west of Joliet at the intersection of Interstate 55 and Route 59 — two of the most strategically significant commercial corridors in the southwest suburban Chicago marketplace. The community represents one of the fastest-growing residential and commercial markets in the broader Chicagoland region over the past two decades, driven by its superior transportation access, expanding employment base, and an influx of young professional families fueling sustained demand for local services, healthcare, and professional office space
- Regional Connectivity
 - Direct access to I-55 — connecting Shorewood to the Loop, O'Hare, and I-80 interchange within minutes
 - Route 59 corridor provides north-south connectivity through Naperville, Aurora, and Plainfield
 - Route 6 (Black Road) provides east-west access connecting Joliet, Shorewood, and the broader Will County market
 - Approximately 35 miles southwest of downtown Chicago
 - Close proximity to Lewis University, major healthcare employers, and Joliet's regional employment centers

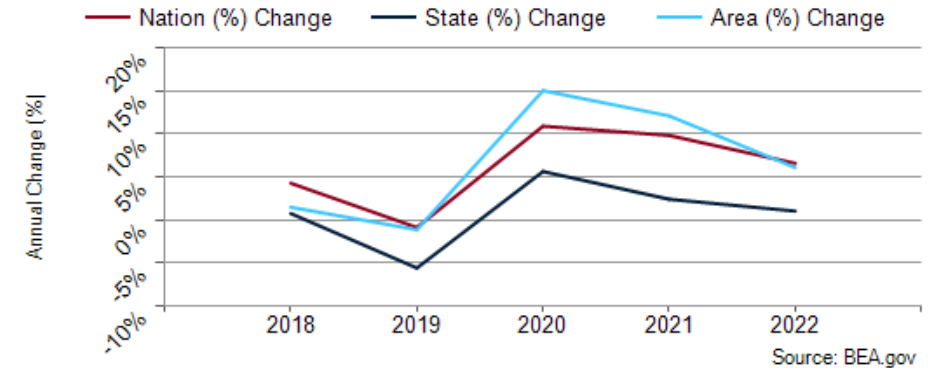
Major Industries by Employee Count



Largest Employers

Floor Covering Associates Inc. - Fab4000	30
FCA Network Inc	20
Shorewood Subway Corporation	11
Gunter Trucking Inc.	4
Ajax Corporate Casuals	Not specified
Manpower	Not specified
Community Chiropractic Center	Not specified
Essilor and Subsidiaries	Not specified

Will County GDP Trend



FedEx

ALDI Walgreens



127 CAPISTA DR
SHOREWOOD, IL



TIMBER RIDGE
MIDDLE SCHOOL

RIVER VIEW
ELEMENTARY SCHOOL



Autumn Lakes
Park



Hammel Woods -
Recreation Area

Shell
Island



TROY CRONIN
ELEMENTARY



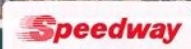
Flabob
Airport



BROOK FOREST AVE



SHOREWOOD
BANK & TRUST



GUIDING LIGHT
ACADEMY WEST



CHESTERBROOK ACADEMY
PRESCHOOL OF SHOREWOOD



SHOREWOOD

W BLACK RD



HENRY J. KAISER
HIGH SCHOOL

W JEFFERSON ST



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	3,775
LAND SF	98,010
LAND ACRES	2.25
YEAR BUILT	2008
ZONING TYPE	B3- General Business
NUMBER OF PARKING SPACES	50
PARKING RATIO	1.67/1000 SF
BUILDING FAR	.31
TRAFFIC COUNTS	29000 - IL RT 59
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	Yes
CEILING HEIGHT	Clear height -23'

NEIGHBORING PROPERTIES

NORTH	Chilis Griil & Bar
SOUTH	Marianos
EAST	Shorewood Crossing Shopping Center

MECHANICAL

HVAC	Rooftop Unit
FIRE SPRINKLERS	Full Wet System
ELECTRICAL / POWER	200a/480V
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Reinforced concrete
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Tar and Gravel
LANDSCAPING	Grass and Bushes

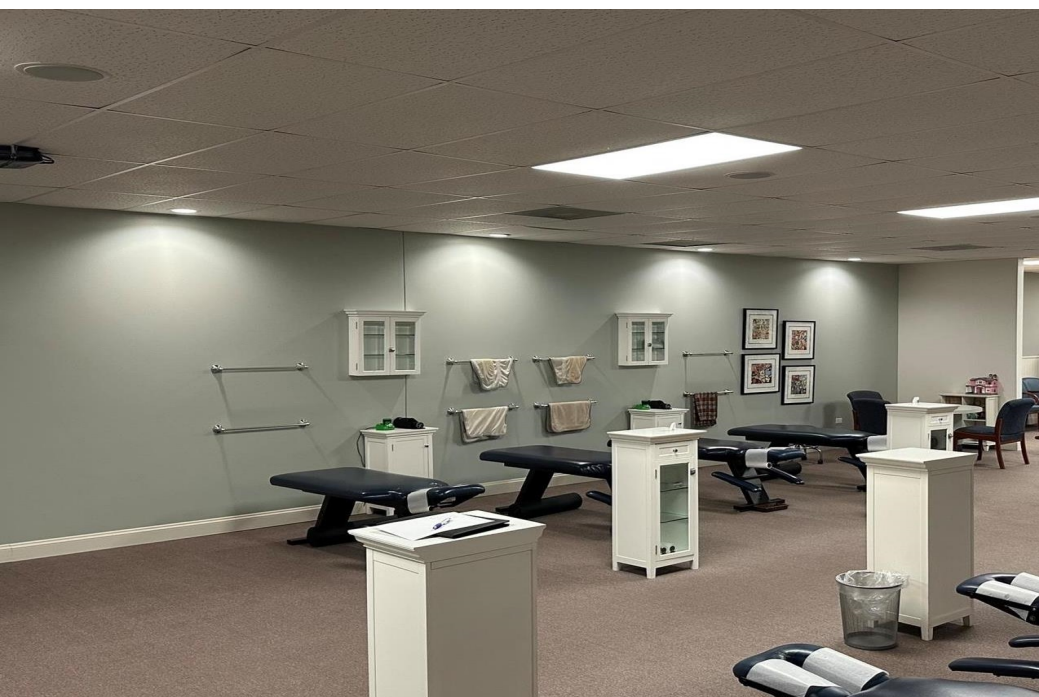




Front Desk



Floor Area 1



Floor Area 2



Private Office



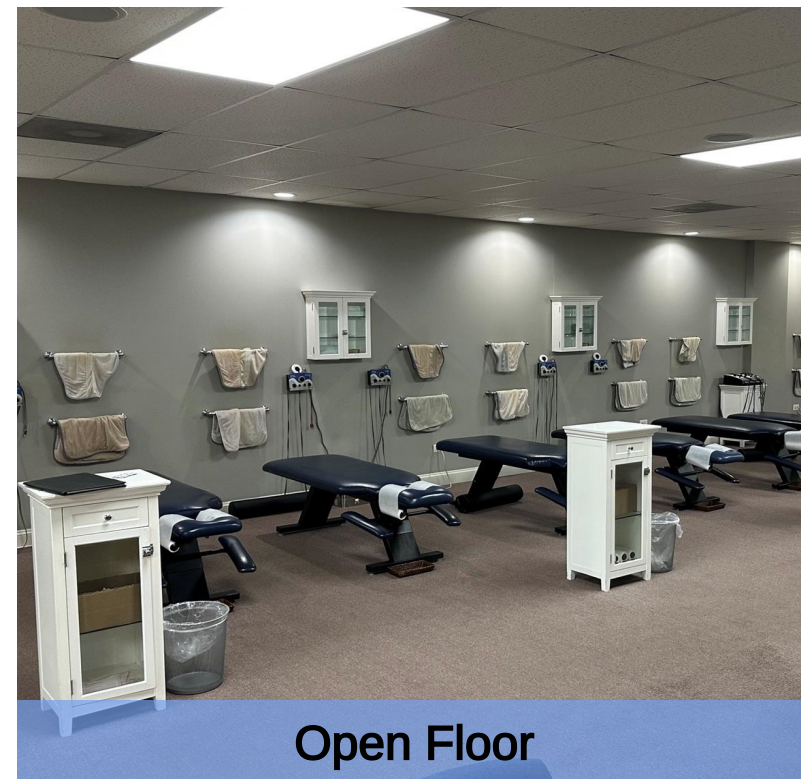
Reception Area



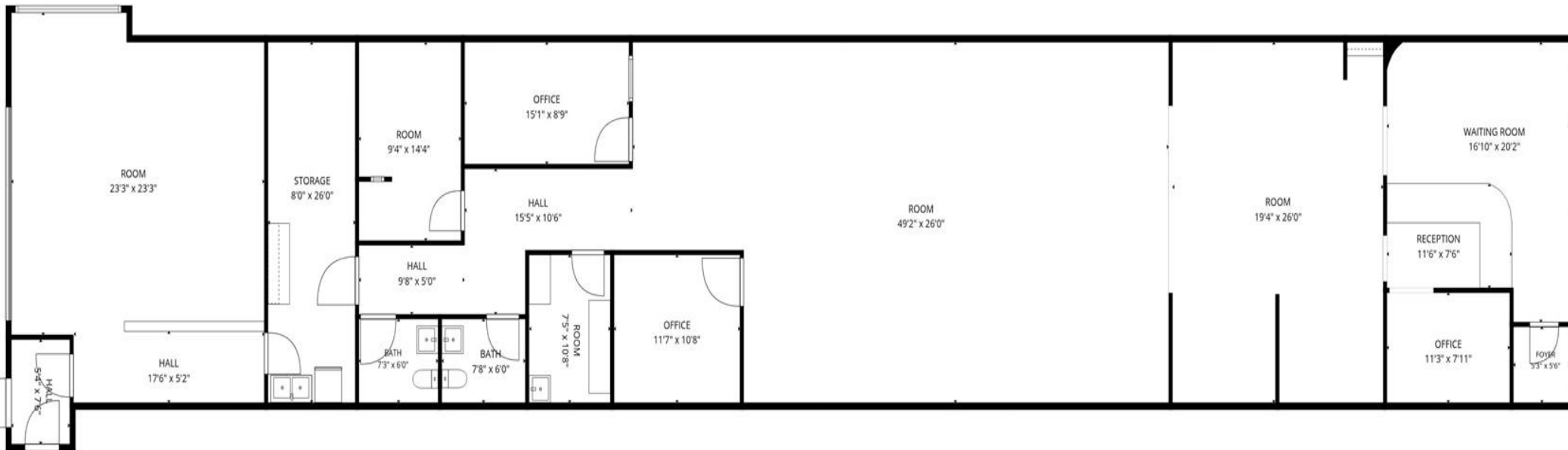
Reception Area



Open Floor



Open Floor



Floor Plan



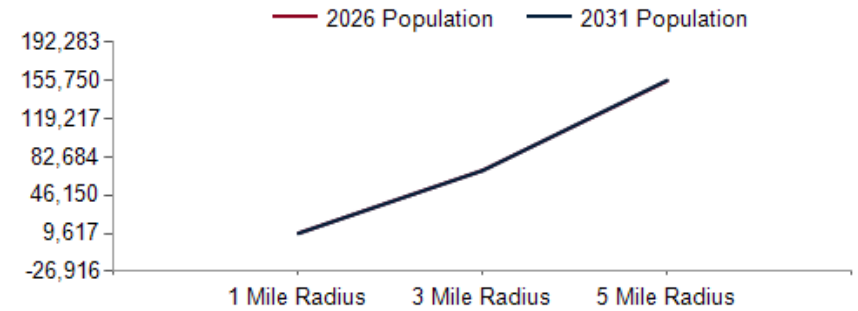
04

Demographics

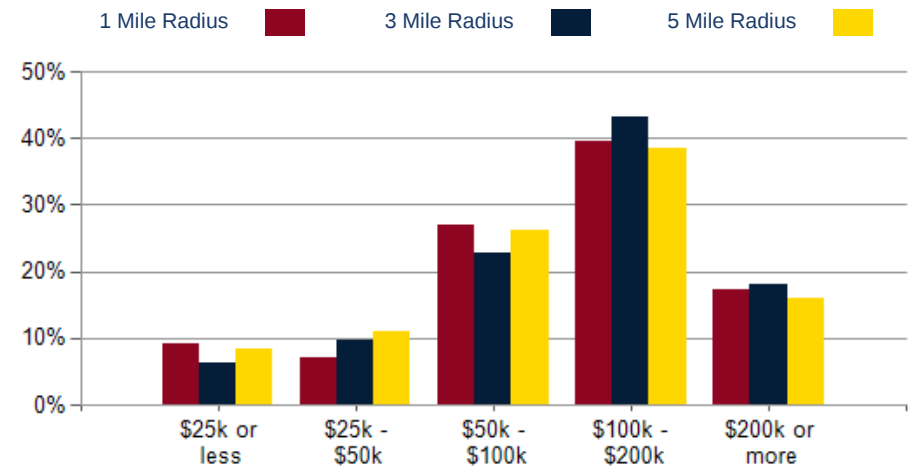
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,039	40,773	89,866
2010 Population	9,421	67,923	144,180
2026 Population	9,701	69,850	155,217
2031 Population	9,617	69,669	155,750
2026 African American	1,106	7,422	19,080
2026 American Indian	44	409	1,039
2026 Asian	396	2,304	5,086
2026 Hispanic	2,380	16,520	38,676
2026 Other Race	869	6,203	15,579
2026 White	6,009	44,381	94,299
2026 Multiracial	1,275	9,119	20,115
2026-2031: Population: Growth Rate	-0.85%	-0.25%	0.35%

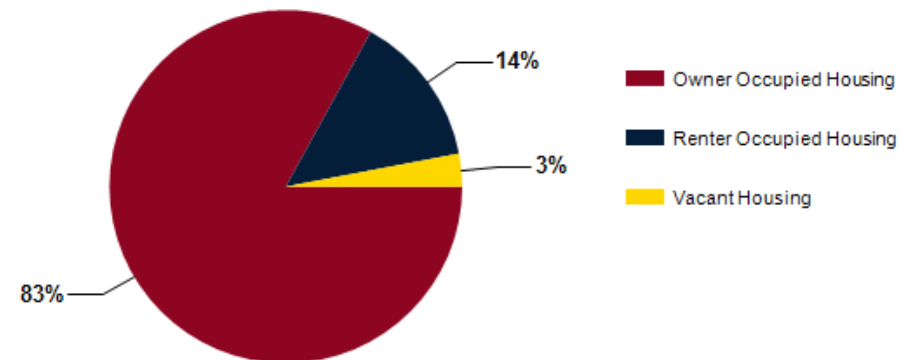
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	186	871	2,847
\$15,000-\$24,999	135	690	1,886
\$25,000-\$34,999	78	870	2,379
\$35,000-\$49,999	175	1,524	3,890
\$50,000-\$74,999	493	2,967	7,968
\$75,000-\$99,999	460	2,709	6,886
\$100,000-\$149,999	760	5,762	12,861
\$150,000-\$199,999	641	5,055	9,090
\$200,000 or greater	616	4,501	9,096
Median HH Income	\$118,056	\$122,902	\$108,000
Average HH Income	\$133,790	\$137,323	\$126,199



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

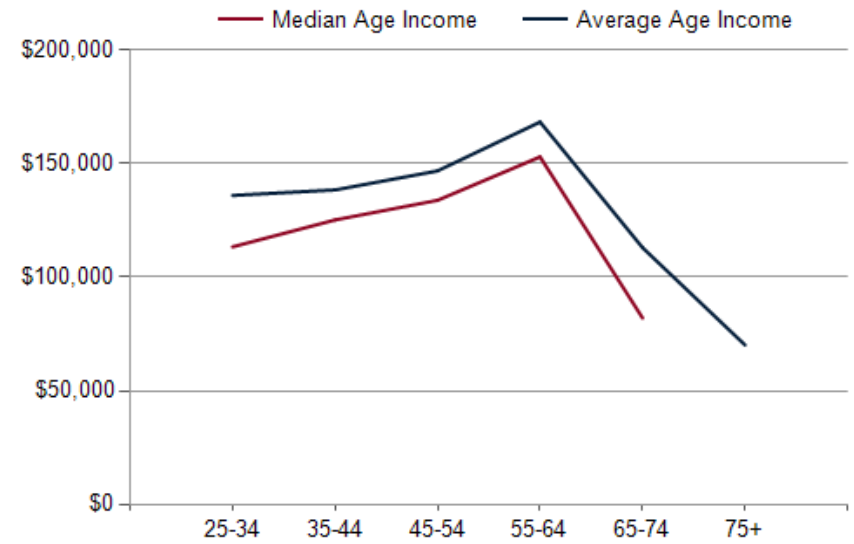
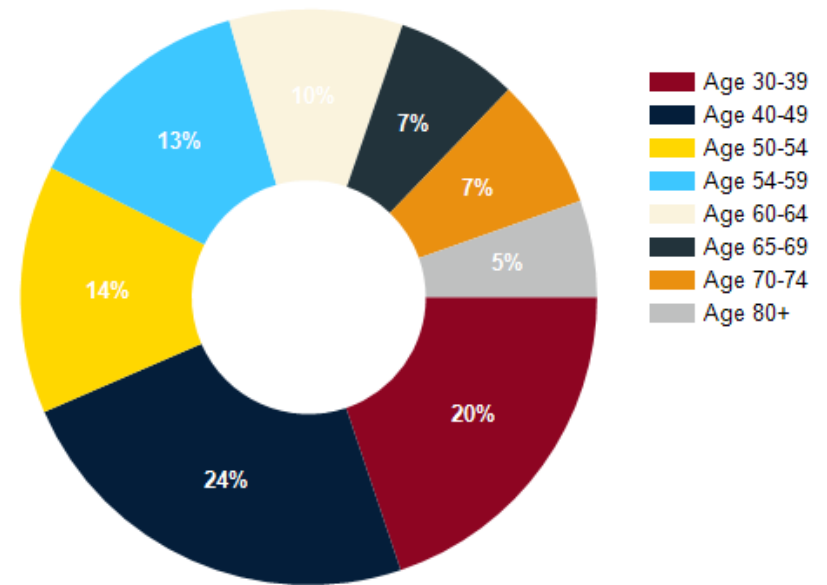


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	560	4,614	10,222
2026 Population Age 35-39	550	4,388	9,983
2026 Population Age 40-44	635	4,490	10,201
2026 Population Age 45-49	689	4,439	9,917
2026 Population Age 50-54	781	4,950	10,718
2026 Population Age 55-59	734	4,984	10,461
2026 Population Age 60-64	545	4,308	9,250
2026 Population Age 65-69	387	3,659	8,040
2026 Population Age 70-74	413	2,868	6,348
2026 Population Age 75-79	304	2,222	5,016
2026 Population Age 80-84	184	1,344	3,068
2026 Population Age 85+	217	1,006	2,574
2026 Population Age 18+	7,691	55,149	121,917
2026 Median Age	40	39	39
2031 Median Age	41	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,343	\$132,858	\$107,320
Average Household Income 25-34	\$136,002	\$133,881	\$118,590
Median Household Income 35-44	\$125,198	\$138,946	\$122,993
Average Household Income 35-44	\$138,425	\$152,056	\$140,295
Median Household Income 45-54	\$133,862	\$149,865	\$137,793
Average Household Income 45-54	\$146,806	\$164,779	\$154,945
Median Household Income 55-64	\$152,996	\$140,166	\$124,166
Average Household Income 55-64	\$168,353	\$155,352	\$139,991
Median Household Income 65-74	\$81,975	\$84,839	\$80,129
Average Household Income 65-74	\$113,002	\$105,517	\$100,988
Average Household Income 75+	\$70,118	\$82,804	\$80,763

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	74	76
Diversity Index (current year)	73	72	74
Diversity Index (2020)	69	67	70
Diversity Index (2010)	53	51	54

POPULATION BY RACE



1 MILE



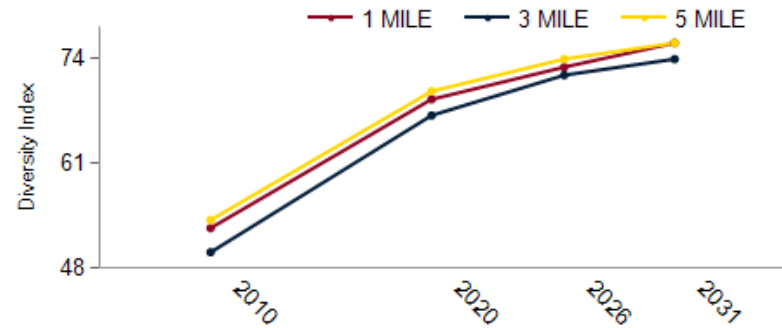
3 MILE



5 MILE

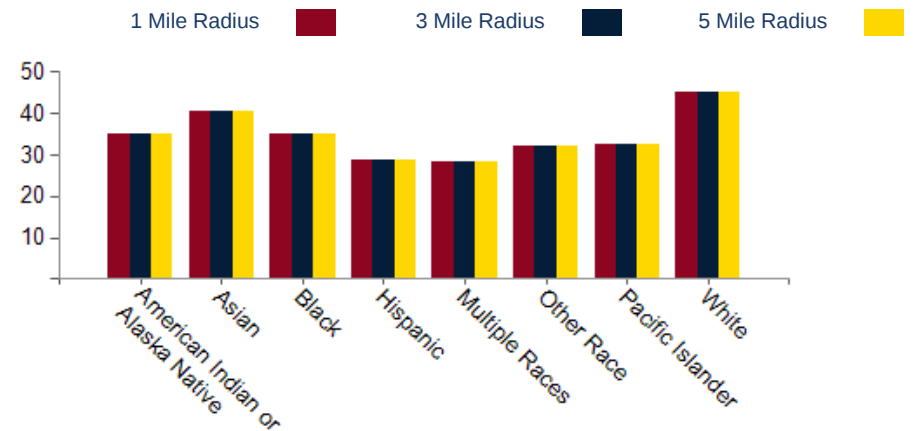
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	9%	10%
American Indian	0%	0%	1%
Asian	3%	3%	3%
Hispanic	20%	19%	20%
Multiracial	11%	11%	10%
Other Race	7%	7%	8%
White	50%	51%	49%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	37
Median Asian Age	40	43	41
Median Black Age	35	35	36
Median Hispanic Age	29	29	29
Median Multiple Races Age	28	28	28
Median Other Race Age	32	31	31
Median Pacific Islander Age	33	34	35
Median White Age	45	44	44

2026 MEDIAN AGE BY RACE





TREIA
Townline Real Estate Advisors LLC

05

Company Profile

Advisor Profile



Frank Marmo
Managing Broker

Frank J. Marmo, CPA, MBA

Frank J. Marmo is the Owner and Managing Broker of Townline Real Estate Advisors, where he provides clients with advisory, brokerage, and property management services across the greater Chicagoland market. With more than twenty-five years of leadership experience in commercial real estate, Frank's background spans investment acquisitions, asset and property management, accounting and finance, sales brokerage, and tenant & buyer representation.

Throughout his career, Frank has managed and advised on a diverse portfolio of retail, suburban office, and industrial/flex assets totaling more than 800,000 square feet, while also serving as owner's representative and asset manager on over 2 million square feet of office, retail, industrial, and mixed-use properties. He has completed direct equity acquisitions, joint-venture equity structures, and mezzanine debt investments exceeding \$2.5 billion in gross asset value across all major property sectors on behalf of public institutional, Taft-Hartley, and high-net-worth client funds.

In addition to his investment and asset management expertise, Frank actively works with owners, investors, and business users through commercial real estate sales, as well as tenant and buyer representation for office, retail, and industrial users — helping clients evaluate opportunities, negotiate terms, and create long-term value in every transaction.

Frank earned a Bachelor of Science in Accounting and a Master of Business Administration in Finance from DePaul University. He is a Certified Public Accountant and a licensed Illinois Managing Broker (Lic. #471.010347).

127 Capista Office Condominium

CONFIDENTIALITY and DISCLAIMER

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 Townline Real Estate Advisors LLC and it should not be made available to any other person or entity without the written consent of Townline Real Estate Advisors LLC.

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 Townline Real Estate Advisors LLC. 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. Townline Real Estate Advisors LLC 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, Townline Real Estate Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Townline Real Estate Advisors LLC 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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